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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, **October 7, 2026** at 1:30 p.m. at the West Osceola Library, 305 Campus Street, Celebration, Florida.

Present and constituting a quorum:

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

Also present were:

Tricia Adams	District Manager, GMS
Michelle Rigoni	District Counsel
Karly Chambers	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 there were no members of the public present or calling in to provide public comment.

THIRD ORDER OF BUSINESS **Approval of Minutes of the August 5, 2026, Board of Supervisors Meeting**

Ms. Adams presented the minutes of the August 5, 2026, Board of Supervisors meeting for approval.

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On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Minutes of the August 5, 2026 Board of Supervisors Meeting, were approved

FOURTH ORDER OF BUSINESS **Public Hearing**

A. Consideration of Resolution 2027-01 Adopting Amended District Rules of Procedure

Ms. Adams requested a motion to open the public hearing.

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

Ms. Adams stated there are no members of the public present or joining by phone to provide public comment.

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

Ms. Adams presented Resolution 2027-01 adopting amended District Rules of Procedure. Ms. Rigoni stated that the proposed rules were unchanged from the version previously presented to the Board and that the amendments primarily addressed administrative procedures and compliance with current Florida law.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2027-01 Adopting Amended District Rules of Procedure, was approved.

FIFTH ORDER OF BUSINESS **Review of Erosion and Consideration of Proposal for Lake 1 Stormwater and Sidewalk Repairs**

Ms. Chambers reported erosion near the Lake 1 flume and an exposed stormwater outfall structure. The affected area near the recreational sidewalk had been coned off for safety. Staff consulted the District Engineer regarding the repair scope and obtained a proposal from SMFL for $12,947. Staff would inspect the affected areas before and after construction and obtain separate pricing for additional work outside the approved scope.

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Ms. Rigoni noted that the work was subject to execution of the formal District Formative Project Agreement and recommended authorizing the Chair or Vice Chair to approve the final form of the agreement, if necessary. The Board considered the proposal for approval.

> On MOTION by Mr. Franklin, seconded by Mr. Beasley, with all in favor, the SMFL Proposal totaling $12,947 for Lake 1 Stormwater and Sidewalk Repairs, was approved.

Ms. Rigoni raised a question in regard to authorizing a not to exceed amount for the sidewalk restoration repair. Ms. Chambers recommended deferring consideration of the sidewalk repairs until the next meeting unless the cracking presented a trip hazard or required urgent attention. She noted that she is authorized to approve repairs up to $2,500. If repairs exceed that amount, the area would be cordoned off for safety, and the matter would be brought before the Board.

SIXTH ORDER OF BUSINESS **Presentation of Series 2023 Arbitrage Rebate Report**

Ms. Adams presented the Series 2023 Arbitrage Rebate Report. She noted that the report indicated no arbitrage rebate liability.

> On MOTION by Mr. Beasley, seconded by Mr. Franklin, with all in favor, the Series 2023 Arbitrage Rebate Report, was approved.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Rigoni stated she had nothing to report.

B. Engineer

There being no report from the District Engineer, the next item followed.

C. Field Manager

i. Consideration of Proposal for Landscape Enhancement

Ms. Chambers reported removal of a declining oak tree because of its condition, lean, and potential safety risk. A neighboring homeowner disputed the tree's location and requested

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replacement of five trees, citing a prior agreement with the developer. Based on available documentation and measurements, Ms. Chambers indicated that the removed tree appeared to have been on District property. Counsel discussed limitations on the use of District funds for improvements benefiting private property. The Board took no action on Yellowstone Proposal No. 752763.

Ms. Chambers discussed approximately 27 wildlife warning signs for the two ponds and recreational pathway entrances, at an estimated installed cost of $3,105. Proposed wording addressed alligators and snakes, fishing, swimming, and wading, and included Florida Fish and Wildlife Conservation Commission contact information. The Board discussed pathway proximity to the water and insurance recommendations. Ms. Chambers would obtain a formal proposal and signage options for consideration at the next meeting. No action was taken.

Ms. Chambers reported that repeated pond cleanups had reduced construction debris, although residential litter continued to accumulate. The landscaper would continue monitoring and removing trash from the drainage swale behind a neighboring residence. Staff was obtaining proposals for boulders or landscaping to discourage unauthorized vehicle access across District property to Lake Lizzie Boulevard, where dumping had also occurred. Disturbed buffer areas would be evaluated for recovery in spring 2027. Staff continued monitoring the declining hedge on Tract C, with a replacement proposal pending. Seasonal annuals were planned in a red-and-white color scheme.

In response to a homeowner request, the Board expressed interest in reviewing a proposal for approximately five dog waste stations near walking areas, ponds, and culs-de-sac. Ms. Chambers would present proposed locations and pricing at the next meeting.

Ms. Adams reported that the District had no adopted policy governing recreational pathway use. Following discussion of resident concerns about motorbikes, e-bikes, and other wheeled or motorized vehicles, Ms. Rigoni would prepare a proposed policy for consideration at the next meeting, together with related pathway signage.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams presented the check register for June 1 through September 30, 2026, reflecting General Fund expenditures totaling $60,690.65.

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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.

EIGHTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

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

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS **Adjournment**

Ms. Adams asked for a motion to adjourn.

On MOTION by Mr. Franklin, seconded by Mr. Beasley, 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