

**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 **Thursday, April 23, 2026** at 10:30 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
Jessica Spencer	Assistant Secretary
Emily Hazelrig	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry
Roy Van Wyk <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Megan Birnholz-Couture <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Joel Blanco	Field Manager, GMS
Matt Fisher	Field Manager, GMS

*The following is a summary of the discussions and actions taken at the April 23, 2026, 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 10:30 a.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 for public comment and the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the December 17, 2025  
Board of Supervisors Meeting**

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Ms. Burns presented the minutes from the December 17, 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. Spencer, with all in favor, the Minutes of the December 17, 2025 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-07 Approving the Proposed Fiscal Year 2026/2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget (Suggested Date: July 23, 2026)**

Ms. Burns presented the resolution which was provided in the agenda package for review. The suggested public hearing date is July 23, 2026 at the current meeting location. She summarized the budget for the Board stating there is no proposed increase and the assessment amount will stay the same at \$1,306.15. Staff plans to do a reserve study to offset any increase to the current budget and once the results of the reserves study are in, they can use that as a guide to potentially increase the assessments in the following fiscal year depending on how much is needed for the reserve funds. There are slight increases to admin and landscaping and they lowered water and sewer quite a bit. Ms. Burns offered to answer any Board questions.

On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, Resolution 2026-07 Approving the Proposed Fiscal Year 2026/2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget for July 23, 2026 @ 10:30 AM, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of 2026 Contract Agreement with Polk County Property Appraiser**

Ms. Burns presented the 2026 contract agreement with the Polk County Property Appraiser and stated this is an annual renewal and asked for a motion of approval.

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

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk reminded the Board to complete their ethics training and fill out their Form 1s by the deadline.

**B. Engineer**

Mr. Arrington updated the Board on the inspections for the District's goals that are approaching. They should expect to see them onsite in the summer months. He offered to answer any Board questions.

**C. Field Manager's Report**

Mr. Blanco presented the field manager's report which was provided in the agenda package for review. He summarized completed and ongoing projects from the action items list.

**i. Consideration of Proposal to Replace Plants Affected by Cold Snap**

Mr. Blanco presented a proposal for plant replacement totaling \$22,207.50. Board discussion followed. Ms. Burns reported where the Board stands budget wise and noted there is only approximately \$6,000 remaining in the replacement line item. She suggested scaling the replacements back. Mr. Blanco stated that they can remove all the dead plant life and focus on the entrances that would be the highest priority. Then they can revisit replacements in the next fiscal year. He will come back to the next meeting with a new proposal that removes dead plant life and focuses on replanting at the entrances only on a much smaller scale.

**D. District Manager's Report**

**i. Approval of Check Register**

Ms. Burns presented the check register that was included in the package for review. She offered to answer any questions on any of the invoices. There were none and the Board made a motion to approve the check register.

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

**ii. Balance Sheet & Income Statement**

Ms. Burns presented the financial statements that were also provided for review, but no action was needed.

**iii. Presentation of Number of Registered Voters – 353**

Ms. Burns stated the number of registered voters within the District is 353. They have reached the threshold of having 250 registered voters, but this District was established in 2022 meaning they have not hit the threshold of six years of existence requiring the turnover to a resident run Board.

**SEVENTH ORDER OF BUSINESS                      Other Business**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS                      Supervisors' Requests and Audience  
Comments**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS                      Adjournment**

Ms. Burns adjourned the meeting.

On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, the meeting was adjourned.

*Jill Burns*

Secretary/Assistant Secretary

Signed by:  
*Bobbie Shockley*

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Chairman/Vice Chairman