MINUTES OF MEETING
LIVE OAK LAKE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Live Oak Lake Community Development District was held on Thursday, **June 18, 2026,** at 2:01 p.m. at the Twin Lakes Clubhouse, 49231 Twin Lakes Blvd., St. Cloud, Florida.

Present and constituting a quorum:

Ned Bowman	Chairman
Linda Warner	Vice Chairman
Bob Holesko	Assistant Secretary
Andrea Stevens *by Zoom*	Assistant Secretary
Mel Gray Marshall *by Zoom*	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Sarah Sandy *by Zoom*	District Counsel, Kutak Rock
Nicole Stalder *by Zoom*	District Engineer
Jarrett Wright	Field Services Manager, GMS
Amanda Martineau	Assistant Property Manager

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Adams called the meeting to order. Three Board members were present in person constituting a quorum. Two Board members were present via Zoom.

SECOND ORDER OF BUSINESS **Public Comment Period**

Several residents addressed the Board regarding landscaping maintenance, pond conditions, aquatic vegetation, fountain maintenance, mosquito and midge control, irrigation concerns, tree maintenance, sidewalk conditions, and overall community appearance. Questions were also raised regarding responsibility for maintaining certain areas within the community. Staff acknowledged the comments and advised that several of the topics would be addressed later in the meeting during staff reports. No Board action was taken during public comment.

THIRD ORDER OF BUSINESS Consent Agenda

A. Approval of Minutes of the May 21, 2026, Board of Supervisors Meeting

B. Approval of Check Register

Ms. Adams presented the consent agenda which included the May 21, 2026, meeting minutes and the check register totaling $95,702.13**.** There were no questions or comments, and the motion passed unanimously.

On MOTION by Mr. Bowman, seconded by Ms. Warner, with all in favor, the Consent Agenda, was approved.

FOURTH ORDER OF BUSINESS Presentation of Fiscal Year 2025 Financial Audit

Ms. Adams reviewed the Fiscal Year 2025 audit and noted it was a clean audit with no findings or recommendations. She explained that the District was in full compliance with state requirements.

On MOTION by Mr. Bowman, seconded by Mr. Holesko, with all in favor, Accepting the Fiscal Year 2025 Financial Audit, was approved.

FIFTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Sandy said she didn't have any new updates but was available to discuss the property ownership and maintenance map later in the meeting. A Board member asked whether homeowners who helped pay for pond aerators would have any ownership rights or create issues with deeds or liens. The attorney explained that residents could donate funds to the District, but the District would need to purchase, own, install, and maintain the aerators because they would be on District property. She said it wouldn't be practical or appropriate for individual homeowners to own improvements located on District-owned land.

B. Engineer

i. Review of Property Ownership and Maintenance Map

Ms. Stalder reviewed the updated property ownership and maintenance map identifying CDD, HOA, and privately maintained areas. Discussion followed regarding maintenance responsibilities, road ownership, stormwater pond functions, fountain maintenance responsibilities, and opportunities to coordinate maintenance responsibilities with the HOA. Staff was directed to continue working with the HOA regarding future maintenance responsibilities.

C. Field Manager's Report

Mr. Wright reviewed ongoing landscape replacement, aquatic maintenance, pond mowing, storm drain cleaning, and dissolved oxygen testing. Discussion followed regarding replacement of the failed pond fountain, future aerator installation, and additional landscaping improvements throughout the community. Three landscape enhancement proposals totaling approximately $9,936 were presented for Board consideration.

> On MOTION by Mr. Bowman, seconded by Ms. Warner, with all in favor, the Landscape Enhancement Proposals, NTE $9,936.18, were approved.

i. Consideration of Proposal for Pond #2 Fountain Replacement

The Board discussed alternatives for improving water quality and fountain operations, including possible aerator installation, algae treatment efforts, and relocation of an existing fountain. After discussion, the Board directed staff to continue monitoring water quality and tabled consideration of aerator installation until September. The Board approved relocating the existing fountain from Pond 4 to Pond 2 in lieu of purchasing a new fountain.

> On MOTION by Ms. Warner, seconded by Mr. Bowman, with all in favor, the Fountain Relocation to Pond #2 was approved.

D. District Manager's Report

i. Approval of Balance Sheet

Ms. Adams reviewed the May 31, 2026, unaudited financial statements for informational purposes.

SIXTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS **Supervisor's Requests**

There were no Supervisor's requests, and the next item followed.

EIGHTH ORDER OF BUSINESS **Adjournment**

Ms. Adams requested a motion to adjourn the meeting.

On MOTION by Ms. Warner, seconded by Mr. Bowman, with all in favor, the meeting was adjourned at 3:46 p.m.

Signed by:
Tricia Adams
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Secretary / Assistant Secretary

Signed by:
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Chairman / Vice Chairman