

**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, **November 20, 2024** at 2:00 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	Appointed as Vice Chairperson
Emily Cassidy	Assistant Secretary
Mike Cassidy	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, Kilinski Van Wyk
Savannah Hancock	District Counsel, Kilinski Van Wyk
Joel Blanco <i>by Zoom</i>	Field Manger, GMS
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Joey Duncan <i>by Zoom</i>	District Engineer, Dewberry

*The following is a summary of the discussions and actions taken at the November 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 at 2:13 p.m. 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.

November 20, 2024

Lawson Dunes CDD

**THIRD ORDER OF BUSINESS****Organizational Matters****A. Administration of Oaths of Office to Newly Elected Board Members**

Ms. Burns administered the oath of office to Bobbie Henley. Ms. Hancock reviewed Sunshine Law, Public Records Law, and Ethics Law. Ms. Burns received an email from Lauren Schwenk resigning from the Board which leaves a vacant seat. She asked for a motion to accept Laurens resignation from seat #2.

On MOTION by Ms. Henley, seconded by Ms. Cassidy, with all in favor, the Resignation of Lauren Schwenk, was approved.

Ms. Burns asked for a nomination to fill seat #2. Ms. Henley nominated Lindsey Roden.

On MOTION by Ms. Henley, seconded by Ms. Cassidy, with all in favor, the Appointment of Lindsey Roden to Seat #2, was approved.

Ms. Burns administered the oath of office to Lindsey Roden.

**B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election**

Ms. Burns stated the District held a Landowners' Election on November 5<sup>th</sup>. She reviewed the results; Mike Cassidy Seat 3 with 25 votes & 4-year term, Emily Cassidy Seat 4 with 20 votes & 2-year term, Bobbie Henley Seat 5 with 25 votes & 4-year term.

On MOTION by Ms. Henley, seconded by Ms. Cassidy, with all in favor, Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election, was approved.

**C. Election of Officers****D. Consideration of Resolution 2025-02 Electing Officers**

Ms. Cassidy nominated Bobbie Henley as Chair and Lindsey Roden as Vice Chair. Emily Cassidy, Mike Cassidy and Rennie Heath as Assistant Secretaries along with George Flint and Jill Burns will be Secretary.

November 20, 2024

Lawson Dunes CDD

On MOTION by Ms. Cassidy, seconded by Ms. Henley, with all in favor, Resolution 2025-02 Electing Officers as Outlined, was approved.

**FOURTH ORDER OF BUSINESS****Approval of Minutes of the July 17, 2024  
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the July 17, 2024, Board of Supervisors meeting and asked for any questions, comments or corrections. Hearing none.

On MOTION by Ms. Henley, seconded by Ms. Cassidy, with all in favor, the Minutes of the July 17, 2024, Board of Supervisors Meeting, were approved.

**FIFTH ORDER OF BUSINESS****Consideration of Resolution 2025-03  
Authorizing the Publication of Legal  
Advertisements and Public Notices on a  
Publicly Accessible Website in Polk County**

Ms. Burns stated previously the District placed advertisements in the newspaper for most of the budget notices but Florida Statutes allows if the county has a publicly accessible website for notices that they use for their purposes, we are now able to piggyback off of that website to post some of the meeting notices. Polk County has gone through the process to have that website. An initial ad will be placed directing residents to the website.

On MOTION by Ms. Henley, seconded by Ms. Cassidy, with all in favor, Resolution 2025-03 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County, was approved.

**SIXTH ORDER OF BUSINESS****Presentation of Arbitrage Rebate Report for  
Series 2022 Project Bonds from AMTEC**

Ms. Burns stated that the District, under internal revenue code, needs to demonstrate that it does not earn more interest on the bonds than they pay. Page 4 of that report shows a negative arbitrage amount.

November 20, 2024

Lawson Dunes CDD

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

## **SEVENTH ORDER OF BUSINESS**

### **Ratification of Conveyance Documents for Tracts A through J and Road Rights-of-Way**

Ms. Burns stated this has already been executed and recorded so looking for a motion to ratify.

On MOTION by Ms. Henley, seconded by Mr. Cassidy, with all in favor, the Conveyance Documents for Tracts A Through J and Road Rights-of-Way, were ratified.

## **EIGHTH 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. Blanco reviewed the Field Managers Report on page 67 of the agenda package.

#### **D. District Manager's Report**

##### **i. Approval of Check Register**

Ms. Burns presented the check register from July 1<sup>st</sup> through November 6<sup>th</sup> totaling \$256,499.30 included in the agenda package for review.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Check Register totaling \$256,499.30, was approved.

##### **ii. Balance Sheet & Income Statement**

Ms. Burns stated the financial statements through September 30<sup>th</sup> were included in the agenda package for review.

November 20, 2024

Lawson Dunes CDD

**iii. Ratification of Summary of Series 2022 Requisitions #151 through #155**

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

On MOTION by Ms. Henley, seconded by Ms. Cassidy, with all in favor, the Series 2022 Requisitions #151 through #155, were ratified.

**iv. Reminder: 4 Hours of Ethics Training Must be Completed by 12/31/24**

Ms. Burns reminded the Board to complete the 4 hours of ethics training by 12/31/24.

**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 Ms. Roden, seconded by Ms. Cassidy, with all in favor, the meeting was adjourned.

*Jill Burns*

Secretary/Assistant Secretary

Signed by:

*Bobbie Henley*

FE93D4BE1C3E4B6...

Chairman/Vice Chairman