

**MINUTES OF MEETING
LAKE HILLS
COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of Lake Hills Community Development District was held on March 6, 2026, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 11:00 a.m., at the Mission Resort + Club, 10400 Country Road 48, Howey-in-the-Hills, Florida 34737.

Present:

Kimberly Locher	Chair
Charlie Crawford	Vice Chair
Jeffrey Reader	Assistant Secretary
Marlene DeMarco	Assistant Secretary
Angel Alfonso	Assistant Secretary

Also present:

Jordan Lansford	District Manager
Craig Wrathell	Wrathell, Hunt and Associates, LLC
Sarah Sandy	District Counsel
David Stokes	District Engineer
Dean Barberree	HR Lake Hills, LLC
Cynthia Wilhelm (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Lansford called the meeting to order at 11:04 a.m.

Ms. Lansford, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Kimberly Locher, Jeffrey Reader, Marlene DeMarco and Angel Alfonso.

Supervisors Locher, Reader, DeMarco and Alfonso were present. Supervisor-Elect Crawford was not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

Ms. Lansford recapped the results of the Landowners’ Election, held just prior to this meeting, as follows:

Seat 1	Kimberly Locher	219 votes	Four-year Term
Seat 2	Jeffrey Reader	219 votes	Four-year Term
Seat 3	Marlene DeMarco	218 votes	Two-year Term
Seat 4	Charlie Crawford	218 votes	Two-year Term
Seat 5	Angel Alfonso	218 votes	Two-year Term

Mr. Crawford joined the meeting at 11:07 a.m.

PART 1: GENERAL DISTRICT ITEMS

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Board of Supervisors (the following will be provided in a separate package)

The Oath of Office was administered to Supervisors Locher, Reader, DeMarco and Alfonso during the First Order of Business.

Ms. Lansford, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Charlie Crawford.

Ms. Sandy and Staff provided and explained the following:

- A. Ethics Training for Special District Supervisors and Form 1**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

Ms. Sandy will provide additional information following the meeting.

The Board and Staff discussed Sunshine Law and public records law; public records requests; use of designated CDD email addresses; keeping CDD documents, meeting notes and emails separate from personal records, and filing Form 1 online. Board Members should contact the District Manager or District Counsel with questions or concerns and before providing any information related to public records requests. Public records requests should be forwarded to

the District Manager or District Counsel right away. In most cases, District Management will respond to public records requests.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners’ Meeting; Providing a Severability Clause; and Providing an Effective Date

Ms. Lansford presented Resolution 2026-01.

On MOTION by Mr. Reader and seconded by Ms. Locher, with all in favor, Resolution 2026-01, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners’ Meeting; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Ms. Lansford presented Resolution 2026-02. The results of the Landowners’ Election were read into the record following the Second Order of Business.

On MOTION by Mr. Alfonso and seconded by Mr. Reader, with all in favor, Resolution 2026-02, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Electing the Officers of the District, and Providing for an Effective Date

Ms. Lansford presented Resolution 2026-03. The following slate was nominated:

- | | |
|------------|-----------------|
| Chair | Kimberly Locher |
| Vice Chair | Jeffrey Reader |
| Secretary | Craig Wrathell |

Assistant Secretary	Charlie Crawford
Assistant Secretary	Angel Alfonso
Assistant Secretary	Marlene DeMarco
Assistant Secretary	Jordan Lansford
Assistant Secretary	Kristen Suit
Treasurer	Craig Wrathell
Assistant Treasurer	Jeffrey Pinder

No other nominations were made.

On MOTION by Mr. Reader and seconded by Mr. Alfonso, with all in favor, Resolution 2026-03, Electing the Officers of the District, as nominated, and Providing for an Effective Date was adopted.

Discussion of Resolution 2026-03 revisited following the Ninth Order of Business after which the Resolution was revised and readopted.

PART 2: CONSENT AGENDA (ORGANIZATIONAL ITEMS, BANKING ITEMS & BUDGETARY ITEMS)

ORGANIZATIONAL ITEMS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Consent Agenda Organizational Items:

The following Consent Agenda Items were presented and discussed:

- A. Resolution 2026-04, Appointing and Fixing the Compensation of the District Manager; Appointing a Methodology Consultant; and Providing an Effective Date**
 - **Agreement for District Management Services: Wrathell, Hunt and Associates, LLC**
- B. Resolution 2026-05, Appointing Legal Counsel for the District, Authorizing Compensation and Providing for an Effective Date**
 - **Retention and Fee Agreement: Kutak Rock LLP**
- C. Resolution 2026-06, Designating a Registered Agent and Registered Office of the District and Providing for an Effective Date**
- D. Resolution 2026-07, Appointing and Fixing the Compensation of the Interim District Engineer and Providing an Effective Date**

- **Interim Engineering Services Agreement: Madden, Moorhead & Stokes, LLC**
- E. Authorization of Request for Qualifications (RFQ) for Engineering Services**
- F. Board Member Compensation: 190.006 (8), F.S.**
- G. Resolution 2026-08, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date**
- H. Resolution 2026-09, Setting Forth the Policy of the Lake Hills Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors, Officers, and Staff; and Providing for an Effective Date**
 - **Authorization to Obtain General Liability and Public Officers' Insurance**
- I. Resolution 2026-10, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**
- J. Resolution 2026-11, Providing for the Appointment of Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**
- K. Resolution 2026-12, Granting the Chairperson or in His or Her Absence, the Vice Chairperson, the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing for Severability and an Effective Date**
- L. Resolution 2026-13, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the Lake Hills Community Development District and Providing an Effective Date**
- M. Authorization of Request for Proposals (RFP) for Annual Audit Services**
 - **Designation of Board of Supervisors as Audit Committee**
- N. Strange Zone, Inc., Quotation #M26-005 for District Website Design, Maintenance and Domain Web-Site Design Agreement**
- O. Resolution 2026-14, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

- P. Performance Measures and Standards Reporting
- Q. Consideration of E-Verify Memorandum

BANKING ITEMS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Consent Agenda Banking Items:

The following Consent Agenda Items were presented and discussed:

- A. Resolution 2026-15, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date
- B. Resolution 2026-16, Authorizing the District Manager or Treasurer to Execute the Public Depositor Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date

BUDGETARY ITEMS

NINTH ORDER OF BUSINESS

Consideration of the Following Consent Agenda Budgetary Items:

The following Consent Agenda Items were presented and discussed:

- A. Fiscal Year 2025/2026 Budget Funding Agreement
- B. Fiscal Year 2026/2027 Budget Funding Agreement
Funding requests for Operation and Maintenance (O&M) expenditures will be submitted to Mr. Alfonso.
- C. Resolution 2026-17, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes
- D. Resolution 2026-18, Authorizing the Disbursement of Funds of the District Without Prior Approval of the District’s Board of Supervisors (“Board”); Setting Certain Monetary Thresholds; and Providing for Severability and an Effective Date
- E. Resolution 2026-19, Authorizing the Chair and Vice Chair to Take the Necessary Actions to Award Certain Contracts, Agreements and Other Documents; and Providing an Effective Date

- F. **Resolution 2026-20, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**
- G. **Resolution 2026-21, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**
- H. **Resolution 2026-22, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

On MOTION by Ms. Locher and seconded by Mr. Reader, with all in favor, the Consent Agenda Items listed in the Seventh, Eighth and Ninth Orders of Business, were approved, adopted, ratified and/or accepted, as appropriate.

- **Discussion Resumed: Consideration of Resolution 2026-03, Electing the Officers of the District, and Providing for an Effective Date**

Discussion ensued regarding the Bond Financing Team Funding Agreement, reimbursement of funds advanced for bond-related expenditures, authorization of expenditures and funding requests to be sent to Toll Brothers, coordination with the Developer during platting, expenditures to be approved by the Chair or Vice Chair, and the suggestion to appoint a Toll Brothers representative as Vice Chair.

The consensus was to redesignate the officers and reconsider Resolution 2026-03.

Ms. Lansford presented Resolution 2026-03. The consensus was to revise the previously approved slate, as follows:

Chair	Kimberly Locher
Vice Chair	Charlie Crawford
Secretary	Craig Wrathell
Assistant Secretary	Jeffrey Reader
Assistant Secretary	Angel Alfonso
Assistant Secretary	Marlene DeMarco
Assistant Secretary	Jordan Lansford
Assistant Secretary	Kristen Suit
Treasurer	Craig Wrathell

Assistant Treasurer

Jeffrey Pinder

No other nominations were made.

