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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, **August 5, 2026,** at 2:00 p.m. at the Hart Memorial Library, 211 East Dakin Avenue, Kissimmee, Florida.

Present and constituting a quorum:

Tony Iorio	Chairman
Doug Beasley	Vice Chairman
Rocky Owen	Assistant Secretary
Tom Franklin	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Michelle Rigoni	District Counsel
Shawn Hindle	District Engineer
Karly Chambers	Field Services, GMS

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Iorio called the meeting to order and called the roll. Four Board members were present in person, constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Adams noted no members of the public were present in person or participating remotely for public comment.

THIRD ORDER OF BUSINESS **Approval of Minutes of the May 6, 2026, Board of Supervisors Meeting**

Ms. Adams presented the minutes of the May 6, 2026, Board of Supervisors meeting. No corrections were requested.

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> On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Minutes of the May 6, 2026 Board of Supervisors Meeting, were approved

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-05 Ratification of District Manager Resetting Budget Public Hearing Time and Location**

Ms. Adams presented Resolution 2026-05, ratifying the District Manager's actions resetting the budget public hearing to August 5, 2026, at 2:00 p.m. at the Hart Memorial Library, 211 East Dakin Avenue, Kissimmee, Florida, because the originally scheduled venue was unavailable. She reported that notice of the public hearing had been provided.

> On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2026-05 Ratification of District Manager Resetting Budget Public Hearing Time and Location, was approved.

FIFTH ORDER OF BUSINESS **Public Hearing**

A. Consideration of Resolution 2026-06 Adopting Fiscal Year 2027 Approved Budget and Appropriating Funds

Ms. Adams asked for a motion to open the public hearing.

> On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Opening the Public Hearing, was approved.

Ms. Adams presented the proposed Fiscal Year 2027 budget and Resolution 2026-06. She reported that the proposed budget had been submitted to Osceola County and that the public hearing had been advertised. Since the Board's prior review, actual results had been updated through May 31, 2026, and field expenditures had been refined using historical costs and proposed service pricing. No public comments or objections were received.

> On MOTION by Mr. Owen, seconded by Mr. Franklin with all in favor, Closing the Public Hearing, was approved.

Ms. Adams presented Resolution 2026-07, imposing Fiscal Year 2027 operations and maintenance assessments, providing for collection of debt service assessments, and certifying the assessment roll for collection through the Osceola County tax roll.

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On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2026-06 Adopting Fiscal Year 2027 Approved Budget and Appropriating Funds, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-07 Imposing Fiscal Year 2027 Special Assessments and Certifying an Assessment Roll**

Ms. Adams stated that, since the Board had adopted the budget, they needed to fund it. She explained that the proposed funding method was through non-ad valorem assessments on the Osceola County tax roll. She identified Resolution 2026-07 on page 29 of the agenda packet and explained that it authorized the imposition and collection of the operations and maintenance fee outlined in the adopted budget, as well as collection of the debt service fee imposed when the bond was issued. She noted that the adopted budget and assessment roll would be attached as exhibits, with the assessment roll beginning on page 33 and showing the operations and maintenance and debt service fees for each parcel in the District. She asked whether there were any questions and requested a motion to adopt Resolution 2026-07.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2026-07 Imposing Fiscal Year 2027 Special Assessments and Certifying an Assessment Roll, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-08 Setting the Date, Time, and Location of Public Hearing to Amend District's Rules of Procedures**

Ms. Adams stated that the next agenda item was to set the date, time, and location for a public hearing to amend the District's rules of procedure. She explained that District Counsel had prepared the resolution and amended rules for Lake Lizzie and asked Ms. Rigoni to present the item.

Ms. Rigoni reviewed proposed updates to the District's Rules of Procedure, including revisions addressing rulemaking notice requirements. The Board selected October 7, 2026, at 1:00 p.m. for the public hearing.

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> On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, Resolution 2026-08 Setting the Date, Time, and Location of Public Hearing to Amend District's Rules of Procedures on October 7, 2026 at 1:00 p.m., was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Giga power Fiber Installation**

Ms. Adams presented Giga Power's proposed fiber installation within the District. The Board discussed access to District property, permitting, restoration, potential bonding requirements, and review by District Counsel and the District Engineer. The discussion indicated that Giga Power would bear the installation costs. The Board considered delegating approval of the any final agreement to the Chairman.

> On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Delegating Authority to the Chairman to approve a final form of agreement with Giga Power, was approved.

NINTH ORDER OF BUSINESS **Presentation of Fiscal Year 2025 Financial Audit Report**

Ms. Adams presented the independent financial audit for the fiscal year ended September 30, 2025. She reported that the audit contained no current year findings or recommendations and no prior year findings requiring follow up, and that it had been timely filed with the Auditor General.

> On MOTION by Mr. Beasley, seconded by Mr. Franklin, with all in favor, Accepting the Fiscal Year 2025 Financial Audit Report, was approved.

TENTH ORDER OF BUSINESS **Consideration of Proposal for Fiscal Year 2026 Financial Audit Services with Grau & Associates**

Ms. Adams presented Grau & Associates' proposal to audit the fiscal year ending September 30, 2026, for $5,600, consistent with the previously approved audit-services arrangement.

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> On MOTION by Mr. Beasley, seconded by Mr. Franklin, with all in favor, the Proposal for Fiscal Year 2026 Financial Audit Services with Grau & Associates, was approved.

ELEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Rigoni stated she had nothing to report.

B. Engineer

Mr. Hindle discussed flume and sidewalk inquiries and proposed erosion control work at a flume outlet.

C. Field Manager

i. Consideration of Midge Services Agreement with Clarke Environmental

Ms. Chambers recommended midge-management services from Clarke Environmental at an annual cost of $15,011.74, including larvicide applications and spraying. She reported current midge activity and noted the proximity of completed homes to Pond 1. Funding had been included in the current fiscal year budget.

> On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, the Midge Services Agreement with Clarke Environmental, was approved.

ii. Consideration of FY 2027 Landscape Maintenance Services Renewal

Ms. Chambers presented the Yellowstone landscape services agreement, noting it was approximately $63,000 and consistent with what had been anticipated. Ms. Adams explained that Yellowstone was the incumbent provider, that approval would renew the agreement for the next 12-month term, and that the District had budgeted for the proposed amount. She also noted that approved proposals for midge, landscape, and aquatic services would be subject to District counsel preparing agreements with District protections.

> On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the FY2027 Landscape Maintenance Services Renewal, was approved.

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iii. Consideration of FY27 Aquatic Plant Management Renewal

Ms. Chambers presented Applied Aquatic's renewal for aquatic plant management from October 1, 2026, through September 30, 2027, at an annual cost of $7,236. She reported that pond conditions were generally good, although erosion remained near certain flumes and graded areas. In response to Mr. Iorio's questions, she agreed to evaluate whether beneficial plantings could assist with erosion control. Ms. Adams noted that contingency funding could support appropriate improvements.

> On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the FY27 Aquatic Plant Management Renewal, was approved.

Ms. Chambers presented landscape enhancement proposals distributed in paper format because they were not included in the digital agenda. The items included installing annual flowers at both entrance monuments and the main entrance median, replacing Asiatic jasmine at the Lake Lizzie Road monument due to frost damage and lack of recovery, and installing Bahia sod around enlarged tree rings at Pond 1 as a preventative erosion-control measure.

She also discussed adding Bahia sod at the Allie Grace monuments to make the two monument areas look more consistent and improve appearance, as well as a future Bahia sod installation near Pond 2 after nearby home construction is completed so the sod is not disturbed. Mr. Iorio supported reviewing all of the items first before making one motion and commented that the pond work was proactive rather than reactive.

She discussed removing a large declining oak tree that was overshadowing newly planted trees and could eventually pose a risk if it fell. The tree would be taken down while leaving the stump. Ms. Chambers reported that two oak trees appeared to have been relocated onto District property without authorization. The Board discussed removal and potential owner responsibility. Ms. Rigoni discussed available options, including a demand letter. Mr. Iorio stated that he would raise the issue at HOA meetings to remind residents that alterations to District property require authorization.

> On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Yellowstone Landscape Enhancement Proposals, was approved.

D. District Manager's Report

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i. Approval of Check Register

Ms. Adams presented the check register. There were no Board questions and there was a motion of approval.

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

ii. Balance Sheet & Income Statement

Ms. Adams presented the unaudited financial statements through May 31, 2026, for informational purposes. She reported sufficient funding in the contingency line item for the approved landscape enhancements and stated that scheduled debt service payments had been made timely.

iii. Approval of Fiscal Year 2027 Meeting Schedule

Ms. Adams presented the Fiscal Year 2027 meeting schedule, providing for meetings at 1:00 p.m. at the West Osceola Branch Library in Celebration on the dates listed in the schedule.

> On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Fiscal Year 2027 Meeting Schedule, was approved.

iv. District Goals and Objectives

a. Adoption of Fiscal Year 2027 Goals & Objectives

Ms. Adams presented the proposed Fiscal Year 2027 goals and objectives and related performance measures and standards addressing community communication, infrastructure maintenance, and financial transparency.

> On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Adoption of Fiscal Year 2027 Goals & Objectives, was approved.

b. Review of Fiscal Year 2026 Goals & Objectives Authorizing the Chair to Execute Annual Report

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Ms. Adams reviewed the annual reporting requirement and requested authorization for the Chairman to execute the Fiscal Year 2026 annual performance report once finalized. She noted that the report must be published on the District's website by December 1, 2026.

> On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Approved Fiscal Year 2026 Goals & Objectives Authorizing the Chair to Execute Final Form, was approved.

TWELFTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS **Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

FOURTEENTH 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:
Tricia Adams
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Secretary/Assistant Secretary

DocuSigned by:
Tony Iorio
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Chairman/Vice Chairman