

LAKE HILLS

COMMUNITY DEVELOPMENT DISTRICT

March 6, 2026

LANDOWNERS' MEETING AGENDA

Lake Hills Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

February 27, 2026

Landowner(s)
Lake Hills Community Development District

Dear Landowner(s):

A Landowners' Meeting of Lake Hills Community Development District will be held on March 6, 2026 at 11:00 a.m., at the Mission Resort + Club, 10400 Country Road 48, Howey-in-the-Hills, Florida 34737. The agenda is as follows:

1. Call to Order/Roll Call
2. Affidavit/Proof of Publication
3. Election of Chair to Conduct Landowners' Meeting
4. Election of Supervisors [All Seats]
 - A. Nominations
 - B. Casting of Ballots
 - Determine Number of Voting Units Represented
 - Determine Number of Voting Units Assigned by Proxy
 - C. Ballot Tabulation and Results
5. Landowners' Questions/Comments
6. Adjournment

A landowner may vote in person at the Landowners' Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one (1) vote per acre of land owned by him/her and located within the District, for each person that the landowner desires to elect to a position on the Board of Supervisors that is open for election for the upcoming term (five (5) seats on the Board will be up for election). A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one (1) vote with respect thereto. **Please note that a particular real property is entitled to only one (1) vote for each eligible acre of land or fraction thereof;** therefore, two (2) or more people who own real property in common, that is one (1) acre or less, are together entitled to only one (1) vote for that real property.

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

The first step is to elect a Chair for the meeting, who may be any person present at the meeting. The Chair shall conduct the nominations and the voting. If the Chair is a landowner or proxy holder of a landowner, he/she may nominate candidates and, make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board of Supervisors that is open for election for the upcoming term. The two (2) candidates receiving the highest number of votes shall be elected for a term of four (4) years, and the remaining candidates elected shall serve for a two (2)-year term. The term of office for each successful candidate shall commence upon election. Thereafter, there shall be an election of supervisors for the District every two (2) years in November on a date established by the Board of Supervisors upon proper notice until the District qualifies to have its board members elected by the qualified electors of the District.

A proxy is available upon request. To be valid, each proxy must be signed by one (1) of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one (1) vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

Should you have any questions or concerns, please do not hesitate to contact me directly at (813) 728-6062.

Sincerely,

Jordan Lansford

Jordan Lansford
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 236 6447

The Villages DAILY SUN

Published Daily
State of Florida
County Of Sumter

Affidavit of Publication

Before the undersigned authority personally appeared **ALLAN LOVELL** who on oath says that he or she is Legal Ad Coordinator of the Villages DAILY SUN, a daily newspaper published in Sumter County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal Ad in the matter of **NOTICE OF MEETING #1292626**

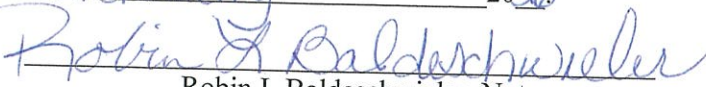
was published in said newspaper in the issues of
February 10, 2026
February 17, 2026

Affiant further says that the Daily Sun is a newspaper that complies with all legal requirements for publication in chapter 50, Florida Statutes.

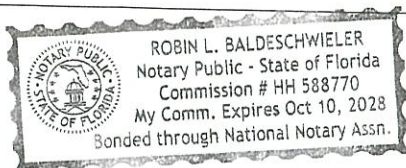


(Signature Of Affiant)

Sworn to and subscribed before me this 24
day February 2026


Robin L. Baldeschwieler, Notary

Personally Known _____ or
Production Identification _____
Type of Identification Produced _____



NOTICE OF LANDOWNERS' MEETING AND ELECTION AND ORGANIZATIONAL MEETING OF THE LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Lake Hills Community Development District ("District"), the location of which is generally described as comprising a parcel or parcels of land, entirely within the incorporated limits of the Town of Howey-in-the-Hills, Florida, containing approximately 218.93 acres, generally located north of Highway 48 and west of Highway 19, advising that a meeting of landowners will be held for the purpose of electing five (5) persons/people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners'

meeting, there will be convened an organizational meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, appointment of staff including, but not limited to, manager, attorney and other such business deemed appropriate which may properly come before the Board.

DATE: March 6, 2026
TIME: 11:00 AM
PLACE: Mission Resort + Club
10400 County Road 48
Howey-in-the-Hills, Florida
34737

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the organizational meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in the meetings is asked to contact the District Manager's Office, at least three business days before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager

#01292626 February 10, 2026
February 17, 2026

**LANDOWNER PROXY
LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT
HOWEY-IN-THE-HILLS, FLORIDA
LANDOWNERS' MEETING**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints Dean Barberree ("Proxy Holder") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of Lake Hills Community Development District to be held at the Mission Resort + Club, 10400 County Road 48, Howey-in-the-Hills, Florida 34737, on March 6, 2025 at 11:00 a.m. and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner: HR Lake Hills, LLC

Date: _____

Signature of Legal Owner:

By: RP Investors Lake Hills, LLC, a Florida limited liability company,
its Sole Managing member

By: Reader & Partners, LLC, a Florida limited liability company,
its Sole Manager

By: _____

Printed Name: Dean Barberree

Title: President

Parcel Description

Acreage/# of Lots Authorized Votes

See Attachment A

218.93

219

Total Number of Authorized Votes:

219

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTIONS 22 AND 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA , FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH RANGE 25 EAST; THENCE RUN ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 23; THENCE NORTH 00°53'14" EAST, A DISTANCE OF 1,171.08 FEET TO THE POINT OF BEGINNING BEING A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTRY ROAD 48 AS RECORDED IN THE FLORIDA DEPARTMENT OF TRANSPORTATION MAP PROJECT NUMBER 1093, AND BEING A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5,679.58 FEET, AND A CHORD WHICH BEARS, NORTH 59°46'18" WEST, A DISTANCE OF 758.74 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 758.74 FEET; THENCE NORTH 44°41'43" EAST, A DISTANCE OF 60.17 FEET; THENCE NORTH 43°19'28" EAST, A DISTANCE OF 79.11 FEET; THENCE NORTH 33°05'49" EAST, A DISTANCE OF 77.04 FEET; THENCE NORTH 15°11'17" EAST, A DISTANCE OF 86.38 FEET; THENCE NORTH 03°18'57" WEST, A DISTANCE OF 90.56 FEET; THENCE NORTH 33°15'37" EAST, A DISTANCE OF 67.93 FEET; THENCE NORTH 39°23'51" EAST, A DISTANCE OF 72.50 FEET; THENCE NORTH 70°53'11" EAST, A DISTANCE OF 126.00 FEET; THENCE NORTH 62°48'57" EAST, A DISTANCE OF 92.31 FEET; THENCE NORTH 45°53'15" EAST, A DISTANCE OF 82.59 FEET; THENCE NORTH 48°23'33" EAST, A DISTANCE OF 36.23 FEET; THENCE NORTH 18°18'32" EAST, A DISTANCE OF 52.57 FEET; THENCE NORTH 35°54'02" EAST, A DISTANCE OF 44.70 FEET; THENCE NORTH 17°43'54" EAST, A DISTANCE OF 71.17 FEET; THENCE NORTH 17°10'37" EAST, A DISTANCE OF 98.36 FEET; THENCE NORTH 14°29'52" EAST, A DISTANCE OF 38.06 FEET; THENCE NORTH 12°45'36" WEST, A DISTANCE OF 54.43 FEET; THENCE NORTH 50°02'00" WEST, A DISTANCE OF 62.21 FEET; THENCE NORTH 46°22'09" WEST, A DISTANCE OF 62.41 FEET; THENCE NORTH 33°26'04" WEST, A DISTANCE OF 51.05 FEET; THENCE NORTH 33°46'03" WEST, A DISTANCE OF 20.29 FEET; THENCE NORTH 89°51'26" WEST, A DISTANCE OF 138.19 FEET; THENCE NORTH 00°12'03" EAST, A DISTANCE OF 209.83 FEET; THENCE NORTH 39°31'51" EAST, A DISTANCE OF 291.83 FEET; THENCE NORTH 70°57'18" EAST, A DISTANCE OF 1,176.87 FEET TO A POINT ON THE MEANDER LINE OF LAKE HARRIS WITH THE PROPERTY BOUNDARY BEING THE ACTUAL WATER LINE, SAID POINT TO BE KNOWN AS REFERENCE POINT "A"; THENCE LONG SAID MEANDER LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 57°54'36" EAST, A DISTANCE OF 295.07 FEET; 2) THENCE SOUTH 72°34'01" EAST, A DISTANCE OF 1730.05 FEET; 3) THENCE SOUTH 80°48'31" EAST, A DISTANCE OF 1102.10 FEET TO THE END OF SAID MEANDER LINE;

CONTINUED ON SHEET 2

LEGEND:

- LB = LICENSED BUSINESS
- ORB = OFFICIAL RECORD BOOK
- PG = PAGE
- PB = PLAT BOOK
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA EAST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT). THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 23, HAVING A GRID BEARING OF NORTH 00°53'14" EAST.

Aaron J Murphy

Digitally signed by Aaron J Murphy
DN: cn=Aaron J Murphy,
o=Qualifier-A01410D0000019470AD54D200284AD9,
c=Qualification Engineering and Surveying, CA-US
Date: 2025.09.17 10:09:20-0400'

AARON J. MURPHY, PSM DATE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6768
FOR HAMILTON ENGINEERING AND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8405

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE UNIQUE SIGNATURE AND THE DIGITAL SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER

HAMILTON
ENGINEERING & SURVEYING, LLC
www.HamiltonEngineering.US

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

1717 S. RIO GRAND AVE
SUITE 100
ORLANDO, FL 32805
TEL: 407.362.5929

8340 CONSUMER CIR
SARASOTA, FL 32807
TEL: 941.377.9178

LAKE HILLS				
COMMUNITY DEVELOPMENT DISTRICT				
<small>SEC TWP RNG:</small> 22 & 23/30S/25E	<small>JOB NUMBER:</small> 25HAM####	<small>DRAWN BY:</small> GCT	<small>DATE:</small> 08/11/2025	<small>SHEET:</small> 1 OF 5

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"

CONTINUED FROM SHEET 1

THENCE SOUTH 00°40'13" WEST, A DISTANCE OF 1312.20 FEET; THENCE SOUTH 46°59'45" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 43°00'59" WEST, A DISTANCE OF 134.76 FEET; THENCE SOUTH 46°59'01" WEST, A DISTANCE OF 765.92 FEET; THENCE SOUTH 60°15'03" WEST, A DISTANCE OF 218.37 FEET; THENCE SOUTH 15°38'16" WEST, A DISTANCE OF 306.32 FEET; THENCE SOUTH 75°08'12" WEST, A DISTANCE OF 258.80 FEET; THENCE SOUTH 15°36'38" WEST, A DISTANCE OF 52.62 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,341.83 FEET AND A CHORD WHICH BEARS NORTH 72°36'05" WEST AND A DISTANCE OF 223.10 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 223.18 FEET; THENCE NORTH 75°35'20" WEST, A DISTANCE OF 1,460.31 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 5,679.58 FEET AND A CHORD WHICH BEARS NORTH 69°35'43" WEST AND A DISTANCE OF 1,186.12 FEET; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 1,188.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 220.21 ACRES, MORE OR LESS.

LESS AND EXCEPT

BEGINNING AT REFERENCE POINT "A", SAID POINT BEING THE POINT OF BEGINNING THENCE SOUTH 57°54'36" EAST, A DISTANCE OF 295.07 FEET; THENCE SOUTH 89°52'31" WEST, A DISTANCE OF 708.55 FEET; THENCE NORTH 70°57'18" EAST, A DISTANCE OF 485.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.28 ACRES, MORE OR LESS.

TOTAL LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT BOUNDARY
CONTAINING 218.93 ACRES, MORE OR LESS.

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LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT

SEC TWP RNG:

22 & 23/30S/25E

JOB NUMBER:

25HAM####

DRAWN BY:

GCT

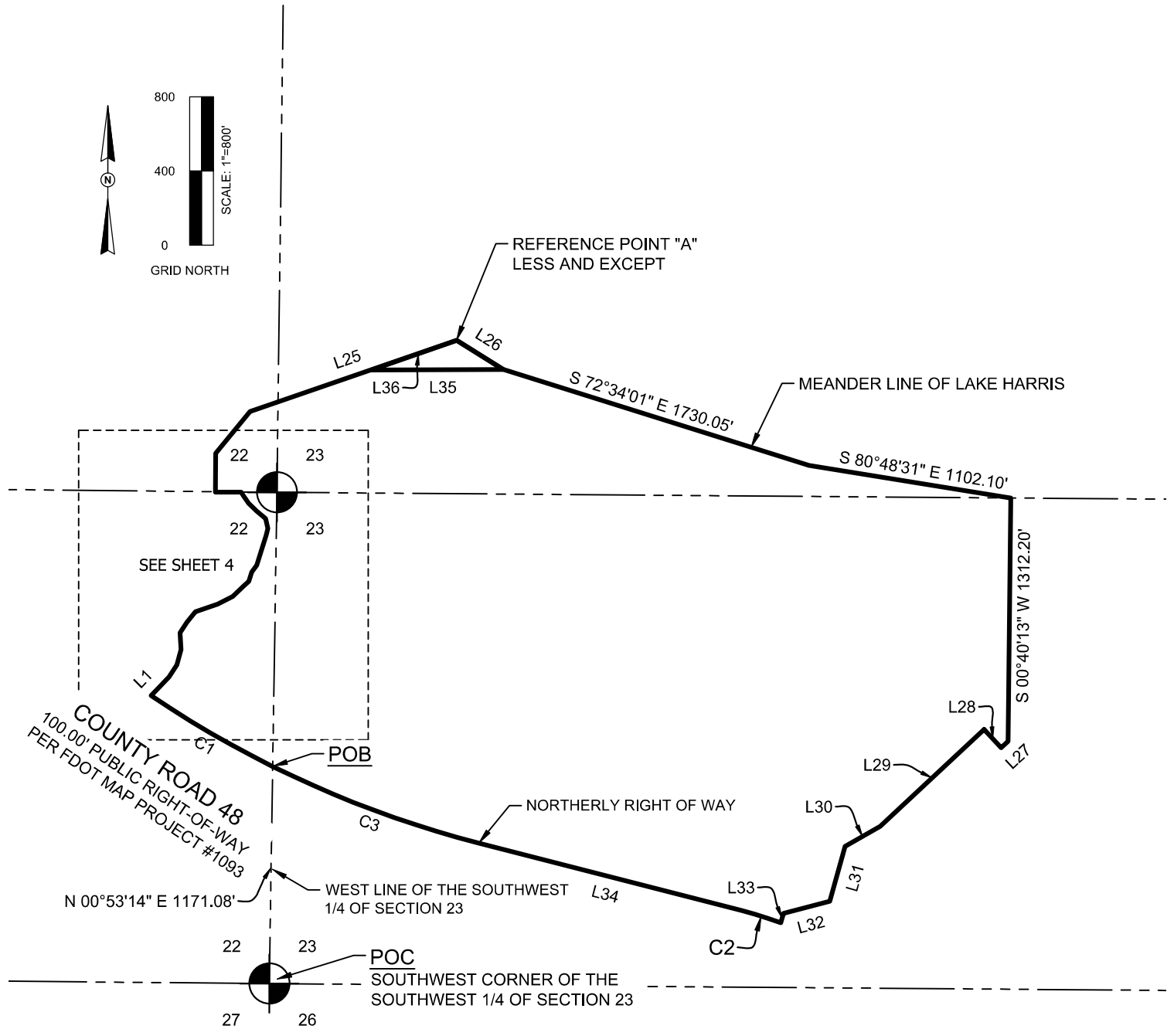
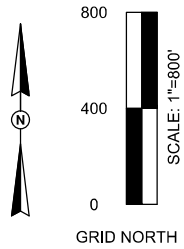
DATE:

08/11/2025

SHEET:

2 OF 5

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"



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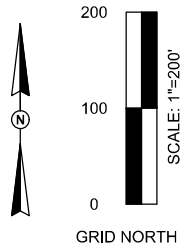
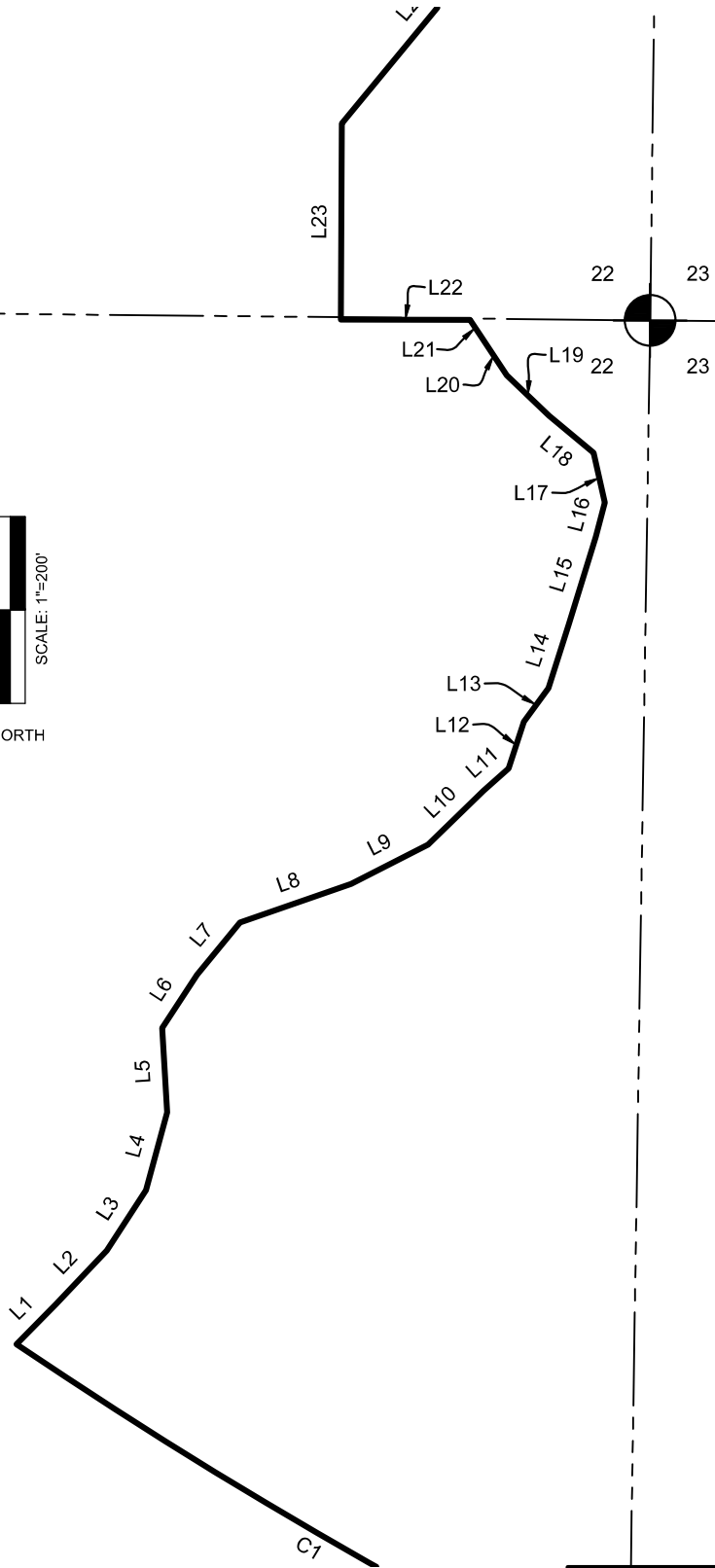
3409 W LEMON ST
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TEL: 941.377.9178

<h2 style="margin: 0;">LAKE HILLS</h2> <h3 style="margin: 0;">COMMUNITY DEVELOPMENT DISTRICT</h3>				
SEC TWP RNG:	JOB NUMBER:	DRAWN BY:	DATE:	SHEET:
22 & 23/30S/25E	25HAM####	GCT	08/11/2025	3 OF 5

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"



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LB #8405 CA #8474

HAMILTON

ENGINEERING & SURVEYING, LLC

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<h2 style="margin: 0;">LAKE HILLS</h2> <h3 style="margin: 0;">COMMUNITY DEVELOPMENT DISTRICT</h3>					
SEC TWP RNG:	22 & 23/30S/25E	JOB NUMBER:	25HAM####	DRAWN BY:	GCT
DATE:	08/11/2025	SHEET:	4 OF 5		

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	60.17'	N 44° 41' 43" E
L2	79.11'	N 43° 19' 28" E
L3	77.04'	N 33° 05' 49" E
L4	86.38'	N 15° 11' 17" E
L5	90.56'	N 03° 18' 57" W
L6	67.93'	N 33° 15' 37" E
L7	72.50'	N 39° 23' 51" E
L8	126.00'	N 70° 53' 11" E
L9	92.31'	N 62° 48' 57" E
L10	82.59'	N 45° 53' 15" E
L11	36.23'	N 48° 23' 33" E
L12	52.57'	N 18° 18' 32" E
L13	44.70'	N 35° 54' 02" E
L14	71.17'	N 17° 43' 54" E
L15	98.36'	N 17° 10' 37" E
L16	38.06'	N 14° 29' 52" E
L17	54.43'	N 12° 45' 36" W
L18	62.21'	N 50° 02' 00" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L19	62.41'	N 46° 22' 09" W
L20	51.05'	N 33° 26' 04" W
L21	20.29'	N 33° 46' 03" W
L22	138.19'	N 89° 51' 26" W
L23	209.83'	N 00° 12' 03" E
L24	291.83'	N 39° 31' 51" E
L25	1176.87'	N 70° 57' 18" E
L26	295.07'	S 57° 54' 36" E
L27	50.00'	S 46° 59' 45" W
L28	134.76'	N 43° 00' 59" W
L29	765.92'	S 46° 59' 01" W
L30	218.37'	S 60° 15' 03" W
L31	306.32'	S 15° 38' 16" W
L32	258.80'	S 75° 08' 12" W
L33	52.62'	S 15° 36' 38" W
L34	1460.31'	N 75° 35' 20" W
L35	708.55'	S 89° 52' 31" W
L36	485.12'	N 70° 57' 18" E

CURVE TABLE					
CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	5679.58'	N 59° 46' 18" W	758.74'	759.30'	7°39'36"
C2	2341.83'	N 72° 36' 05" W	223.10'	223.18'	5°27'38"
C3	5679.58'	N 69° 35' 43" W	1186.12'	1188.29'	11°59'15"

INFORMATION NOT COMPLETE
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ENGINEERING & SURVEYING, LLC

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LAKE HILLS

COMMUNITY DEVELOPMENT DISTRICT

SEC TWP RNG: 22 & 23/30S/25E	JOB NUMBER: 25HAM####	DRAWN BY: GCT	DATE: 08/11/2025
			SHEET: 5 OF 5



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
HR LAKE HILLS, LLC

Filing Information

Document Number	M25000001540
FEI/EIN Number	33-2654396
Date Filed	01/31/2025
State	DE
Status	ACTIVE

Principal Address

5850 T.G. LEE BLVD, STE 200
ORLANDO, FL 32822

Mailing Address

5850 T.G. LEE BLVD, STE 200
ORLANDO, FL 32822

Registered Agent Name & Address

BARBERREE, DEAN A
5850 T.G. LEE BLVD, STE 200
ORLANDO, FL 32822

Authorized Person(s) Detail

Name & Address

Title AMBR

RP INVESTORS LAKE HILLS, LLC
5850 T.G. LEE BLVD, STE 200
ORLANDO, FL 32822

Title V. President

Reader , Jeff
2715 Parkland Dr
Winter Park, FL 32789

Title V. President

Locher, Kimberly
8735 Spring Park Loop
Celebration, FL 34747

Annual Reports

Report Year	Filed Date
2026	02/10/2026

Document Images

02/10/2026 -- ANNUAL REPORT	View image in PDF format
01/31/2025 -- Foreign Limited	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
RP INVESTORS LAKE HILLS, LLC

Filing Information

Document Number	L24000526823
FEI/EIN Number	33-2687886
Date Filed	12/19/2024
State	FL
Status	ACTIVE

Principal Address

5850 T.G. LEE BLVD, STE 200
ORLANDO, FL 32822

Mailing Address

5850 T.G. LEE BLVD, STE 200
ORLANDO, FL 32822

Registered Agent Name & Address

BARBERREE, DEAN A
5850 T.G. LEE BLVD, STE 200
ORLANDO, FL 32822

Authorized Person(s) Detail

Name & Address

Title MGR

READER & PARTNERS, LLC
5850 T.G. LEE BLVD, STE 200
ORLANDO, FL 32822

Title President

Barberree, Dean
2443 Upper Park Rd
ORLANDO, FL 32814

Title VP

Reader , Jeff
2715 Parkland Dr
Winter park, FL 32789

Title VP

Locher , Kimberly
873 Spring Park Loop
Celebration, FL 34747

Annual Reports

Report Year	Filed Date
2025	04/09/2025
2026	02/10/2026

Document Images

02/10/2026 -- ANNUAL REPORT	View image in PDF format
04/09/2025 -- ANNUAL REPORT	View image in PDF format
12/19/2024 -- Florida Limited Liability	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
READER & PARTNERS, LLC

Filing Information

Document Number L11000036336
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Principal Address

5850 T.G. LEE BOULEVARD
SUITE 200
ORLANDO, FL 32822

Changed: 01/05/2012

Mailing Address

5850 T.G. LEE BOULEVARD
SUITE 200
ORLANDO, FL 32822

Changed: 01/05/2012

Registered Agent Name & Address

Barberree, Dean President
5850 T.G. LEE BLVD., STE. 200
ORLANDO, FL 32822

Name Changed: 03/22/2022

Address Changed: 06/09/2011

Authorized Person(s) Detail

Name & Address

Title President

Barberree, Dean
2443 Upper Park Rd
ORLANDO, FL 32814

Title VP

Reader, Jeff
 2715 Parkland Dr
 Winter Park, FL 32789

Title VP

Locher, Kimberly
 873 Spring Park Loop
 Celebration, FL 34747

Annual Reports

Report Year	Filed Date
2024	03/06/2024
2025	04/09/2025
2026	01/22/2026

Document Images

01/22/2026 -- ANNUAL REPORT	View image in PDF format
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03/25/2011 -- Florida Limited Liability	View image in PDF format

OFFICIAL BALLOT
LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING
MARCH 6, 2026

For Election (5 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the three (3) candidates receiving the next highest number of votes will each receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within Lake Hills Community Development District and described as follows:

<u>Description</u>	<u>Acreage/# of Lots</u>
See Attachment A	_____
_____	_____
_____	_____

or

Attach Proxy.