On MOTION by Mr. Alfonso and seconded by Mr. Reader, with all in favor, Resolution 2026-03, as amended, Electing the Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

PART 3: NON-CONSENT AGENDA (ORGANIZATIONAL ITEMS, BANKING ITEMS & BUDGETARY ITEMS)

ORGANIZATIONAL ITEMS

TENTH ORDER OF BUSINESS

Consideration of the Following Non-Consent Agenda Organizational Items:

- A. Resolution 2026-23, Designating the Location of the Local District Records Office and Providing an Effective Date**

On MOTION by Mr. Alfonso and seconded by Ms. Locher, with all in favor, deferring Resolution 2026-23 until a local records office could be identified, was approved.

- B. Resolution 2026-24, Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date**

- I. Rules of Procedure**
- II. Notices of Rule Development and Rulemaking**

Ms. Lansford presented Resolution 2026-24 and the accompanying Exhibits.

Discussion ensued regarding bond issuance, assessments and public hearings.

On MOTION by Ms. Locher and seconded by Mr. Alfonso, with all in favor, Resolution 2026-24, Designate Date, Time and Place of May 12, 2026 at 11:00 a.m., at the Mission Resort + Club, 10400 Country Road 48, Howey-in-the-Hills, Florida 34737, for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

- C. Resolution 2026-25, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2025/2026 and Providing for an Effective Date**

This item was deferred. Ms. Lansford stated that meetings can be scheduled on an as-needed basis with ten days’ notice to allow time for advertising.

BANKING ITEMS

ELEVENTH ORDER OF BUSINESS

Consideration of the Following Non-Consent Agenda Banking Item:

- A. Resolution 2026-26, Designating a Public Depository for Funds of the District; Authorizing Certain Officers of the District to Execute and Deliver Any and All Financial Reports Required by Rule, Statute, Law, Ordinance or Regulation; and Providing an Effective Date**

On MOTION by Mr. Reader and seconded by Ms. Locher, with all in favor, Resolution 2026-26, Designating Truist Bank as a Public Depository for Funds of the District; Authorizing Certain Officers of the District to Execute and Deliver Any and All Financial Reports Required by Rule, Statute, Law, Ordinance or Regulation; and Providing an Effective Date, was adopted.

Funding requests will be submitted to Mr. Alfonso.

BUDGETARY ITEMS

TWELFTH ORDER OF BUSINESS

Consideration of the following Non-Consent Agenda Budgetary Items:

- A. Resolution 2026-27, Approving the Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date**

Ms. Lansford presented Resolution 2026-27 and the proposed Fiscal Year 2026 budget, which is a partial-year Developer-contribution budget, with expenses funded as they are incurred.

On MOTION by Mr. Reader and seconded by Ms. Locher, with all in favor, Resolution 2026-27, Approving the Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for May 12, 2026 at 11:00 a.m., at the Mission Resort + Club, 10400 Country Road 48, Howey-in-the-Hills, Florida 34737, and Providing for an Effective Date, was adopted.

B. Resolution 2026-28, Approving Proposed Budget(s) for FY 2027; Setting a Public Hearing Thereon and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date

Ms. Lansford presented Resolution 2026-28 and the proposed Fiscal Year 2027 budget, which is a full-year Developer-contribution budget, with expenses funded as they are incurred.

On MOTION by Mr. Reader and seconded by Ms. Locher, with all in favor, Resolution 2026-28, Approving Proposed Budget(s) for FY 2027; Setting a Public Hearing Thereon for May 12, 2026 at 11:00 a.m., at the Mission Resort + Club, 10400 Country Road 48, Howey-in-the-Hills, Florida 34737, and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date, was adopted.

Mr. Wrathell stated proposed budgets will be update to include Supervisor compensation.

PART 4: BOND FINANCING RELATED MATTERS

THIRTEENTH ORDER OF BUSINESS

Consideration of the Following Bond Financing Related Items:

A. Bond Financing Team Funding Agreement

Ms. Sandy stated this Agreement provides for payment by Toll Brothers of the District's expenses related to bond issuance; most expenditures can be reimbursed from bond proceeds.

On MOTION by Mr. Alfonso and seconded by Ms. Locher, with all in favor, the Bond Financing Team Funding Agreement, was approved.

B. Engagement of Bond Financing Professionals

I. Resolution 2026-29, Appointing an Underwriter/Investment Banker in Contemplation of the Issuance of the Lake Hills Community Development District Special Assessment Revenue Bonds [FMSbonds, Inc.]

