

MINUTES OF MEETING

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Wednesday, August 20, 2025, at 11:30 a.m.

Heritage Baptist Church

4202 Pipkin Creek Rd.

Lakeland, Florida 33811

Board Members present at roll call:

Brian Walsh
Darrel Rusnell
Jon Ahlschwede

Assistant Secretary
Assistant Secretary
Assistant Secretary

Also Present:

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

PFM Group Consulting LLC
PFM Group Consulting LLC (via phone)
PFM Group Consulting LLC (via phone)
KVV Law (via phone)
KVV Law
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FIRST ORDER OF BUSINESS

Roll Call to Confirm Quorum

Ms. Gaarlandt called the meeting to order at 11:37 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 Minutes of the May 21, 2025, Rescheduled Board of Supervisors' Meeting

The Board reviewed the minutes.

On MOTION by Mr. Walsh, seconded by Mr. Ahlschwede, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved the Minutes of the May 21, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-10, Setting the Regular Meeting Schedule for Fiscal Year 2025-2026

Ms. Gaarlandt reviewed the meeting schedule. Meetings can be adjusted as needed.

On MOTION by Mr. Rusnell, seconded by Mr. Walsh, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved Resolution 2025-10, Setting the Regular Meeting Schedule for Fiscal Year 2025-2026.

FIFTH ORDER OF BUSINESS

Consideration of Performance Measures/Standards & Annual Reporting Form

Ms. Gaarlandt noted this is an annual statutory requirement that was implemented last year. The report is reviewed at the end of the year and posted on the District's website. These are items the District already does.

There was brief discussion regarding the Performance Measures and Standards and having the Chair complete the final execution of the annual report.

Ms. Hancock gave an overview of the process.

On MOTION by Mr. Rusnell, seconded by Mr. Walsh, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved the FY26 Performance Measures/Standards & Annual Reporting Form.

On MOTION by Mr. Walsh, seconded by Mr. Ahlschwede, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District authorized the Chair to work with District Management to Facilitate the Completion of the 2025 Goals and Objectives Reporting Form.

SIXTH ORDER OF BUSINESS

Public Hearing on the Adoption of the District's Fiscal Year 2025-2026 Budget

- Public Comments and Testimony
- Board Comments
- a. Consideration of Resolution 2025-11, Adopting a Fiscal Year 2025-2026 Budget and Appropriating Funds
- b. Consideration of Resolution 2025-12, Adopting an Assessment Roll for Fiscal Year 2025-2026 and Certifying Special Assessments for Collection

Ms. Gaarlandt stated the Public Hearing was noticed per statutory requirements.

On MOTION by Mr. Walsh, seconded by Mr. Rusnell, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District opened the Public Hearing on the Adoption of the District's Fiscal Year 2025-2026 Budget.

There were no public comments.

On MOTION by Mr. Walsh, seconded by Mr. Ahlschwede, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District closed the Public Hearing on the Adoption of the District's Fiscal Year 2025-2026 Budget.

Ms. Griffith gave an overview of the budget. She noted adjustments were made for the pool area. These adjustments are for the first part of Fiscal Year 2026 (October – December). It was also noted there is no increase in the assessments.

There was discussion regarding the pool area adjustments. It was noted the HOA will be responsible for maintaining the pool area starting January 2026.

Ms. Hancock noted there will be an agreement with the HOA noting the CDD's coverage for the three months.

There was also brief discussion regarding the fence surrounding the pool area. It was noted the fence typically is only around the pool area, not the additional cabana entrance. There will be key fob entry for residents. There was recommendation for security or landscaping to deter minors from jumping the fence.

The District Manager will reach out to Mr. Parkinson for the pool plans.

On MOTION by Mr. Walsh, seconded by Mr. Ahlschwede, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved Resolution 2025-11, Adopting a Fiscal Year 2025-2026 Budget and Appropriating Funds.

Ms. Gaarlandt presented resolution 2025-12.

On MOTION by Mr. Walsh, seconded by Mr. Rusnell, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved Resolution 2025-12, Adopting an Assessment Roll for Fiscal Year 2025-2026 and Certifying Special Assessments for Collection.

SEVENTH ORDER OF BUSINESS

Ratification of Prince & Sons Proposal for Irrigation Decoder Installation

Ms. Gaarlandt noted this was already approved and is solely for ratification. She noted there have been several irrigation decoders replaced.

On MOTION by Mr. Walsh, seconded by Mr. Ahlschwede, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District ratified the Prince & Sons Proposal for Irrigation Decoder Installation.

EIGHTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2024 Audit Report

Ms. Gaarlandt noted the report has been submitted and was reviewed by District Staff prior to submittal. There were no issues found and it was a clean report.

On MOTION by Mr. Rusnell, seconded by Mr. Walsh, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District accepted the Fiscal Year 2024 Audit Report.

NINTH ORDER OF BUSINESS

Ratification of Requisition Nos. 084 – 104 Paid Through Developer Funds

Ms. Gaarlandt noted these were previously approved and are solely for ratification.

On MOTION by Mr. Walsh, seconded by Mr. Ahlschwede, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District ratified Requisition Nos. 084-104 Paid Through Developer Funds.

TENTH ORDER OF BUSINESS

Consideration of Payment Authorization Nos. 219 – 224

Ms. Gaarlandt stated these are all standard District expenses.

On MOTION by Mr. Walsh, seconded by Mr. Ahlschwede, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved Payment Authorizations Nos. 219-224.

ELEVENTH ORDER OF BUSINESS

Review of Monthly Financials

Ms. Gaarlandt noted these are as of end of July 2025.

The Board reviewed the monthly financials.

TWELFTH ORDER OF BUSINESS

Staff Reports

District Counsel – Ms. Hancock reminded the Board of the required annual Ethics Training, due December 31. Links can be sent via email to the Board upon request.

It was noted that the Cost Share Agreement can now be put into place for the CDD coverage of the pool area maintenance. She recommended approving in substantial form with final execution by the Chair.

On MOTION by Mr. Walsh, seconded by Mr. Rusnell, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved the Cost Share Agreement in substantial form, with authorization for the Chair to execute once finalized.

District Engineer – No report.

District Manager – Ms. Gaarlandt noted the Form 1 submission is now completely online. It was noted that Mr. Ahlschwede is exempt from the Ethics Training for this year due to appointment timing. Ms. Gaarlandt recommended the Board send her an email once the Ethics Training is completed for the District's records. Ms. Gaarlandt also reminded the Board that the next meeting is scheduled for September 17, 2025. This can be adjusted as needed.

Field Report - Ms. Hamill introduced Ms. Aleu as the new Field Manager. Ms. Aleu gave an overview of the report. She noted there are ant piles on the berms and algae and vegetation on the ponds, both have been addressed with the vendors. She also noted there was previous sod damage on a resident's property by the District's landscape vendor which has been repaired by the vendor.

Mr. Rusnell offered his help with anything needed, as he is in the neighborhood.

The Board briefly discussed the issues and repairs.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

The Board briefly discussed the reserves.

Mr. Ahlschwede noted the reserves were originally for items needing replacement based on the reserve report.

Mr. Walsh noted this may be done in the future by the HOA since the CDD only owns the stormwater ponds.

Mr. Rusnell noted there is still a roll of conduit behind the pond located near his home.

Ms. Gaarlandt noted the request for removal has been passed on several times.

Mr. Rusnell also noted a tree was hanging on the Boulevard and the HOA repaired it immediately.

There was brief discussion regarding the removal of the tubes blocking the drains.

Mr. Walsh will follow up with the Project Manager.

Mr. Ahlschwede noted there is a low spot in the Boulevard that is a mulched island, but when it rains the mulch floats out. He recommended replacing it with grass. It was noted this is an HOA issue.

There was also brief discussion regarding the drainage crossing the sidewalk and building up a slick film on the concrete. It was noted it is up to the homeowner to pressure wash and keep it maintained.

There were no further requests or comments.

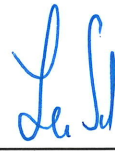
FOURTEENTH ORDER OF BUSINESS

Adjournment

There was no further business to discuss.

On MOTION by Mr. Walsh, seconded by Mr. Rusnell, with all in favor, the August 20, 2025, Meeting of the Board of Supervisors for the Lakeside Preserve Community Development District was adjourned at 12:19 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman