

MINUTES OF MEETING

**LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Wednesday, May 21, 2025, at 11:30 a.m.
Heritage Baptist Church
4202 Pipkin Creek Rd.
Lakeland, Florida 33811**

Board Members present at roll call:

Lee Saunders
Milton Andrade
Brian Walsh
Darrell Rusnell
Jon Ahlschwede

Vice Chairperson
Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also Present:

Jane Gaarlandt
Kwame Jackson
Verona Griffith
Meredith Hammock
Savannah Hancock
Jessica Hamill

PFM Group Consulting LLC
PFM Group Consulting LLC (via phone)
PFM Group Consulting LLC (via phone)
KVV Law
KVV Law
TRIAD

FIRST ORDER OF BUSINESS

Roll Call to Confirm Quorum

Ms. Gaarlandt called the meeting to order at 11:32 a.m. and roll call was taken.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public comments.

THIRD ORDER OF BUSINESS

**Consideration of Appointment to Seat
5 of the Board of Supervisors**

Ms. Gaarlandt requested a motion to accept Mr. Parkinson's resignation.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District accepted Mr. Parkinson's resignation.

Ms. Gaarlandt noted that Seat 5 is a 4-year term. There has been one application received from Mr. Ahlschwede.

Ms. Hammock reviewed the requirements for being on the Board.

On MOTION by Mr. Rusnell, seconded by Mr. Walsh, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District appointed Mr. Ahlschwede to Seat 5 on the Board of Supervisors.

Ms. Gaarlandt administered the Oath of Office to Mr. Ahlschwede.

Mr. Rusnell gave an overview of Mr. Ahlschwede's qualifications.

Ms. Hancock gave an overview of the Florida Sunshine Laws, ethics laws, and public records requirements. She also explained the required Ethics Training. Information will also be sent via email.

Mr. Jackson will send out Mr. Ahlschwede's District email address once set up.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-08, Election of Officers

Ms. Gaarlandt reviewed the current slate of officers. This resolution will also add Mr. Ahlschwede and remove Mr. Parkinson. The Board can make any changes as they see fit.

On MOTION by Mr. Walsh, seconded by Mr. Saunders, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved Resolution 2025-08, Election of Officers, with the election of Mr. Andrade as Chair and Mr. Saunders as Vice Chair, and Mr. Ahlschwede added as an Assistant Secretary, and the remaining slate of officers unchanged.

FIFTH ORDER OF BUSINESS

Consideration of Minutes of the February 25, 2025, Rescheduled Board of Supervisors' Meeting

The Board reviewed the minutes.

On MOTION by Mr. Saunders, seconded by Mr. Rusnell, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved the Minutes of the February 25, 2025, Board of Supervisors' Meeting.

SIXTH ORDER OF BUSINESS

Review of Letter from Supervisor of Elections, Polk County

Ms. Gaarlandt noted the District has 260 voters at April 15, 2025.

SEVENTH ORDER OF BUSINESS

Consideration of VGlobalTech Fee Increase Letter

Ms. Gaarlandt noted this is a \$10.00 a month increase and is already reflected in the preliminary budget. The agreement will be brought before the Board at the next meeting.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved the VGlobalTech Fee Increase Letter.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Approving a Preliminary Budget for Fiscal Year 2026 and Setting a Public Hearing Date Thereon

Ms. Gaarlandt recommended August 20, 2025, at 11:30 a.m., at the same location, to hold the public hearing. She noted certain line items have been adjusted based on discussion with District Staff. However, the overall budget will not change.

Ms. Griffith gave an overview of the changes. There will be no increase in the annual O&M assessments.

Mr. Walsh gave an overview of changes related to the gates and the amenity that is being built. The gate, amenity, and roads are all owned or will be owned by the HOA, while the stormwater ponds are owned by the CDD. The gates must remain open when the amenity is open until the HOA takes over ownership.

Ms. Hammock gave an overview of the process that will take place when the HOA takes over the amenity.

There was a brief discussion regarding this.

It was noted there is no current resident representation on the HOA Board.

There was discussion on how the reserve account may be affected. It was noted the net revenue budget is \$414,993.26 with the adjusted amendments. Mr. Jackson will email the updated preliminary budget to the Board.

Ms. Griffith reviewed the assessments and the Debt Service budget. Assessments for Phases 1 and 2 will remain the same. There was a brief discussion regarding the Debt Service budget and the differences in the line items.

On MOTION by Mr. Andrade, seconded by Mr. Saunders, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved Resolution 2025-09, Approving a Preliminary Budget for Fiscal Year 2026 with adjusted amendments, and Setting a Public Hearing Date Thereon.

NINTH ORDER OF BUSINESS

Ratification of Agreement for Pond Erosion Repair Services – Tiger Contracting, LLC

Ms. Gaarlandt stated this work has been completed and is awaiting the final inspection by the District Engineer.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District ratified the Pond Erosion Repair Services from Tiger Contracting, LLC.

TENTH ORDER OF BUSINESS

Consideration of Addendum to Landscape Maintenance Agreement Incorporating Phase 2 Common Areas

Ms. Gaarlandt stated the District is still awaiting the deed. This is already included in the preliminary budget.

Ms. Hammock gave an overview of the process for the deed. Once the deed is recorded, this agreement will go into effect.

The Board discussed the cost of the agreement and what is included. It was noted the enhancements have already been completed.

Ms. Gaarlandt will obtain a full maintenance map for Phases 1 and 2 from the District Engineer and provide to TRIAD.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved the Addendum to Landscape Maintenance Agreement Incorporating Phase 2 Common Areas, subject to the deed being recorded.

ELEVENTH ORDER OF BUSINESS

Ratification of Prince & Sons Inc. Proposals for Irrigation Repairs

Ms. Gaarlandt noted these repairs have been completed and this is solely for ratification.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District ratified Prince & Sons, Inc. Proposals for Irrigation Repairs.

TWELFTH ORDER OF BUSINESS

Ratification of Requisition Nos. 081 – 083 Paid Through Developer Funds

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District ratified Requisition Nos. 081-083 Paid Through Developer Funds.

THIRTEENTH ORDER OF BUSINESS**Consideration of Payment
Authorization Nos. 214 – 218**

Ms. Gaarlandt stated these are also standard District expenses.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved Payment Authorizations Nos. 214-218.

FOURTEENTH ORDER OF BUSINESS**Review of Monthly Financials**

Ms. Gaarlandt noted these are as of April 2025.

FIFTEENTH ORDER OF BUSINESS**Staff Reports**

District Counsel – Ms. Hammock reminded the Board of the required Ethics Training that is required every calendar year, due December 31. She also reminded the Board to fill out their Form 1, due July 1, 2025. Counsel will work on the landscaping agreement and get it to the Board for ratification.

District Engineer – Ms. Gaarlandt will follow up with the District Engineer regarding the final inspection of the pond repair and the requested maps.

District Manager – Ms. Gaarlandt noted the next Board Meeting is scheduled for June 18, 2025. She will send out the Ethics Training links to the Board. The updated budget and assessments have been sent to the Board.

Field Report - Ms. Hamill gave an overview of the report. She noted the ponds have a very low water level right now, which has alerted her to some maintenance items needing to be done. These include removal of pallets from the pond and dead sod along the front pond.

Mr. Walsh noted the algae has returned. Ms. Hamill will follow up for treatment.

There was brief discussion regarding the water level of the ponds.

Mr. Jackson recommended having the engineer look at the current conditions of the ponds.

SIXTEENTH ORDER OF BUSINESS**Supervisor Requests and Audience
Comments**

Mr. Rusnell requested the brown spool of the conduit hose be removed from the district property.

There were no further requests or comments.

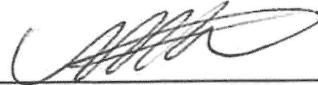
SEVENTEENTH ORDER OF BUSINESS**Adjournment**

There was no further business to discuss.

On MOTION by Mr. Walsh, seconded by Mr. Saunders, with all in favor, the May 21, 2025, Meeting of the Board of Supervisors for the Lakeside Preserve Community Development District was adjourned.

A handwritten signature in black ink, consisting of a large loop at the top and a long, thin vertical stroke extending downwards.

Secretary/Assistant Secretary

A handwritten signature in black ink, featuring a series of overlapping loops and a long, sweeping horizontal stroke at the bottom.

Chairman/Vice Chairman