

MINUTES OF MEETING

**LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS' MEETING  
Wednesday, May 20, 2026, 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  
Jon Ahlschwede

Vice Chairman  
Assistant Secretary  
Assistant Secretary

Also Present:

Jane Gaarlandt  
Kwame Jackson  
Verona Griffith  
Savannah Hancock  
Jessica Hamill  
Yaima Rodriguez Morales

PFM Management Services LLC  
PFM Management Services LLC (via phone)  
PFM Management Services LLC (via phone)  
KVV Law  
TRIAD  
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**FIRST ORDER OF BUSINESS**

**Roll Call to Confirm Quorum**

Ms. Gaarlandt called the meeting to order at 11:35 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 April  
15, 2026, Board of Supervisors'  
Meeting**

The Board reviewed the minutes.

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 Minutes of the April 15, 2026, Board of Supervisors' Meeting.

**FOURTH ORDER OF BUSINESS**

**Review of Letter from Supervisor of  
Elections, Polk County**

Ms. Gaarlandt noted that as of April 15, 2026, there are 318 registered voters in the District.

No action was required.

## **FIFTH ORDER OF BUSINESS**

### **Consideration of Resolution 2026-05, Designating Board Member Seats for the Upcoming 2026 General Election**

Ms. Gaarlandt gave an overview of the resolution and noted Seat 1 and Seat 2 will be up for the General Election. A notice will be posted in the newspaper and on the District's website.

Ms. Hancock noted the qualifying period of noon on June 8 through noon on June 12.

There was brief discussion regarding the qualification process. It was noted that if no one runs in the General Election, the current Seat holders will remain until someone is appointed.

It was noted any information can be sent to the HOA to provide resident communication.

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 Resolution 2026-05, Designating Board Member Seats for the Upcoming 2026 General Election.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Resolution 2026-06, Approving a Preliminary Budget for Fiscal Year 2026-2027 and Setting a Public Hearing Date Thereon**

Ms. Gaarlandt noted the suggested date to hold the Public Hearing is August 19, 2026, at 11:30 a.m., at the current location.

There was discussion regarding the budget and the phases. It was noted the budget is lower, but assessments have increased due to no carry forward.

Ms. Gaarlandt and Ms. Griffith reviewed the increases in the budget. It was noted that District Management has requested an increase of \$10,000.00.

An assessment notice will be sent out to residents.

There was brief discussion regarding the reserves and the assessment increase.

There was also brief discussion regarding landscaping and irrigation line items.

Ms. Gaarlandt noted the budget can always decrease, but it cannot be increased. Adjustments to the line items may be needed.

Ms. Hancock read the amended Resolution into the record.

Ms. Gaarlandt noted that as of May 1, 2026, PFM Group Consulting LLC changed name to PFM Management Services LLC.

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 2026-06, Approving a Preliminary Budget for Fiscal Year 2026-2027 and Setting a Public Hearing Date Theron for August 19, 2026, at 11:30 a.m. at 4202 Pipkin Creek Rd., Lakeland, Florida 33811, as amended by District Counsel.

## **SEVENTH ORDER OF BUSINESS**

### **Ratification of Payment Authorization Nos. 245 – 249**

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 Payment Authorization Nos. 245-249.

## **EIGHTH ORDER OF BUSINESS**

### **Review of Monthly Financials**

The Board reviewed the monthly financials through April 2026. It was noted there were no issues with budget coverage at this time.

No action was required by the Board.

## **NINTH ORDER OF BUSINESS**

### **Staff Reports**

District Counsel – No report.

District Engineer – Not present.

District Manager – Ms. Gaarlandt reminded the Board that the next meeting is scheduled for June 17, 2026. Meetings will be adjusted if needed.

Ms. Gaarlandt gave an overview of the worker's compensation insurance. The information will be posted in Mr. Walsh's office.

Ms. Gaarlandt noted that Prince and Sons will now charge a fuel charge, until further notice. Ms. Hancock noted that other Districts have approved of this through the end of the year.

There was lengthy discussion regarding the contract and proof of gas needed. It was noted the prices are submitted on the first of the month.

Mr. Jackson gave an overview of the current agreement. It was noted the final agreement is a price of \$146,676.00. Mr. Jackson will forward agreement to District Counsel via email.

Mr. Walsh recommended giving half of the suggested fuel surcharge with an end date of December 30.

There was discussion regarding processing the payment for the fuel surcharge and the process of negotiation.

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 Prince and Sons fuel surcharge through December 31, 2026, tentative upon negotiation for a lower price and starting with no fee charged at all.

Ms. Gaarlandt reminded the Board of the Form 1 due July 1 and the annual Ethics Training due December 31.

Field Report - Ms. Hamill reviewed the field report and noted she has reviewed the wet area with the District Engineer. Prince and Sons believes it is an irrigation break on the homeowner's side, which is currently being investigated.

There was brief discussion regarding the leak.

Mr. Jackson noted the storm water damage repairs should start within the week and should be completed within a week.

#### **TENTH ORDER OF BUSINESS**

#### **Supervisor Requests and Audience Comments**

There were no requests or comments at this time.

#### **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 May 20, 2026, Meeting of the Board of Supervisors for the Lakeside Preserve Community Development District was adjourned.

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman