

**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, February 19, 2025** at 1:45 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum were:

Bobbie Henley	Chairperson
Lindsey Roden	Vice Chairperson
Emily Cassidy	Assistant Secretary
Mike Cassidy	Assistant Secretary
Rennie Heath	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Clayton Smith	Field Manager, GMS

The following is a summary of the discussions and actions taken at the February 19, 2025 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 at 2:13 p.m. and called the roll. Five Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

Approval of Minutes of the November 5, 2024 Landowners Meeting and the November 20, 2024 Board of Supervisors Meeting

February 19, 2025

Lawson Dunes CDD

Ms. Burns presented the minutes from the November 5, 2024, Landowners Meeting and November 20, 2024, Board of Supervisors meeting and asked for any questions, comments or corrections. Hearing none.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Minutes of the November 5, 2024 Landowners Meeting and the November 20, 2024 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Discussion Regarding Dumped Sod & Resident Retaining Wall and Fence Construction

Ms. Burns stated a homeowner built what staff thought was a pool deck, however it ended up being a retaining wall to hide dumped sod. She stated they will send them a letter noting the areas they had damaged. She stated they approved a permanent structure through the HOA's drainage easement. She added they had an engineer look at it and he stated it will not affect the drainage, but it is on the CDD tract slightly. She noted they are looking for Board direction for how they would like to handle this situation.

Mr. Smith stated no accessing the drain will not hurt them, if it causes drainage issues, it will only affect the one homeowner. Mr. Heath stated he believes the HOA should have to deal with this issue. The Board decided if it is on the property line and it was not approved to be, have it removed.

FIFTH ORDER OF BUSINESS

Consideration of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns stated these agreements are annual renewals. She offered to answer any questions.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

SIXTH ORDER OF BUSINESS

Consideration of 2025 Contract Agreement with Polk County Property Appraiser

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On MOTION by Ms. Roden seconded by Ms. Henley, with all in favor, the 2025 Contract Agreement with Polk County Property Appraiser, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock had nothing to report. She offered to take any questions.

B. Engineer

Mr. Malave had nothing to report but offered to take questions.

C. Field Manager's Report

Mr. Smith reviewed the Field Manager's Report. He stated all of the fence repairs on Lawsone Ave. have been completed and they are starting the ones on Sand Pine Lane soon. He noted there were a couple of signs that fell throughout the community that have now all been fixed.

i. Consideration of Proposal for the Installation of Solar Lighting at Mailbox Areas

Mr. Smith stated there are two solar lights at two different locations for \$3,400. He noted this has worked out in all other locations.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Proposal for the Installation of Solar Lighting at Mailbox Areas, was approved.

D. District Manager's Report

i. Approval of Check Register

a) November 7, 2024 through December 31, 2024

b) January 1, 2025 through February 4, 2025

Ms. Burns presented the Check Registers for November 7th through December 31st and January 1st through February 4, 2025. She asked for any corrections or comments. Hearing none.

On MOTION by Ms. Henley, seconded by Ms. Cassidy, with all in favor, the Check Registers, were approved.

February 19, 2025

Lawson Dunes CDD

ii. Balance Sheet & Income Statement

Ms. Burns stated the financial statements through December 31st were included in the agenda package for review.

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. Burns adjourned the meeting.

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

Jill Burns

Secretary/Assistant Secretary

Signed by:

Bobbie Henley

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Chairman/Vice Chairman