I, _____ as Landowner, or as the proxy holder of HR Lake Hills, LLC (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
1	Kimberly Locher	
2	Jeffrey Reader	
3	Marlene DeMarco	
4	Charlie Crawford	
5	Angel Alfonso	

Date: _____

Signed: _____

Printed Name: Dean Barberree

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTIONS 22 AND 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA , FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH RANGE 25 EAST; THENCE RUN ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 23; THENCE NORTH 00°53'14" EAST, A DISTANCE OF 1,171.08 FEET TO THE POINT OF BEGINNING BEING A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTRY ROAD 48 AS RECORDED IN THE FLORIDA DEPARTMENT OF TRANSPORTATION MAP PROJECT NUMBER 1093, AND BEING A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5,679.58 FEET, AND A CHORD WHICH BEARS, NORTH 59°46'18" WEST, A DISTANCE OF 758.74 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 758.74 FEET; THENCE NORTH 44°41'43" EAST, A DISTANCE OF 60.17 FEET; THENCE NORTH 43°19'28" EAST, A DISTANCE OF 79.11 FEET; THENCE NORTH 33°05'49" EAST, A DISTANCE OF 77.04 FEET; THENCE NORTH 15°11'17" EAST, A DISTANCE OF 86.38 FEET; THENCE NORTH 03°18'57" WEST, A DISTANCE OF 90.56 FEET; THENCE NORTH 33°15'37" EAST, A DISTANCE OF 67.93 FEET; THENCE NORTH 39°23'51" EAST, A DISTANCE OF 72.50 FEET; THENCE NORTH 70°53'11" EAST, A DISTANCE OF 126.00 FEET; THENCE NORTH 62°48'57" EAST, A DISTANCE OF 92.31 FEET; THENCE NORTH 45°53'15" EAST, A DISTANCE OF 82.59 FEET; THENCE NORTH 48°23'33" EAST, A DISTANCE OF 36.23 FEET; THENCE NORTH 18°18'32" EAST, A DISTANCE OF 52.57 FEET; THENCE NORTH 35°54'02" EAST, A DISTANCE OF 44.70 FEET; THENCE NORTH 17°43'54" EAST, A DISTANCE OF 71.17 FEET; THENCE NORTH 17°10'37" EAST, A DISTANCE OF 98.36 FEET; THENCE NORTH 14°29'52" EAST, A DISTANCE OF 38.06 FEET; THENCE NORTH 12°45'36" WEST, A DISTANCE OF 54.43 FEET; THENCE NORTH 50°02'00" WEST, A DISTANCE OF 62.21 FEET; THENCE NORTH 46°22'09" WEST, A DISTANCE OF 62.41 FEET; THENCE NORTH 33°26'04" WEST, A DISTANCE OF 51.05 FEET; THENCE NORTH 33°46'03" WEST, A DISTANCE OF 20.29 FEET; THENCE NORTH 89°51'26" WEST, A DISTANCE OF 138.19 FEET; THENCE NORTH 00°12'03" EAST, A DISTANCE OF 209.83 FEET; THENCE NORTH 39°31'51" EAST, A DISTANCE OF 291.83 FEET; THENCE NORTH 70°57'18" EAST, A DISTANCE OF 1,176.87 FEET TO A POINT ON THE MEANDER LINE OF LAKE HARRIS WITH THE PROPERTY BOUNDARY BEING THE ACTUAL WATER LINE, SAID POINT TO BE KNOWN AS REFERENCE POINT "A"; THENCE LONG SAID MEANDER LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 57°54'36" EAST, A DISTANCE OF 295.07 FEET; 2) THENCE SOUTH 72°34'01" EAST, A DISTANCE OF 1730.05 FEET; 3) THENCE SOUTH 80°48'31" EAST, A DISTANCE OF 1102.10 FEET TO THE END OF SAID MEANDER LINE;

CONTINUED ON SHEET 2

LEGEND:

- LB = LICENSED BUSINESS
- ORB = OFFICIAL RECORD BOOK
- PG = PAGE
- PB = PLAT BOOK
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA EAST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT). THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 23, HAVING A GRID BEARING OF NORTH 00°53'14" EAST.

Aaron J Murphy

Digitally signed by Aaron J Murphy
DN: cn=Aaron J Murphy,
o=Qualifier-A01410D0000019470AD54D200284AD9,
c=Qualification Engineering and Surveying, CA-US
Date: 2025.09.17 10:09:20-0400'

AARON J. MURPHY, PSM DATE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6768
FOR HAMILTON ENGINEERING AND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8405

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE UNIQUE SIGNATURE AND THE DIGITAL SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER

HAMILTON
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TEL: 407.362.5929

8340 CONSUMER CIR
SARASOTA, FL 32807
TEL: 941.377.9178

LAKE HILLS

COMMUNITY DEVELOPMENT DISTRICT

SEC TWP RNG: 22 & 23/30S/25E	JOB NUMBER: 25HAM####	DRAWN BY: GCT	DATE: 08/11/2025
SHEET: 1 OF 5			

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"

CONTINUED FROM SHEET 1

THENCE SOUTH 00°40'13" WEST, A DISTANCE OF 1312.20 FEET; THENCE SOUTH 46°59'45" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 43°00'59" WEST, A DISTANCE OF 134.76 FEET; THENCE SOUTH 46°59'01" WEST, A DISTANCE OF 765.92 FEET; THENCE SOUTH 60°15'03" WEST, A DISTANCE OF 218.37 FEET; THENCE SOUTH 15°38'16" WEST, A DISTANCE OF 306.32 FEET; THENCE SOUTH 75°08'12" WEST, A DISTANCE OF 258.80 FEET; THENCE SOUTH 15°36'38" WEST, A DISTANCE OF 52.62 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,341.83 FEET AND A CHORD WHICH BEARS NORTH 72°36'05" WEST AND A DISTANCE OF 223.10 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 223.18 FEET; THENCE NORTH 75°35'20" WEST, A DISTANCE OF 1,460.31 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 5,679.58 FEET AND A CHORD WHICH BEARS NORTH 69°35'43" WEST AND A DISTANCE OF 1,186.12 FEET; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 1,188.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 220.21 ACRES, MORE OR LESS.

LESS AND EXCEPT

BEGINNING AT REFERENCE POINT "A", SAID POINT BEING THE POINT OF BEGINNING THENCE SOUTH 57°54'36" EAST, A DISTANCE OF 295.07 FEET; THENCE SOUTH 89°52'31" WEST, A DISTANCE OF 708.55 FEET; THENCE NORTH 70°57'18" EAST, A DISTANCE OF 485.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.28 ACRES, MORE OR LESS.

TOTAL LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT BOUNDARY
CONTAINING 218.93 ACRES, MORE OR LESS.

INFORMATION NOT COMPLETE
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LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT

SEC TWP RNG:

22 & 23/30S/25E

JOB NUMBER:

25HAM####

DRAWN BY:

GCT

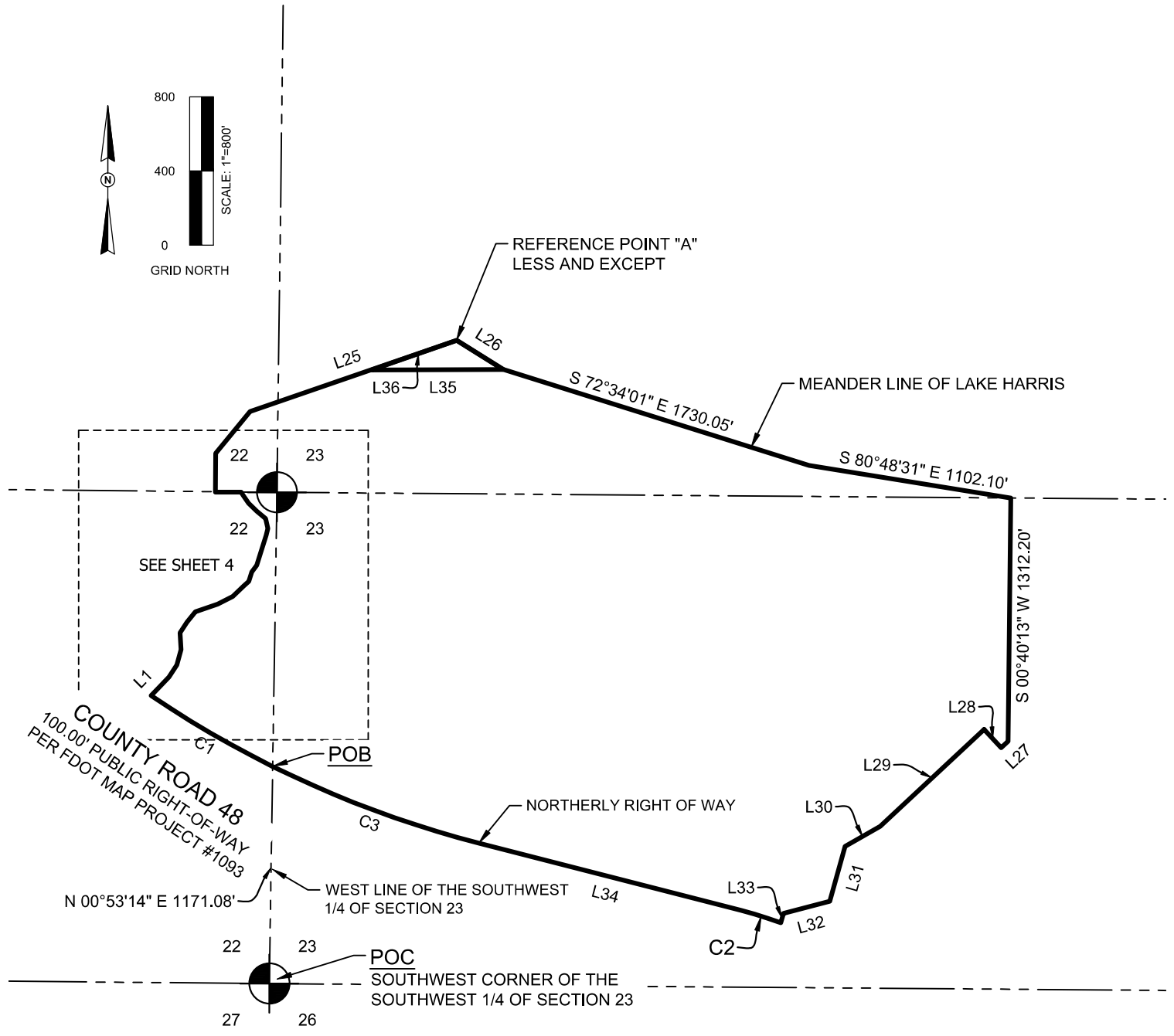
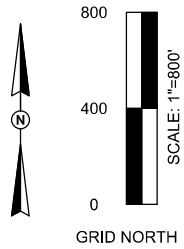
DATE:

08/11/2025

SHEET:

2 OF 5

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"



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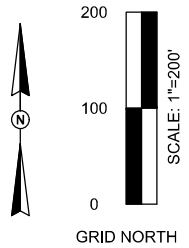
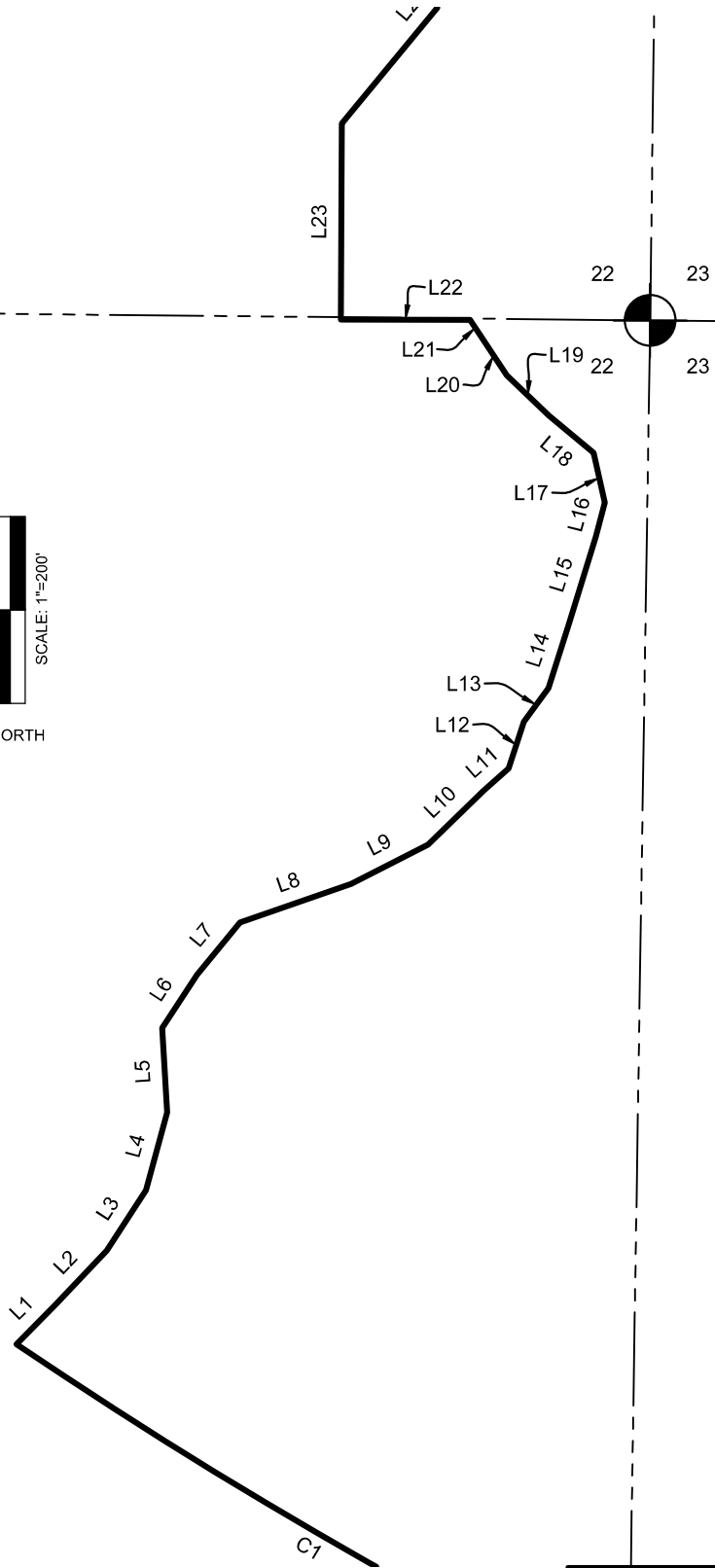
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LAKE HILLS				
COMMUNITY DEVELOPMENT DISTRICT				
SEC TWP RNG: 22 & 23/30S/25E	JOB NUMBER: 25HAM####	DRAWN BY: GCT	DATE: 08/11/2025	SHEET: 3 OF 5

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"



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LB #8405 CA #8474

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LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT

SEC TWP RNG: 22 & 23/30S/25E	JOB NUMBER: 25HAM####	DRAWN BY: GCT	DATE: 08/11/2025
SHEET:			4 OF 5

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	60.17'	N 44° 41' 43" E
L2	79.11'	N 43° 19' 28" E
L3	77.04'	N 33° 05' 49" E
L4	86.38'	N 15° 11' 17" E
L5	90.56'	N 03° 18' 57" W
L6	67.93'	N 33° 15' 37" E
L7	72.50'	N 39° 23' 51" E
L8	126.00'	N 70° 53' 11" E
L9	92.31'	N 62° 48' 57" E
L10	82.59'	N 45° 53' 15" E
L11	36.23'	N 48° 23' 33" E
L12	52.57'	N 18° 18' 32" E
L13	44.70'	N 35° 54' 02" E
L14	71.17'	N 17° 43' 54" E
L15	98.36'	N 17° 10' 37" E
L16	38.06'	N 14° 29' 52" E
L17	54.43'	N 12° 45' 36" W
L18	62.21'	N 50° 02' 00" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L19	62.41'	N 46° 22' 09" W
L20	51.05'	N 33° 26' 04" W
L21	20.29'	N 33° 46' 03" W
L22	138.19'	N 89° 51' 26" W
L23	209.83'	N 00° 12' 03" E
L24	291.83'	N 39° 31' 51" E
L25	1176.87'	N 70° 57' 18" E
L26	295.07'	S 57° 54' 36" E
L27	50.00'	S 46° 59' 45" W
L28	134.76'	N 43° 00' 59" W
L29	765.92'	S 46° 59' 01" W
L30	218.37'	S 60° 15' 03" W
L31	306.32'	S 15° 38' 16" W
L32	258.80'	S 75° 08' 12" W
L33	52.62'	S 15° 36' 38" W
L34	1460.31'	N 75° 35' 20" W
L35	708.55'	S 89° 52' 31" W
L36	485.12'	N 70° 57' 18" E

CURVE TABLE					
CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	5679.58'	N 59° 46' 18" W	758.74'	759.30'	7°39'36"
C2	2341.83'	N 72° 36' 05" W	223.10'	223.18'	5°27'38"
C3	5679.58'	N 69° 35' 43" W	1186.12'	1188.29'	11°59'15"

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LAKE HILLS

COMMUNITY DEVELOPMENT DISTRICT

SEC TWP RNG:	JOB NUMBER:	DRAWN BY:	DATE:	SHEET:
22 & 23/30S/25E	25HAM####	GCT	08/11/2025	5 OF 5