

MINUTES OF MEETING

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

Wednesday, April 15, 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
Jon Ahlschwede	Assistant Secretary
Darren Rusnell	Assistant Secretary

Also Present:

Jane Gaarlandt	PFM Group Consulting LLC	
Kwame Jackson	PFM Group Consulting LLC	(via phone)
Verona Griffith	PFM Groups Consulting LLC	(via phone)
Savannah Hancock	KVW Law	
Todd Amaden	Landmark	(via phone)
Katie Vander Meade	Landmark	(via phone)
Jessical Hamill	TRIAD	

FIRST ORDER OF BUSINESS

Roll Call to Confirm Quorum

Ms. Gaarlandt called the meeting to order at 11:31 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 March 18, 2026, Board of Supervisors' Meeting

The Board reviewed the minutes.

On MOTION by Mr. Ahlschwede, seconded by Mr. Rusnell, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved the Minutes of the March 18, 2026, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

Consideration of Proposals for Landscape and Irrigation Maintenance

- Down to Earth Landscape and Irrigation
- Exclusive Landscaping Group
- Landscape USA

▪ **Prince & Sons**

Ms. Gaarlandt presented the four proposals received. It was noted Prince and Sons was previously approved to provide services on a month-to-month basis until the Board reviewed and considered proposals.

Ms. Hancock reviewed the Prince and Sons current proposal versus the original proposal.

There was brief discussion regarding the termination timeline and previous experience with the vendors. It was noted that a new company will need to learn the distinction between the HOA and CDD ownership.

Mr. Jackson gave an overview of the Prince and Sons proposal and noted that Prince and Sons knows the District from years of experience maintaining the landscape and irrigation.

There was brief discussion regarding the landscaping budget and the agreement requirements.

It was recommended that District Staff work with Prince and Sons on possible negotiation to lower the cost to better align with the other proposals.

There was discussion regarding the Prince and Sons additional services offered.

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 the Prince and Sons Proposal for Landscape and Irrigation Maintenance, and authorized District Staff to negotiate the agreement.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Pond Maintenance

- **Aquatic Weed Control Inc.**
- **Dragonfly Pond Works**
- **SOLitude Lake Management**

Ms. Gaarlandt presented the three proposals received. It was noted this is to review the proposals versus the budget. It was noted the current vendor is SOLitude Lake Management.

There was brief discussion regarding the vendors and scope of work.

It was noted District Counsel will update and review agreements prior to final execution.

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 the SOLitude Lake Management Proposal for Pond Maintenance.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Nuisance Plant Species Reduction in Wetland Area

- **Aquatic Weed Control Inc.**

- **SOLitude Lake Management**

Mr. Amaden gave an overview of the wetland area and noted it is a wetland conservation area. He also gave an overview of the District's maintenance responsibility regarding the wetland conservation area.

There was brief discussion regarding the scope of work and budget. It was noted that no mowing can take place in that location.

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 Aquatic Weed Control, Inc. Proposal for Nuisance Plant Species Reduction in the Wetland Area.

SEVENTH ORDER OF BUSINESS

Ratification of Agreement & Addendum with Finn Outdoor LLC for 2nd Phase of Pond Erosion Repairs

Mr. Jackson noted that the work should begin within the next four weeks.

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 Agreement and Addendum with Finn Outdoor LLC for 2nd Phase of Pond Erosion Repairs.

EIGHTH ORDER OF BUSINESS

Ratification of Proposal for No Trespassing & Protected Preserve Signs

Ms. Gaarlandt presented the proposal and noted this was previously approved. It was noted the proposal includes four signs and the proposal is under the not-to-exceed amount that the Board previously approved.

Mr. Jackson noted the agreement will be drafted by District Counsel and ratified by the Board.

On MOTION by Mr. Rusnell, seconded by Mr. Ahlschwede, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District ratified the Proposal for No Trespassing and Protected Preserve Signs.

NINTH ORDER OF BUSINESS

Ratification of Prince & Sons Inc. Proposal for Investigating Overcurrent on Irrigation System

There was brief discussion regarding the proposal and scope of work. It was noted this proposal is for the investigation of the issue.

It was noted the District has to comply with the Polk County water restrictions.

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 the Prince and Sons Inc. Proposal for Investigating Overcurrent on Irrigation System.

TENTH ORDER OF BUSINESS

Ratification of Payment Authorization Nos. 237-241

Ms. Gaarlandt noted these are standard District expenses and are solely for ratification.

On MOTION by Mr. Rusnell, seconded by Mr. Ahlschwede, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District ratified Payment Authorization Nos. 237-241.

ELEVENTH ORDER OF BUSINESS

Ratification of Requisition Nos. 131 – 140 Paid Through Developer Funds

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. 131-140 Paid Through Developer Funds.

TWELFTH ORDER OF BUSINESS

Review of Monthly Financials

The Board reviewed the monthly financials through March 2026. It was noted there are no deficiencies in the budget at this time.

Ms. Griffith noted her only concern is the Phase 2 electricity cost.

Mr. Jackson gave an overview of the Phase 2 electricity.

There was brief discussion regarding the electricity budget and Phase 2C. District Management will follow up regarding the final turnover of Phase 2C ponds.

No action was required by the Board.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

District Counsel – Ms. Hancock gave an update of the legislative session bills that are awaiting the Governor's signature. There has been no update regarding property taxes yet.

District Engineer – Ms. Vander Meade noted the control structures of the ponds have to be cleaned out, which should be included in the maintenance agreement.

District Manager – Ms. Gaarlandt reminded the Board that the next meeting is scheduled for May 20, 2026. It was noted the preliminary budget meeting will take place in May.

Field Report - Ms. Hamill reviewed the field report and photos. She noted a possible drainage issue along the easement behind homes on Shearwater Street. The engineer will be inspecting that location.

There was brief discussion regarding the issue.

Ms. Hamill will follow up with the District Engineer.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no requests or comments at this time.

FIFTEENTH 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 April 15, 2026, Meeting of the Board of Supervisors for the Lakeside Preserve Community Development District was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman