

MINUTES OF MEETING

**LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING**

Wednesday, October 15, 2025, at 11:30 a.m.

Heritage Baptist Church

4202 Pipkin Creek Rd.

Lakeland, Florida 33811

Board Members present at roll call:

Lee Saunders

Brian Walsh

Darrel Rusnell

Jon Ahlschwede

Chairman

Assistant Secretary

Assistant Secretary

Assistant Secretary

Also Present:

Jane Gaarlandt

Kwame Jackson

Verona Griffith

Savannah Hancock

Lisa Aleu

PFM Group Consulting LLC

PFM Group Consulting LLC (via phone)

PFM Group Consulting LLC (via phone)

KVW Law

TRIAD

FIRST ORDER OF BUSINESS

Roll Call to Confirm Quorum

Ms. Gaarlandt called the meeting to order at 11:34 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
August 20, 2025, Board of
Supervisors' Meeting**

The Board reviewed the minutes.

On MOTION by Mr. Rusnell, seconded by Mr. Saunders, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved the Minutes of the August 20, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

**Consideration of Amendment to
Landscape Maintenance Agreement**

Ms. Gaarlandt noted this agreement includes an increase of \$56,000.00 in expenditure. This cost was not originally discussed in the budget.

The Board reviewed the additional location and fenced area.

Ms. Griffith reviewed the current landscaping budget.

There was brief discussion regarding the fence line and the responsibility of maintaining the area.

The Board asked for clarification on the additional locations being requested.

There was also brief discussion regarding the current agreement and cost for each phase. Ms. Griffith reviewed the monthly cost for each phase.

Ms. Hancock noted once the agreement amount reaches \$195,000.00, a public bid process will have to be completed. She also noted the locations are not matching the Master Agreement and the invoices need to be reviewed.

Ms. Gaarlandt reviewed the irrigation and horticultural costs.

There was brief discussion regarding the invoices and comparing them to agreements.

Ms. Gaarlandt gave an overview of the payment process. It was noted invoices are reviewed by District Staff and ratified by the Board.

It was noted there is a new lift station in Phase 2C, which is managed by the city.

There was brief discussion regarding the future division of CDD and HOA maintenance responsibilities.

Ms. Gaarlandt noted the Engineer's Report would include all responsibility information and she can provide it to the Board.

It was noted the Master Agreement needs to match all current expenses related to landscaping.

Costs and locations need to be clarified prior to approval. It was noted that one month of service can be approved for the additional areas until approval of the amendment to the agreement.

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 one month of landscape maintenance of the Phase 2 additional area for a not-to-exceed amount of \$4,667.00.

There was brief discussion regarding the mowing of the lots and the common areas.

Ms. Hancock requested a master map listing everything that the CDD maintains.

There was brief discussion regarding the map. The map will be requested from the District Engineer. This map can be given to the proposed vendors to provide scope of work.

Ms. Gaarlandt noted that when invoices are received, maintenance ownership is verified prior to processing.

It was recommended that Prince and Sons bid both the Phase 1 and Phase 2 areas as one project

Ms. Aleu will get an invoice from Prince and Sons for the one month of service approved.

The Board requested two additional proposals for landscaping.

This item was tabled.

FIFTH ORDER OF BUSINESS

Consideration of Proposal for Stormwater Drain Inspection

The Board reviewed the proposal from Finn Outdoor.

Ms. Gaarlandt noted this has been reviewed by the District Engineer and the required work is due to an erosion issue under the sidewalk.

It was noted one proposal is for the inspection and one proposal is for the anticipated repair required. Photos have been provided, but an inspection is recommended.

Mr. Jackson noted the area has been inspected by the District Engineer.

There was brief discussion regarding the proposals. It was noted the estimated scope of work has to be confirmed.

There was discussion regarding the inspection fee.

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 Proposal for Stormwater Drain Work in the amount of \$3,250.00.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Additional Pond Erosion Repairs

Ms. Gaarlandt reviewed the proposal from Tiger Contracting. It was noted the additional enforcement was recommended by the District Engineer after inspection of the erosion repair.

The Board reviewed the photos related to the erosion and the cost.

Mr. Jackson reviewed the locations described in the District Engineer's inspection report.

The Board requested more information on the exact areas and an itemized proposal. They also requested additional proposals.

This item was tabled.

SEVENTH ORDER OF BUSINESS

Consideration of Payment Authorization Nos. 225 – 227

Ms. Gaarlandt stated these are all standard District expenses.

On MOTION by Mr. Rusnell, seconded by Mr. Ahlschwede, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved Payment Authorizations Nos. 225-227.

EIGHTH ORDER OF BUSINESS

Review of Monthly Financials

The Board reviewed the monthly financials.

NINTH 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 reminded the Board that the next meeting is scheduled for November 19, 2025. The date can be adjusted as needed.

Field Report - No report.

TENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no further requests or comments.

ELEVENTH 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 October 15, 2025, Meeting of the Board of Supervisors for the Lakeside Preserve Community Development District was adjourned at 12:31 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman