

**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, **May 6, 2026**, at 1:30 p.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida.

Present and constituting a quorum:

Doug Beasley
Rocky Owen
Tom Franklin

Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Michelle Rigoni *by phone*
Shawn Hindle *by phone*
Alan Scheerer
Karly Chambers

District Manager, GMS
District Counsel
District Engineer
Field Services Manager, GMS
Field Services, GMS

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

Ms. Adams noted that no members of the public were present or participating remotely. No public comments were received.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the November 5,
2025 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the November 5, 2025 Board of Supervisor's meeting and asked for any comments, corrections, or questions.

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On MOTION by Mr. Franklin, seconded by Mr. Beasley, with all in favor, the Minutes of the November 5, 2025 Board of Supervisors Meeting, were approved

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-01 Approving the Fiscal Year 2027 Proposed Budget and Setting Public Hearing to Adopt

Ms. Adams presented Resolution 2026-01, which would approve the proposed Fiscal Year 2027 budget. She suggested scheduling the public hearing for August 5, 2026, at 1:30 p.m. at the West Osceola Branch Library in Celebration. She noted that approval of the resolution would also allow staff to complete required steps such as sending the proposed budget to Osceola County, posting it on the District website, and noticing the public hearing.

Ms. Adams noted that the 2027 fiscal year runs from October 1, 2026, through September 30, 2027, and that the proposed budget keeps assessments level, meaning no increase for property owners. She stated the budget includes interest income from surplus savings, irrigation cost-sharing contributions from the homeowner's association, recognition of surplus funds to balance the budget.

On MOTION by Mr. Franklin, seconded by Mr. Beasley, with all in favor, Resolution 2026-01 Approving the Fiscal Year 2027 Proposed Budget and Setting Public Hearing to Adopt on August 5, 2026 at 1:30 p.m., was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-02 Setting Date, Time, and Location of the November 2026 Landowner's Election and Meeting

Ms. Adams stated Resolution 2026-02 would set the date, time, and location for the November 2026 landowners' election and meeting. She noted the election is scheduled for November 3, 2026, at the West Osceola Branch Celebration Library where the District regularly meets. Ms. Adams clarified that seats 3, 4, and 5 will be included in the November 2026 landowner's election.

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On MOTION by Mr. Beasley, seconded by Mr. Franklin with all in favor, Resolution 2026-02 Setting Date, Time, and Location of the November 2026 Landowner's Election and Meeting for November 3, 2026, was approved.

SIXTH ORDER OF BUSINESS

Presentation of Series 2024 Arbitrage Rebate Report

Ms. Adams stated the Series 2024 arbitrage rebate report is on page 33 and shows no rebate liability.

On MOTION by Mr. Owen, seconded by Mr. Beasley, with all in favor, Accepting the Series 2024 Arbitrage Rebate Report, was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Data Sharing & Usage Agreement with Osceola County Property Appraiser

Ms. Adams stated agenda item seven was to ratify the Data Sharing and Usage Agreement with the Osceola County Property Appraiser's Office. She explained that the agreement relates to data shared for the assessment administration process and stated that staff recommended ratification.

On MOTION by Mr. Beasley, seconded by Mr. Franklin, with all in favor, the Data Sharing & Usage Agreement with Osceola County Property Appraiser, was ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni stated the 2026 Florida legislative session resulted in several updates affecting CDD operations, though none require immediate Board action. She highlighted a new provision allowing elected supervisors to be recalled for specific reasons and under set procedures, an increase in sovereign immunity limits, and a new requirement that local governments accept electronic and credit card payments by January 1, 2027.

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Ms. Rigoni also noted updates to ethics training requirements, with revised materials to be issued by the Commission on Ethics by November 1st and said an updated memo would likely be circulated once that information is available.

B. Engineer

There being no comments, the next item followed.

C. Field Manager

Mr. Scheerer reviewed the Field Manager's report. He stated the site is generally in good condition. He noted minor erosion on a phase two pond bank, a few small irrigation repairs including replacement of a bad valve and said they are monitoring plant material because of drought conditions. He introduced Karly Chambers who recently joined GMS as a Field Manager.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams presented the check register from October 1, 2025, to March 31, 2026 totaling \$469,760.50. There were no Board questions and there was a motion of approval.

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

ii. Balance Sheet & Income Statement

Ms. Adams presented the unaudited financials through the end of September.

iii. Consideration of Resolution 2026-03 Updating Local Records Office

Ms. Adams presented Resolution 2026-03, updating the District's local records office to the Remington Clubhouse, 2651 Remington Boulevard, Kissimmee, Florida. The Board and District Counsel discussed whether Lake Lizzie CDD's use of a facility within Remington CDD had been authorized and whether an agreement or compensation was required. Ms. Adams stated that the arrangement had been coordinated and approved by District staff, that no compensation or additional agreement was required, and that confirmation would be provided to the attorney.

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On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2026-03 Updating Local Records Office, was approved.

iv. Presentation of Registered Voters – 128

Ms. Adams stated that, according to a letter from the Osceola County Supervisor of Elections, there were 128 qualified electors in the Lake Lizzie CDD as of April 15, 2026. She said the information was being entered for the record only and that no Board action was required.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

ELEVENTH 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.

Signed by:

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 Secretary/Assistant Secretary

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BB2C3BA3F54B4FB...
 Chairman/Vice Chairman