

**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, May 21, 2025**, at 1:47 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

Also, present were:

Jill Burns	District Manager, GMS
Katie O'Rourke	District Manager, GMS
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry
Meredith Hammock	District Counsel, Kilinski Van Wyk
Savannah Hancock <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Clayton Smith <i>by Zoom</i>	Field Manager, GMS
Norman Miller <i>by Zoom</i>	Resident

The following is a summary of the discussions and actions taken at the May 21, 2025, Lawson Dunes Community Development District's Regular Board of Supervisors' Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 1:47 p.m. and called the roll. Four Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated no members of the public were present, but there was one person in attendance on Zoom. There were no public comments at this time.

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Lawson Dunes CDD

THIRD ORDER OF BUSINESS**Approval of Minutes of the February 19, 2025
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the February 19, 2025, Board of Supervisors meeting and asked for any questions, comments or corrections. The Board had no changes to the minutes.

On MOTION by Ms. Henley, seconded by Ms. Cassidy, with all in favor, the Minutes of the February 19, 2025, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2025-04
Approving the Proposed Fiscal Year
2025/2026 Budget and Setting a Public
Hearing on the Adoption of the Fiscal Year
2025/2026 Budget (Suggested Date: August
20, 2025)**

Ms. Burns stated that this was the beginning of the budget process. She added they would need to approve a preliminary budget at least 60 days prior to the budget public hearing date they would set to adopt. She noted that the final budget suggested date would be August 20, 2025. This budget would be sent to the city and county at least 60 days prior to that date.

Ms. Burns stated there would be no increase to the budget for the fiscal year. She added that they were utilizing some carry-forward surplus. She said that the amenity is opening later than what the developer had planned. She added that there would be a lot of changes in the budget. Once the amenity opened, they would have actuals for line items. Ms. Burns noted the biggest increase was to landscape maintenance.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Resolution 2025-04 Approving the Proposed Fiscal Year 2025/2026 Budget and Setting a Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget (Suggested Date: August 20, 2025), was approved.

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FIFTH ORDER OF BUSINESS**Consideration of Proposals for Security Services at Amenity (NOT A CLOSED SESSION)****A. Current Demands (Cameras)****i. Initial Installation****ii. Monthly Monitoring Fee**

Ms. Burns stated that this was not a closed security session. She said they could advertise for a closed session if needed. There are two proposals. The first is for current demands, and this involves a camera system that performs overnight monitoring when the facility is closed. The idea is that it is motion-activated. Someone off-site will monitor the cameras. The cost of the cameras is \$44,542, which is a one-time expense. Then there is a monthly monitoring fee which is only \$120 a month, a total of \$1,440 for that monitoring.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Current Demands (Cameras), was approved.

B. Nation Security (Guard Services) (*to be provided under separate cover*)

Ms. Burns stated that the second is security guard services. This is to staff a guard at the facility, with limited peak hours proposed at 16 hours per week. The rate is \$27.95 per hour and would be seasonal. Memorial Day to Labor Day. This total would be \$6,876.00, which is well under the budget of \$22,000.00.

On MOTION by Ms. Roden, seconded by Ms. Cassidy, with all in favor, the Nation Security (Guard Services) was approved.

SIXTH ORDER OF BUSINESS**Ratification of Fence Construction and Maintenance Easement**

Ms. Burns stated that the city required the developer to install a perimeter fence. There wasn't an easement in place, so they agreed with the adjacent property owner, a resident of the community, that he would allow access to their property if needed to maintain the fence. The developer paid for the fence and then conveyed to the CDD to ultimately maintain it, along with any other perimeter fencing that was already in place.

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On MOTION by Ms. Henley seconded by Ms. Cassidy, with all in favor, the Fence Construction and Maintenance Easement, was ratified.

SEVENTH ORDER OF BUSINESS**Appointment of Audit Committee**

Ms. Burns stated that they had previously had a contract for a three-year proposal that was set to expire in 2025. She added that they would proceed with the independent auditor process so that it would be in place at the beginning of the audit.

On MOTION by Ms. Roden seconded by Ms. Cassidy, with all in favor, Appointing the Board of Supervisors as the Audit Committee, was approved.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Hancock mentioned the ethics training that would be due by the end of 2025.

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 that all of the common area fencing had been repaired. They are waiting on a special-order fence that is still in process but should be completed before the next meeting. Mr. Smith noted that solar lighting had been installed on the monuments, giving them a nice look in the evening. Mr. Smith added that everything was looking good. Mr. Smith stated that Joe continued to make weekly site visits. The landscapers are mowing every week.

Ms. Burns stated that they were getting a lot of resident feedback about the lack of light at the entrance, so they went ahead with the solar option.

D. District Manager's Report**i. Approval of Check Register**

Ms. Burns presented the check register for review. She asked for any corrections or comments.

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

ii. Balance Sheet & Income Statement

Ms. Burns presented the financial statements.

iii. Presentation of Number of Registered Voters – 208

Ms. Burns stated that the District is required to determine the number of registered voters within the District as of April 15 of each year. The number comes from the Supervisor of Elections Office and is used to track turnover from the general election to the resident controlled. There are currently 208 registered voters in the District.

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 Shockley

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Chairman/Vice Chairman