

**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, **July 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
Savannah Hancock <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Marshall Tindall <i>by Zoom</i>	Field Manager, GMS
Savannah Gaultierie <i>by Zoom</i>	District Engineer, Dewberry

The following is a summary of the discussions and actions taken at the July 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 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 June 19, 2024 Board of Supervisors Meeting

Ms. Burns presented the minutes of the June 19, 2024, Board of Supervisors meeting and asked for a motion to approve.

On MOTION by Ms. Henley, seconded by Mr. Cavaretta, with all in favor, the Minutes of the June 19, 2024, Board of Supervisors Meeting, were approved.

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FOURTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget

Ms. Burns stated this public hearing has been advertised in the newspaper and asked for a motion to open the hearing.

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

Ms. Burns stated there were no members of the public present and asked for a motion to close the hearing.

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

i. Consideration of Resolution 2024-04 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds

Ms. Burns stated the budget is attached to the resolution for Board review. For Fiscal Year 2024/2025, the proposed budget is \$1,306.15. For Fiscal Year 2024, it was \$970.95, meaning there is an increase of \$355. This assessment amount is higher than most because there are only 386 lots in the community. The current year was based on a pro-rated amenity, but they expect a full year of operations and believe it to open before the next fiscal year. The Board decided to tell the residents to expect the amenities in the winter. The residents can expect the budget of \$1,300 to go up.

On MOTION by Mr. Arnette, seconded by Mr. Cavaretta, with all in favor, the, Resolution 2024-04 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds, was approved.

ii. Consideration of Resolution 2024-05 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns stated this will certify our assessments for collection. She stated they do not have an increase past the prior notice amount, meaning a second hearing is not required.

On MOTION by Mr. Cavaretta, seconded by Mr. Arnette, with all in favor, Resolution 2024-05 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

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B. Public Hearing on the Adoption of Amenity Policies and Rates

Ms. Burns stated this public hearing has been advertised in the newspaper and asks for a motion to open.

On MOTION by Mr. Arnette, seconded by Ms. Henley, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns stated there were no members of the public present and asks for a motion to close the hearing.

On MOTION by Mr. Arnette, seconded by Ms. Henley, with all in favor, Closing the Public Hearing, was approved.

i. Consideration of Resolution 2024-06 Adopting Amenity Policies and Rates for the District

Ms. Burns stated these were standard sets of rules for the amenity facility. There were no further questions and the Board had no changes to the resolution.

On MOTION by Mr. Arnette seconded by Mr. Cavaretta, with all in favor, Resolution 2024-06 Adopting Amenity Policies and Rates for the District, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2024-07
Designation of a Regular Monthly Meeting
Date, Time, and Location for Fiscal Year
2024/2025**

Ms. Burns stated the monthly meeting would be set for the third Wednesday of the month at 1:45 p.m. and will be moved to the hotel location.

On MOTION by Mr. Arnette, seconded by Mr. Cavaretta, with all in favor, Resolution 2024-07 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025, was approved.

SIXTH ORDER OF BUSINESS**Consideration of the Adoption of Goals and
Objectives for the District**

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Ms. Burns stated this set of goals and objectives will make sure everyone is compliant with the new requirement from the state.

On MOTION by Mr. Arnette seconded by Ms. Henley, with all in favor, the Adoption of Goals and Objectives for the District, was approved.

SEVENTH ORDER OF BUSINESS

Presentation of Fiscal Year 2023 Audit Report

Ms. Burns stated on page 30 of the Audit Report, is the report to management. It is a clean audit, meaning there is no sense of non-compliance finding, which was sent on the June 30th deadline.

On MOTION by Mr. Cavaretta, seconded by Ms. Henley, with all in favor, the Fiscal Year 2023 Audit Report, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk stated he will give the Board an update on the publication and notice options in the next meeting.

B. Engineer

Ms. Gaultierie stated there was nothing new to report.

C. Field Manager's Report

Mr. Tindall presented the Field Managers' Report, on page 122. He stated for the most part, everything at the entrances of the communities looks good. Most trees look healthy, however there were some stress trees that Joel is keeping an eye on to try and bring them to be healthy again. There are side gaps that are being worked on now, so the pallets you see are being prepped with sod on them and are waiting to be installed. At the dry ponds, there are still some side gaps that need to be fixed at A and B.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register.

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

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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 #148, #149, & #150

Ms. Burns noted these have already been approved by the Chair and the District Engineer, but they need to be ratified by the board.

On MOTION by Ms. Henley, seconded by Mr. Arnette, with all in favor, the Series 2022 Requisitions #148, #149, & #150, 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 Mr. Cavaretta, with all in favor, the meeting was adjourned.

Jill Burns

Secretary/Assistant Secretary

Signed by:

Bobbie Henley

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Chairman/Vice Chairman