

**MINUTES OF MEETING
LAWSON DUNES
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lawson Dunes Community Development District was held on Wednesday, **March 20, 2024** at 2:00 p.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum were:

Lauren Schwenk	Vice Chairperson
Bobbie Henley	Assistant Secretary
Daniel Arnette	Assistant Secretary
Chuck Cavaretta	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Chace Arrington	District Engineer, Dewberry
Clayton Smith	Field Manager, GMS

The following is a summary of the discussions and actions taken at the March 20, 2024 Lawson Dunes Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Four Supervisors were present at roll call constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that no members of the public were in attendance or on Zoom.

THIRD ORDER OF BUSINESS

Approval of Minutes of the July 19, 2023 Board of Supervisors Meeting

Ms. Burns presented the minutes of the July 19, 2023 Board of Supervisors meeting and asked for a motion to approve.

On MOTION by Ms. Henley, seconded by Mr. Arnette, with all in favor, the Minutes of the July 19, 2023 Board of Supervisors Meeting, were approved.
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March 20, 2024

Lawson Dunes CDD

FOURTH ORDER OF BUSINESS

Consideration of 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser

Ms. Burns stated this is the renewal of that agreement.

On MOTION by Ms. Henley, seconded by Mr. Cavaretta, with all in favor, the 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser, was approved.

FIFTH ORDER OF BUSINESS

Ratification of Uniform Collection Agreement with Polk County Property Appraiser

Ms. Burns noted this has already been executed and just needs to be ratified.

On MOTION by Ms. Henley, seconded by Mr. Arnette, with all in favor, the Uniform Collection Agreement with Polk County Property Appraiser, was ratified.

SIXTH ORDER OF BUSINESS

Ratification of 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns noted this has been executed and needs ratification.

On MOTION by Mr. Cavaretta, seconded by Ms. Schwenk, with all in favor, the 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser, was ratified.

SEVENTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Report for Series 2022 Project Bonds from AMTEC

Ms. Burns noted under internal revenue code the District needs to demonstrate that they are not earning more interest on the bonds than they pay. On page 4 shows a negative arbitrage amount listed. This is an independent report and just looking for a motion from the Board to accept the report.

On MOTION by Ms. Schwenk, seconded by Mr. Cavaretta, with all in favor, the Arbitrage Rebate Report for Series 2022 Project Bonds from AMTEC, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

March 20, 2024

Lawson Dunes CDD

A. Attorney

Ms. Hancock had nothing to report other than reminder on ethics training.

B. Engineer

Mr. Arrington had nothing to add but can answer any questions the Board may have.

C. Field Manager's Report

Mr. Smith presented the Field Managers' Report. He noted being maintained on an interim basis, one-time services as it grows very slow through the winter but obviously coming into spring so time to put a contract in place. The entrances are complete just missing a little sod on tract A, C, and B but that will be done soon so have included those. Landscape is looking good. The dry ponds are in good shape.

i. Consideration of Proposal for Landscape Maintenance Services

- a) Continuum (*to be provided under separate cover*)**
- b) Floralawn**
- c) Prince & Sons**

Mr. Smith noted Continuum does great work but he reached out to let them know if they are going to keep pricing up, he will not get quotes from them anymore. Two good quotes were received from Prince & Sons and Floralawn. Prince & Sons would be \$47,260 and Floralawn is \$46,908. Floralawn is about \$500 cheaper for the annual service. He noted if he had to choose, it would be Prince & Sons however Floralawn does deliver pretty good service. As additional phases were added and sections, Floralawn started to price themselves out of being competitive. Prince & Sons has always given a rate in the beginning and continued with that rate throughout the property as it builds out. The only thing not included is tract F on the South side.

Ms. Burns noted she talked to Roy previously about Lawson Dunes and Lake Deer doing turn over inspection reports to do the conveyances to the District and will add those to the next agenda.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, the Proposal from Prince & Sons for Landscape Maintenance Services, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register and asked for approval.

March 20, 2024

Lawson Dunes CDD

On MOTION by Mr. Cavaretta, seconded by Ms. Henley, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns stated that the financial statements were included in the agenda package for review.

iii. Ratification of Summary of Series 2022 Requisitions #101 to #142

Ms. Burns noted these have been approved by the Chair and the District Engineer and need to be ratified by the Board.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, the Series 2022 Requisitions #101 to #142, were ratified.

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. Burns adjourned the meeting.

On MOTION by Mr. Arnette, seconded by Ms. Henley, with all in favor, the meeting was adjourned.

Jill Burns

Secretary/Assistant Secretary

DocuSigned by:
Rennie Heath
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Chairman/Vice Chairman