- **Agreement for Underwriter Services & Rule G-17 Disclosure**

On MOTION by Mr. Alfonso and seconded by Mr. Reader, with all in favor, Resolution 2026-29, Appointing FMSbonds, Inc., as Underwriter/Investment Banker in Contemplation of the Issuance of the Lake Hills Community Development District Special Assessment Revenue Bonds, was adopted.

II. Resolution 2026-30, Appointing Bond Counsel in Contemplation of the Issuance of the Lake Hills Community Development District Bonds [Nabors Giblin & Nickerson, P.A.]

- **Proposal for Bond Counsel Services**
- **Bond Counsel Agreement**

On MOTION by Mr. Reader and seconded by Ms. Locher, with all in favor, Resolution 2026-30, Appointing Nabors Giblin & Nickerson, P.A., as Bond Counsel in Contemplation of the Issuance of the Lake Hills Community Development District Bonds, was adopted.

III. Resolution 2026-31, Appointing Trustee, Paying Agent, Registrar and Transfer Agent in Contemplation of the Issuance of the Lake Hills Community Development District Bonds [U.S. Bank, N.A.]

- **Proposal for Trustee, Paying Agent, Registrar and Transfer Agent Services**

On MOTION by Mr. Alfonso and seconded by Mr. Reader, with all in favor, Resolution 2026-31, Appointing U.S. Bank, N.A., as Trustee, Paying Agent, Registrar and Transfer Agent in Contemplation of the Issuance of the Lake Hills Community Development District Bonds, was adopted.

C. Resolution 2026-32, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Ms. Lansford presented Resolution 2026-32. This enables the CDD to utilize the Uniform Method of levying and collecting special assessments using the services of the County Property Appraiser and Tax Collector.

On MOTION by Mr. Reader and seconded by Ms. Locher, with all in favor, Resolution 2026-32, Designating a Date, Time, and Location of April 17, 2026 at 11:00 a.m., at the Mission Resort + Club, 10400 Country Road 48, Howey-in-the-Hills, Florida 34737 for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

D. Presentation of Master Engineer's Report

Mr. Stokes presented the Engineer's Report dated March 2026 and noted the following:

- The CDD consists of 218.93 acres.
- Phase 1 anticipates 214 units including 50' and 60' single family units and 35' villas.
- Infrastructure costs are itemized and include roadway improvements, stormwater management, water and wastewater systems, irrigation, a public park and facilities.

The following questions were posed and answered:

Ms. Sandy: In your professional opinion, are the cost estimates in the Engineer's Report reasonable for a project of this size and scope?

Mr. Stokes: Yes, they are.

Ms. Sandy: And is there any reason to believe that the CDD could not carry out the project at this time?

Mr. Stokes: There is not.

On MOTION by Mr. Reader and seconded by Mr. Alfonso, with all in favor, the Master Engineer's Report dated March 2026, in substantial form, was approved.

E. Presentation of Master Special Assessment Methodology Report

Ms. Lansford presented the Master Special Assessment Methodology Report dated March 6, 2026. She discussed the Capital Improvement Plan (CIP), financing plan, assessment roll, True-up Mechanism and Appendix tables and noted the following:

- The Master Special Assessment Methodology Report supports the assumptions presented in the CIP outlined in the Master Engineer's Report.
- A total of 571 residential units are anticipated.
- The total CIP costs are estimated at \$81,777,630.
- The total par amount of bonds, including the costs of financing, capitalized interest and debt service reserve, is \$112,190,000 to finance a portion of the CIP in the estimated total amount of \$81,777,630.

Mr. Wrathell discussed the Assessment Methodology, capitalized interest, lienability tests, True-up Mechanism, Equivalent Residential Units (ERUs), Supplemental Methodology Reports, and the special and peculiar benefits to the units. Mr. Wrathell also noted that the Assessment Methodology addressed what was needed in order to have a valid assessment lien,

specifically that the assessments under the methodology were reasonably and fairly allocated to the lands specially benefitting from such assessments and that the assessed lands received special benefits that were equal to or in excess of assessments levied on such lands under the methodology report. Ms. Sandy noted that the last two items discussed by Mr. Wrathell were items she would normally ask Mr. Wrathell to confirm on the record with respect to the Assessment Methodology, and asked the record to reflect the items were addressed by the Assessment consultant.

On MOTION by Mr. Alfonso and seconded by Mr. Reader, with all in favor, the Master Special Assessment Methodology Report dated March 6, 2026, in substantial form, was approved.

- F. Resolution 2026-33, Declaring Special Assessments; Indicating the Location, Nature And Estimated Cost of Those Infrastructure Improvements Whose Cost is to Be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to Be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall Be Paid; Designating Lands Upon Which the Special Assessments Shall Be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution**

Ms. Sandy stated this resolution starts the process under Fla. Stat. Ch. 170, 190, and 197 for the District to levy master assessments, which will be used to help the District fund its capital improvement plan. The resolution additionally approves the Engineer's Report and Master Assessment Methodology Report in substantial form.

On MOTION by Ms. Locher and seconded by Mr. Alfonso, with all in favor, Resolution 2026-33, Declaring Special Assessments; Indicating the Location, Nature And Estimated Cost of Those Infrastructure Improvements Whose Cost is to Be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to Be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall Be Paid; Designating Lands Upon Which the Special Assessments Shall Be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution, was adopted.

- G. Resolution 2026-34, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Lake Hills Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes**

Ms. Sandy stated this resolution sets a public hearing on the master assessments contemplated under Resolution 2026-33.

On MOTION by Ms. Locher and seconded by Mr. Alfonso, with all in favor, Resolution 2026-34, Setting a Public Hearing for April 17, 2026 at 11:00 a.m., at the Mission Resort + Club, 10400 Country Road 48, Howey-in-the-Hills, Florida 34737 for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Lake Hills Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes, was adopted.

- H. Resolution 2026-35, Authorizing the Issuance of Not to Exceed \$111,190,000 Lake Hills Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date**

Ms. Wilhelm presented Resolution 2026-35, which accomplishes the following:

- Authorizes and directs District Counsel and Bond Counsel to file for validation.
- Authorizes and approves execution and delivery of the Master Trust Indenture.
- Appoints U.S. Bank Trust Company, N. A., as the Trustee, Registrar and Paying Agent.
- Authorizes issuance of a not to exceed \$112,190,000 aggregate principal amount of Capital Improvement Revenue bonds in one or more series.
- Approves the CIP.

On MOTION by Mr. Alfonso and seconded by Mr. Crawford, with all in favor, Resolution 2026-35, Authorizing the Issuance of Not to Exceed \$112,190,000 Lake Hills Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date, was adopted.

PART 5: PROJECT RELATED MATTERS

FOURTEENTH ORDER OF BUSINESS

Consideration of the Following Project Related Items:

Ms. Sandy presented the following:

A. Interlocal Agreement

Ms. Sandy stated this interlocal agreement is between the District and Town of Howey in the Hills. It was negotiated during the establishment process and the petitioner agreed to have it approved and entered into by the CDD’s board upon establishment.

On MOTION by Mr. Crawford and seconded by Mr. Reader, with all in favor, the Interlocal Agreement with the Town of Howey in the Hills, was approved.

B. Consideration of Resolution 2026-36, Authorizing the Filing of a Public Facilities Report and Providing an Effective Date

On MOTION by Mr. Alfonso and seconded by Ms. Locher, with all in favor, Resolution 2026-36, Authorizing the Filing of a Public Facilities Report and Providing an Effective Date, was adopted.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer (Interim): Madden, Moorhead & Stokes, LLC

There were no District Counsel or District Engineer reports.

C. District Manager: Wrathell, Hunt and Associates, LLC

The next meetings will be on April 17, 2026 and May 12, 2026 at 11:00 a.m.

SIXTEENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

Discussion ensued regarding Board Members’ use of email and funding requests.

Ms. Sandy suggested including the CDD name in the subject line to facilitate filing. It was noted that District Management sends email reminders for meeting dates; Board Members should never use the “reply all” feature when responding to CDD emails.

SEVENTEENTH ORDER OF BUSINESS

Public Comments

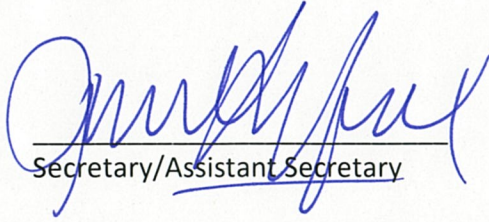
No members of the public spoke.

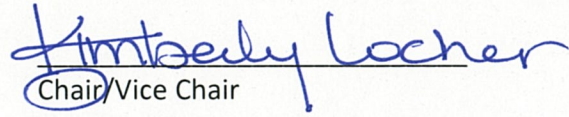
EIGHTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Locher and seconded by Mr. Alfonso, with all in favor, the meeting adjourned at 12:21 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair