

MINUTES OF MEETING

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

Wednesday, February 18, 2026, at 11:30 a.m.

**Heritage Baptist Church
4202 Pipkin Creek Rd.
Lakeland, Florida 33811**

Board Members present at roll call:

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	
Verona Griffith	PFM Group Consulting LLC	(via phone)
Savannah Hancock	KVW Law	
Mitchell Zwang	KVW Law	(via phone)
Jessical Hamill	TRIAD	
Katie Vander Meade	Landmark	(via phone)

FIRST ORDER OF BUSINESS

Roll Call to Confirm Quorum

Mr. Jackson called the meeting to order at 11:46 a.m. and roll call was taken.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the
November 19, 2025, Board of
Supervisors' Meeting**

The Board reviewed the minutes.

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 Minutes of the November 19, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

**Public Hearing on the Adoption of
Amended Rules of Procedure**

- Public Comments and Testimony
- Board Comments

**a. Consideration of Resolution
2026-04, Adopting Amended
Rules of Procedure**

On MOTION by Mr. Walsh, seconded by Mr. Ahlschwede, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District opened the Public Hearing on the Adoption of Amended Rules of Procedure.

There were no members of the public present.

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 Amended Rules of Procedure.

Ms. Hancock noted the Rules of Procedure are being updated based on the legislative session's outcomes.

Ms. Hancock gave an overview of the changes.

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 2026-04, Adopting Amended Rules of Procedure.

FIFTH ORDER OF BUSINESS

**Consideration of Proposals for 2nd
Phase of Pond Erosion Repairs**

Mr. Jackson gave an overview and noted there were repairs completed last year, but additional work is needed. Two proposals have been received, with one more forthcoming. It was noted there is a small tree on the edge of the pond bank in the erosion-affected area that has started to fall, and it needs to be removed.

There was discussion regarding the cause of erosion. Ms. Vander Meade noted she can inspect the areas again in case of further erosion.

Ms. Gaarlandt recommended having the District Engineer's inspection completed prior to finalizing the proposal.

Ms. Hancock gave an overview of the spending authority that can be used in case of emergency issues.

Ms. Vander Meade will inspect the areas on Friday of this week.

This item was deferred.

SIXTH ORDER OF BUSINESS

**Consideration of Proposals for
Nuisance Plant Species Reduction in
Wetland Area**

Mr. Jackson noted this is a protected wetland area in Phase 2 and behind the new amenity center. There are nuisance plant species in the wetlands that need to be removed. It was noted that only one proposal has been received.

Ms. Hamill noted there is a tent and picnic table in that area that needs to be removed. Solitude will be contacted to provide a proposal and will include removal of those items.

There was brief discussion regarding the location and placing possible signage in the wetlands.

There was also brief discussion regarding maintenance of the wetlands. District Engineer will follow up with Maintenance and reporting requirements.

This item was deferred.

SEVENTH ORDER OF BUSINESS

Ratification of 2026 Data Sharing & Usage Agreement

Mr. Jackson noted this is an annual requirement with the County and is the standard agreement. This is 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 the 2026 Data Sharing and Usage Agreement.

EIGHTH ORDER OF BUSINESS

Ratification of Fiscal Year 2025 Auditor Engagement Letter

Mr. Jackson gave an overview of the letter and noted this is solely for ratification.

On MOTION by Mr. Walsh, seconded by Mr. Rusnell, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District ratified the Fiscal Year 2025 Auditor Engagement Letter.

NINTH ORDER OF BUSINESS

Ratification of Irrigation System Repair Proposals
a. Main Line Repair
b. Pump Inspection
c. Decoder Repair
d. Valve Repair

Mr. Jackson noted there were four irrigation system proposals that were approved. It was noted most of the work has already been completed.

There was brief discussion regarding the locations.

Ms. Hamill provided clarification on the decoder repair.

On MOTION by Mr. Rusnell, seconded by Mr. Walsh, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District ratified the Irrigation System Repair Proposals.

Mr. Jackson noted the vendor will be supplying an irrigation zone map to help track the issues. This will be a shared cost with the HOA.

There was brief discussion regarding the schedule of irrigation. Ms. Hamill will follow up.

TENTH ORDER OF BUSINESS

Ratification of Payment Authorization Nos. 231 – 236

Mr. Jackson noted these are standard District expenses 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 Payment Authorization Nos. 231-236.

ELEVENTH ORDER OF BUSINESS

Ratification of Requisition Nos. 123 – 130 Paid Through Developer Funds

Mr. Jackson noted these are paid through Developer funds and are solely for ratification.

On MOTION by Mr. Ahlschwede, seconded by Mr. Walsh, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District ratified Requisition Nos. 123-130 Paid Through Developer Funds.

TWELFTH ORDER OF BUSINESS

Review of Monthly Financials

The Board reviewed the monthly financials through January 2026.

There was brief discussion regarding the pool maintenance. It was noted the HOA has taken over this maintenance as of January 2026.

No action was required by the Board.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

District Counsel – Ms. Hancock gave an overview of the current legislative session. She briefly gave an overview of the CDD elected officials recall bill. It was noted that District Counsel sends out a newsletter update every couple of weeks. She will follow up to verify all Board members are receiving the newsletter.

There was brief discussion regarding the possible board member recall bill.

District Engineer – Ms. Vander Meade will follow up with the inspection report once completed on Friday.
District Manager – Mr. Jackson reminded the Board that the next meeting is scheduled for March 18, 2026.

There was brief discussion regarding quorum. It was noted the meeting can be adjusted if needed.

Field Report - The Board reviewed the field report and photos.

Mr. Jackson gave an overview of the erosion report.

There was discussion regarding the erosion and removal of the tree.

There was brief discussion regarding drainage of the ponds.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. Ahlschwede commented regarding the keypads. It was noted this is an HOA issue.

There was brief discussion regarding accessing the gates.

Ms. Gaarlandt noted there was a previous request for additional lighting at the gate due to security concerns. This was forwarded to the HOA, but there has been no update.

There were no further requests or comments.

FIFTEENTH ORDER OF BUSINESS

Adjournment

There was no further business to discuss.

On MOTION by Mr. Walsh, seconded by Mr. Ahlschwede, with all in favor, the February 18, 2026, Meeting of the Board of Supervisors for the Lakeside Preserve Community Development District was adjourned at 12:24 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman