

**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, **April 17, 2024** at 2:00 p.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum were:

Bobbie Henley	Assistant Secretary
Daniel Arnette	Assistant Secretary
Chuck Cavaretta	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, Kilinski Van Wyk
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Clayton Smith	Field Manager, GMS
Joel Blanco	Field Manager, GMS

The following is a summary of the discussions and actions taken at the April 17, 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. Three 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 March 20, 2024 Board of Supervisors Meeting

Ms. Burns presented the minutes of the March 20, 2024 Board of Supervisors meeting and asked for a motion to approve.

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

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-01 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: July 17, 2024) and Setting a Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget

Ms. Burns stated mailed notice was sent last year at \$1,344.09. There are two versions of the budget included for review and both are under that amount for the current year so no assessment hearing is needed as they don't intend to go beyond the previously noticed amount. Option A's total is \$1,306.51. The two budgets are the same with the exception one has funds for security included at \$34,000 and a little bit higher contingencies and the other one does not. The smaller one with no security and smaller contingencies Option B is \$1,218.40. She suggested going with the one with the higher amount but can always go with the lower budget then they get to final adoption. This one has 386 lots. It is still largely under construction with not a lot of residents there. The \$1,218.40 option does not have a reserve, no security and has small contingencies.

On MOTION by Mr. Arnette, seconded by Mr. Cavaretta, with all in favor, Resolution 2024-01 Approving the Proposed Fiscal Year 2024/2025 Budget and Setting a Public Hearing for July 17, 2024 on Adoption of the Fiscal Year 2024/2025 Budget – Option A, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-02 Designating a Date, Time, and Location for a Landowners' Meeting and Election (November 5, 2024)

Ms. Burns stated the landowner's election will be held on November 5th at 9:15 a.m. By Statute it has to be the first Tuesday of November. The full Board would not have to be there but just a representative of the landowner which would probably be a builder proxy.

On MOTION by Mr. Cavaretta, seconded by Ms. Henley, with all in favor, Resolution 2024-02 Designating November 5, 2024 at 9:15 a.m. at the Hotel, was approved.

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SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-03 Setting a Public Hearing to Adopt Amenity Rules and Rates for the District

Ms. Burns stated these rules are the same as the rules they saw in the previous set, a standard set of rules for the pool, playground, dog park, lakes, and ponds. The fees for nonresident users are the same at \$2,500 and the replacement card of \$30. She suggested July 17th at 2:00 p.m. at this location. She asked for any questions or changes for these.

On MOTION by Mr. Arnette seconded by Ms. Henley, with all in favor, Resolution 2024-03 Setting a Public Hearing for July 17th at 2:00 p.m. to Adopt Amenity Rules and Rates for the District, was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk had nothing to report.

B. Engineer

Mr. Malave had nothing to report.

C. Field Manager’s Report

Mr. Smith presented the Field Managers’ Report. Topics included landscape maintenance, irrigation, weeding and pond mowing.

D. District Manager’s Report

i. Approval of Check Register

Ms. Burns presented the check register and asked for approval. This is for March totaling \$228,738.28.

On MOTION by Mr. Cavaretta, seconded by Ms. Henley, with all in favor, the Check Register totaling \$228,738.28, was approved.

ii. Balance Sheet & Income Statement

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

