

**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, December 17, 2025** at 10:32 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, FL 33880.

Present and constituting a quorum were:

Bobbie Shockley	Chairperson
Lindsey Roden	Vice Chairperson
Mike Cassidy (<i>Resigned at meeting</i>)	Assistant Secretary
Emily Hazelrig	Assistant Secretary
Jessica Spencer (<i>Appointed to Board</i>)	Appointed as an Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry
Meredith Hammock	District Counsel, Kilinski Van Wyk
Joel Blanco	Field Manager, GMS

The following is a summary of the discussions and actions taken at the December 17, 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 10:32 p.m., then 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 and none were joining by Zoom. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the October 15, 2025
Board of Supervisors Meeting**

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Ms. Burns presented the minutes from the October 15, 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. Shockley, seconded by Ms. Hazelrig, with all in favor, the Minutes of the October 15, 2025, Board of Supervisors Meeting was approved.

Ms. Burns stated that Mike Cassidy has stated that he would like to resign from the Board and asked for a motion to accept his resignation.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Accepting the Resignation of Mike Cassidy, was approved.

Ms. Burns stated that they now have a vacant seat on the Board and asked the Board if they had a nomination to fill that vacancy. Ms. Roden nominated Jessica Spencer to fill the vacant seat on the Board.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Appointing Jessica Spencer to Fill the Vacancy on the Board, was approved.

FOURTH ORDER OF BUSINESS Public Hearing

A. Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2026-04 Adopting Amended and Restated Rules of Procedure for the District

Ms. Burns presented Resolution 2026-04 adopting amended and restated Rules of Procedure for the District and stated that she was happy to answer any questions. With no questions or comments from the Board, she asked for a motion to approve.

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On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Resolution 2026-04 Adopting Amended and Restated Rules of Procedure for the District, was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Ms. Roden, seconded by Ms. Hazelrig, with all in favor, Closing the Public Hearing, was approved.

B. Public Hearing on the Adoption of the Rules Relating to Overnight Parking and Parking Enforcement

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2026-05 Adopting Rules Relating to Overnight Parking and Parking Enforcement

Ms. Burns presented Resolution 2026-05 adopting rules relating to overnight parking and parking enforcement to the Board. She stated there will be no overnight parking at the amenity facility from 10:00 PM to 6:00 AM and it will also include the roadways as there is no overnight parking for commercial vehicles. She noted that commercial vehicles could be towed overnight. She stated that they will do a mailed notice to let the residents know that the policy will go into effect and they can do this once the signage gets installed.

On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, Resolution 2026-05 Adopting Rules Relating to Overnight Parking and Parking Enforcement, was approved.

a) Presentation of Agreement for Towing Services with Bolton's Towing Service

Ms. Burns explained to the Board that this an agreement with the towing vendor that would go in and remove the oversized vehicles or overnight vehicles at the amenity.

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On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Agreement for Towing Services with Bolton’s Towing Service, was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-06 Adopting an Amended Meeting Date & Time for Remaining Fiscal Year 2026 Board Meetings

Ms. Burns presented Resolution 2026-06 adopting an amended meeting date and time for remaining Fiscal Year 2026 Board meetings. She stated that their monthly meetings will be moved to the fourth Thursday of the month.

On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, Resolution 2026-06 Adopting an Amended Meeting Date & Time for Remaining Fiscal Year 2026 Board Meetings, was approved.

SIXTH ORDER OF BUSINESS

Consideration of 2026 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns reviewed the 2026 Data Sharing and Usage Agreement with Polk County Property Appraiser with the Board.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the 2026 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

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Ms. Hammock reminded the Board of their standard ethics training that they hear about each month. She stated that everyone has completed it and it will be renewed for next year as a requirement.

B. Engineer

Mr. Arrington stated that he had nothing for the Board unless the Board had any questions. With there being no questions or comments from the Board, the next item followed.

C. Field Manager's Report

Mr. Blanco reviewed the Field Manager's Report. He stated that they completed a few street sign maintenances in October, as well as the installation of a solar light for the mailbox areas in both the north and the south portion of Lawson Dunes, as well as the entrance holiday lighting installation, all three entrances plus the amenity. He noted that they do have pending some playground maintenance, just replacing some exposed broken fabric underneath the playground swings and covering it with some additional rubber mulch as well as the entrance and adding some additional amenity signs for the amenity in preparation for its opening.

Mr. Blanco stated that they have an addendum to add the amenity track to the landscaping servicing agreement for the Board to consider. He noted that they completed a one-time mow, so it's not as if it hasn't been mowed, but the proposal is to add it for reoccurring services and it's a total of \$18,120.00. He added that this amount is the annual cost below thresholds.

i. Consideration of Proposal to Replace Sod in Dog Park

Mr. Blanco stated it was brought to their attention that the dog park area has a lot of stickers that tends to grow throughout, which is causing a lot of those to get on the snouts of the dogs and a lot of residents are getting them stuck underneath their shoes and such, they did reach out to the vendor to see if there is some sort of spray treatment for that. He stated that the vendor responded and said that unfortunately the only way to remedy that is to remove the sod and replace it. He stated that they could reach out to the developer to see if it is something that might have a warranty on it. He noted that they will approve subject to confirmation that it's not under warranty.

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On MOTION by Ms. Shockley seconded by Ms. Roden, with all in favor, the Proposal to Replace Sod in Dog Park, was approved subject to confirmation that it is not under warranty.

ii. Consideration of Proposal for Mulch at Entrances, Exterior Wall & Tree Rings at Both Dog Parks

Mr. Blanco presented the proposal for mulch at entrances, exterior wall, and tree rings at both dog parks to the Board. He stated that the mulch beds are bare, and he does not believe that they have had any refresh since it was initially installed. He noted that the amount includes re-mulching the entire perimeter, common area and tree rings in the dog parks. He added that the amount is \$4,800 which they have in their budget.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the Proposal for Mulch at Entrances, Exterior Wall & Tree Rings at Both Dog Parks, was approved.

iii. Consideration of Proposal to Add Amenity Tract to Landscaping Services Agreement

Mr. Blanco presented the proposal to add amenity tract to the Landscaping Services. He stated that the amount will be \$18,120.

On MOTION by Ms. Roden seconded by Ms. Shockley, with all in favor, the Proposal to Add Amenity Tract to Landscaping Services Agreement, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns stated that the Board had reviewed and approved the check register included in the meeting package. She stated that this is from October 1, 2025, through November 30, 2025, and the total is \$76,162.84. No one had any questions about the invoices.

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

ii. Balance Sheet & Income Statement

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Ms. Burns stated that the financial statements were also reviewed, but no action was needed.

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

Jill Burns
Secretary/Assistant Secretary

Signed by:
Bobbie Shockley
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Chairman/Vice Chairman