MINUTES OF MEETING

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Wednesday, November 19, 2025, at 11:30 a.m.
Heritage Baptist Church
4202 Pipkin Creek Rd.
Lakeland, Florida 33811

Board Members present at roll call:

Lee Saunders	Vice Chairman	(11:36 a.m.)
Brian Walsh	Assistant Secretary	
Darrel Rusnell	Assistant Secretary	
Jon Ahlschwede	Assistant Secretary	

Also Present:

Jane Gaarlandt	PFM Group Consulting LLC	
Kwame Jackson	PFM Group Consulting LLC	(via phone)
Verona Griffith	PFM Group Consulting LLC	(via phone)
Savannah Hancock	KVW Law	
Meredith Hammock	KVW Law	(via phone)
Lisa Aleu	TRIAD	
Jessical Hamill	TRIAD	

FIRST ORDER OF BUSINESS **Roll Call to Confirm Quorum**

Ms. Gaarlandt called the meeting to order at 11:33 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 October 15, 2025, 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 October 15, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS **Review and Acceptance of FY 2025 Goals & Objectives Annual Reporting Form**

Ms. Gaarlandt noted this report will be posted on the District's website once approved. This is an annual statutory requirement. It was noted that the District has met all goals and objectives for FY 2025.

Ms. Gaarlandt noted the goals and objectives are all items the District does on a regular basis.

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 FY 2025 Goals and Objectives Annual Reporting Form.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-01, Adopting a Revised FY 2025 O&M Budget**

Ms. Gaarlandt noted the overall budget did not change. This resolution adjusts the line items based on actual expenses and is for auditing purposes.

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 2026-01, Adopting a Revised FY 2025 O&M Budget.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-02, Authorizing Spending Authority**

Ms. Hancock gave an overview and noted this is to give the Chair and District Staff the authorization to approve expenses between meetings when needed. Each expense must be under the required threshold as detailed in the resolution.

It was noted any expenses would be brought back to the Board for ratification.

There was brief discussion regarding the authorization.

On MOTION by Mr. Ahlschwede, seconded by Mr. Walsh, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved Resolution 2026-02, Authorizing Spending Authority.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-03, Setting Public Hearing on Amended Rules of Procedure**

Ms. Hancock gave an overview and noted this is due to the updates at the recent legislative session regarding rules of procedure.

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 2026-03, Setting a Public Hearing on Amended Rules of Procedure.

There was brief discussion regarding the public hearing date and confirming quorum.

On MOTION by Mr. Rusnell, seconded by Mr. Saunders, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District accepted Resolution 2026-03, Setting a Public Hearing on Amended Rules of Procedure with amended date to February 18, 2026.

EIGHTH ORDER OF BUSINESS **Consideration of Spectrum Right of Entry Agreement**

Ms. Gaarlandt noted this request was received from Spectrum.

Ms. Hancock gave an overview and noted this will be reviewed by District Counsel. She recommended approval in substantial form.

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 the Spectrum Right of Entry Agreement, in substantial form.

NINTH ORDER OF BUSINESS **Consideration of Proposals for Landscape & Irrigation Maintenance**

Ms. Gaarlandt gave a historical overview and noted an additional area had to be added for Phase 2. An updated map has been provided. Ms. Gaarlandt gave an overview of the proposal from Prince and Sons and noted it is under the $195,000.00 threshold. No other proposals have been received at this time.

There was brief discussion regarding the landscaping maintenance budget. Ms. Griffith gave an overview of the carry forward and possible adjustments.

Mr. Jackson noted there should be a small reduction in overall costs in January 2026, as the HOA will be taking over some of the costs.

There was brief discussion regarding the Amenity irrigation costs.

Ms. Griffith reviewed the budget for landscaping and the amenity. It was noted the carry forward could be used to cover the difference.

It was noted there is a 30-day termination clause. The effective date for the new area will be December 1.

Mr. Jackson will forward the updated map to District Counsel.

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 Proposals for Landscape and Irrigation Maintenance.

TENTH ORDER OF BUSINESS **Consideration of Proposals for Pond Erosion Repairs**

Ms. Gaarlandt noted these repairs were recommended by the District Engineer. No proposals have been received at this time.

This item was deferred.

ELEVENTH ORDER OF BUSINESS **Ratification of Agreement for Stormwater Repairs with Finn Outdoor**

Ms. Gaarlandt noted the vendor will begin the project in a couple of weeks based on availability. She noted this proposal was previously approved by the Board and is for ratification of the agreement.

Ms. Hancock noted this is a standard agreement.

> 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 Agreement for Stormwater Repairs with Finn Outdoor.

TWELFTH ORDER OF BUSINESS **Consideration of Payment Authorization Nos. 228 – 230**

Ms. Gaarlandt stated these are all standard District expenses.

> 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 Payment Authorizations Nos. 228-230.

THIRTEENTH ORDER OF BUSINESS **Ratification of Requisition Nos. 105 – 117 Paid Through Developer Funds**

Ms. Gaarlandt noted these are paid through Developer funds.

> On MOTION by Mr. Saunders, seconded by Mr. Walsh, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District ratified Requisition Nos. 105-117 Paid Through Developer Funds.

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

The Board reviewed the monthly financials.
No action was required by the Board.

FIFTEENTH 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. Please keep track of completion.

District Engineer – No report.

District Manager –. Ms. Gaarlandt reminded the Board that the next meeting is scheduled for December 17, 2025. Additional landscaping proposals will be brought back to that meeting if received. Ms. Gaarlandt noted she will follow up regarding quorum for that meeting.

Field Report - Ms. Aleu gave an update. She noted there are two areas on the banks in Phase 1 that are holding water. Prince and Sons will follow up.

There was brief discussion regarding the areas and possible causes for the water.

Ms. Gaarlandt noted a resident, on Wrenwood Drive in Phase 2, had requested landscaping around the ponds. It was noted this is a Developer responsibility, and there are no plans at this point to put landscaping at those ponds.

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

There was brief discussion regarding the District Engineer's report and the irrigation well. Ms. Griffith noted she will review the irrigation bills.

Mr. Jackson commented regarding the streetlights. Ms. Hammock gave an overview and noted the streetlights in Phase 2 are to be directly conveyed from the developer to the city. She noted an agreement has been received and signatures are being determined to finalize the process.

There was brief discussion regarding the streetlights. It was noted the streetlights in Phase 1 were conveyed directly from the developer to the city.

There were no further requests or comments.

SEVENTEENTH ORDER OF BUSINESS **Adjournment**

There was no further business to discuss.

On MOTION by Mr. Rusnell, seconded by Mr. Saunders, with all in favor, the November 19, 2025, Meeting of the Board of Supervisors for the Lakeside Preserve Community Development District was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman