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**, **June 25, 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 *by Zoom*	Vice Chairperson
Jessica Spencer	Assistant Secretary
Rennie Heath	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, Kilinski Van Wyk
Megan Birnholz-Couture *by Zoom*	District Counsel, Kilinski Van Wyk
Joey Duncan *by Zoom*	District Engineer, Dewberry
Rey Malave *by Zoom*	District Engineer, Dewberry
Matt Fisher	Field Manager, GMS
Christine Wells	District Manager, GMS

The following is a summary of the discussions and actions taken at the June 25, 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. Three Supervisors were present in-person constituting a quorum, and one joined via Zoom.

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 April 23, 2026 Board of Supervisors Meeting & Audit Committee Meeting**

Ms. Burns presented the minutes from the April 23, 2026 Board of Supervisors meeting and Audit Committee 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 April 23, 2026 Board of Supervisors Meeting Audit Committee Meeting, were approved.

FOURTH ORDER OF BUSINESS **Discussion Regarding Revisions to Amenity Policies – Aquatic Toys**

A. Consideration of Resolution 2026-08 Adopting Amendment to Amenity Policies Regarding Pool Toys – ADDED

Ms. Burns presented Resolution 2026-08, which would amend the amenity policies. She explained that residents had provided feedback and that guards were strictly enforcing the current rule against floats, balls, and other toys. She clarified that the intent was mainly to prohibit unsafe items such as large rafts and throwing balls, not items like pool noodles, small dive sticks, life vests, or safety floaties. They proposed removing the broad "other toys" language and narrowing the rule so the amended policies could be approved

> On MOTION by Ms. Shockley, seconded by Mr. Heath, with all in favor, Resolution 2026-08 Adopting Amendment to Amenity Policies Regarding Pool Toys, was approved.

FIFTH ORDER OF BUSINESS **Ratification of Amended Pool Maintenance Service Agreement**

Ms. Burns reviewed the amended pool maintenance service agreement. The amendment was for a $50 per month fuel surcharge billed by the pool vendor. She explained that the surcharge had already been approved, so the Board was only being asked to make a motion to ratify it.

> On MOTION by Ms. Shockley, seconded by Mr. Heath, with all in favor, the Amended Pool Maintenance Service Agreement, was ratified.

SIXTH ORDER OF BUSINESS **Presentation of License Agreement with HOA for Events**

Ms. Burns stated that the item was for approval of a license agreement with the HOA for events on CDD property. She explained that the agreement had been sent to the HOA but had not yet been returned, so the Board would approve it rather than ratify it. The agreement would allow the HOA to organize events such as food trucks or resident gatherings on CDD property, using a general agreement plus individual approval forms for each event.

Ms. Burns noted that an insurance provision for vehicles was being reviewed. It had been set at about $1,000,000, but after discussion with Ms. Hancock, they suggested reducing it to about $100,000 rather than removing it entirely, since it would apply to vendors such as food trucks. She asked for a motion to approve the agreement in substantial form and allow the Chair to sign the final version once the insurance provisions were worked out.

> On MOTION by Mr. Heath, seconded by Ms. Shockley, with all in favor, the License Agreement with HOA for Events and Authorizing the Chair to Sign the Final Version, was approved in substantial form.

SEVENTH ORDER OF BUSINESS **Presentation of Fiscal Year 2025 Audit Report**

Ms. Burns presented the Fiscal Year 2025 audit report. They stated that page 31 contained the report to management and that the audit had no findings and no instances of non-compliance. She stated the District did not meet any conditions for a financial emergency and that the audit had been submitted to the state by the June 30 deadline. Since it was an independent audit, she asked the Board for a motion to accept the report.

> On MOTION by Ms. Shockley, seconded by Mr. Heath, with all in favor, Accepting the Fiscal Year 2025 Audit Report, was approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Van Wyk had nothing to report.

B. Engineer

Mr. Malave stated that they are working on next year's stormwater needs report, which is required by the state. He stated they would be scheduling that work and were available for any questions.

C. Field Manager's Report

Mr. Fisher presented the field manager's report that was included in the agenda and offered to answer questions. He noted that a sulfur smell from the men's restroom faucets had been addressed by having a plumber flush the small water heater and install a spigot for future flushing. He stated the restroom doors were difficult to open because of back pressure, and maintenance could fix the issue by cutting through the existing exterior vent covers and adding interior covers. Overall, they reported that the property looked good and there were no issues with maintenance, landscaping, or cleaning vendors.

i. Discussion Regarding Request for Fence Extension on Foreshore Lane

Mr. Fisher discussed a fence proposal after a resident reported children jumping a barbed-wire fence near her property. The suggested fix was to install about 50 feet of fencing on CDD property, while the resident would install the remaining fence on her own property. Ms. Burns added that the area appeared to be vacant land and that the Board could approve the fence or leave it as is. The Board moved toward approval.

On MOTION by Mr. Heath, seconded by Ms. Shockley, with all in favor, the Request for Fence Extension on Foreshore Lane, was approved.

ii. Presentation of Letter from Landscape Maintenance Vendor (Prince and Sons) Regarding Fuel Charge Invoicing

Mr. Fisher stated that Prince and Sons added a gas-price percentage surcharge to their monthly contracted rate based on Florida averages, and Ms. Burns suggested approving those increases through the end of the fiscal year.

On MOTION by Mr. Heath, seconded by Ms. Shockley, with all in favor, the Letter from Landscape Maintenance Vendor (Prince and Sons) Regarding Fuel Charge Invoicing, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register which was included in the package for review. She asked whether anyone had questions about the invoices before requesting a motion and vote.

> On MOTION by Ms. Shockley, seconded by Mr. Heath, 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.

NINTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

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

There being no comments, the next item followed.

TWELTH ORDER OF BUSINESS **Adjournment**

Ms. Burns adjourned the meeting.

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

Jill Burns

Secretary/Assistant Secretary

Signed by:

Bobbie Shockley

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Chairman/Vice Chairman