

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

The regular meeting of the Board of Supervisors of the Lake Lizzie Community Development District was held Wednesday, **February 5, 2025** at 12:30 p.m. at the West Osceola Library, 305 Campus Street, Celebration, Florida.

Present and constituting a quorum:

Tony Iorio  
Doug Beasley  
Rocky Owen

Chairman  
Vice Chairman  
Assistant Secretary

Also present were:

Tricia Adams  
Michelle Rigoni *by phone*  
Alan Scheerer  
Pete Glasscock *by phone*

District Manager, GMS  
District Counsel  
Field Manager  
District Engineer

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order and called the roll. Three Board members were present in person constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There were no members of the public present for the meeting and there were no members on the Zoom line.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the December 4,  
2024, Board of Supervisors Meeting**

Ms. Adams presented the minutes from the December 4, 2024, Board of Supervisors meeting. She noted the minutes have been reviewed by staff. She asked the Board for any changes to the minutes. There being no changes to the minutes, Ms. Adams asked for a motion to approve.

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On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Minutes of the December 4, 2024, Board of Supervisors Meeting, were approved

**FOURTH ORDER OF BUSINESS****Consideration of Acquisition of Phase 1  
Landscape, Hardscape and Irrigation  
Improvements**

Ms. Adams noted on page 12 of the agenda package is a description of the improvements to be acquired and it articulates the landscape as well as the hardscape. She explained that Ms. Rigoni and her team put together an acquisition packet to document the conveyance from the developer to Lake Lizzie CDD.

Ms. Rigoni reviewed and explained the documents included in the agenda package for the acquisition of Phase 1 landscape, hardscape and irrigation improvements. She noted the acquisition was by donation.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Acquisition of Phase 1 Landscape, Hardscape and Irrigation Improvements, was approved.

**FIFTH ORDER OF BUSINESS****Ratification of Amendment to Landscape  
Agreement**

Ms. Adams explained that on page 59 of the agenda package is an amendment to their Landscape Service Agreement. She explained that the District entered into a Landscape Service Agreement with Yellowstone at the beginning of the fiscal year. She pointed out that there was some cost savings by moving to an agreement with Yellowstone. Subsequent to that, they identified some additional property that the District intended to maintain. That property has been added to the agreement.

Ms. Adams stated the Board reviewed the proposal for that in December. Once the Board approved the proposal, District Counsel, Ms. Rigoni, put together the agreement. The pricing is effective January 1, 2025 and Mr. Scheerer has been auditing the invoice to be sure that the invoices are in accordance with the agreement. She stated the agreement was executed and they are looking for a motion to ratify the amendment to the Landscape Agreement.

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On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, the Amendment to Landscape Agreement, was ratified.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

##### **i. Stormwater Ratification Bill O&M Requirements Memo**

Ms. Rigoni reviewed the stormwater O&M requirements memorandum. Ms. Adams noted that the District engineer did receive a copy by electronic mail of the memorandum at the request of Kutak Rock.

#### **B. Engineer**

There being no comments, the next item followed.

#### **C. Field Manager**

Mr. Scheerer presented the field manager report and discussed the landscape contract. He noted that they are still dealing with the transfer of the utilities. He also noted there is a meter that doesn't match any of the invoicing that they received. He stated he received some updated invoices yesterday. After this meeting, he is going back out there to try and get those three meters located and to get those invoices separated and pulled out from the group.

#### **D. District Manager's Report**

##### **i. Approval of Check Register**

Ms. Adams presented the check register out of the general fund from November 1, 2024, to November 30, 2024, with a total amount of \$6,454.

On MOTION by Mr. Iorio, seconded by Mr. Beasley with all in favor, the Check Register, was approved.

##### **ii. Balance Sheet & Income Statement**

Ms. Adams presented the balance sheet that is included in the agenda packet. No action was required at this time.

## **SEVENTH ORDER OF BUSINESS**

### **Other Business**

There being no comments, the next item followed.

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**EIGHTH ORDER OF BUSINESS**

**Supervisors   Requests   and   Audience  
Comments**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Ms. Adams asked for a motion to adjourn.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the meeting was adjourned.
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Signed by:  
  
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Secretary/Assistant Secretary

DocuSigned by:  
  
8B2C3BA3E54B4FB...  
Chairman/Vice Chairman