

**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, July 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
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Meredith Hammock <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Joel Blanco	Field Manager, GMS
Matt Fisher	Field Manager, GMS
Christine Wells	District Manager, GMS

The following is a summary of the discussions and actions taken at the July 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 June 25, 2026
Board of Supervisors Meeting**

July 23, 2026

Lawson Dunes CDD

Ms. Burns presented the minutes from the June 25, 2026 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 June 25, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget

Ms. Burns requested a motion to open the public hearing.

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

Ms. Burns stated that no members of the public were present to provide comments.

i. Consideration of Resolution 2026-09 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds

Ms. Burns presented Resolution 2026-09, adopting the District's Fiscal Year 2026/2027 budget and appropriating funds. She reviewed the proposed Fiscal Year 2027 budget, noting that there is no proposed increase in assessments, with the assessment remaining at \$1,306.15 per unit. The budget utilizes carry-forward surplus to offset an assessment increase for the current year; however, an increase is likely to be necessary in the following year. A reserve study is anticipated to provide additional guidance for long-term budgeting needs. Ms. Burns noted that the District has 386 units, limiting the ability to spread costs across a larger number of units. Budget adjustments include an increase in landscape maintenance, a decrease in street lighting costs, and an increase in amenity water expenses based on actual usage, from approximately \$6,000 to \$44,000. Electric expenses were also reduced to reflect actuals and current contracts. The remaining adjustments were primarily made to account for actual utility costs and contracts currently in place.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-09 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds, was approved.

July 23, 2026

Lawson Dunes CDD

ii. Consideration of Resolution 2026-10 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns presented Resolution 2026-10, imposing special assessments and certifying an assessment roll. She explained that the resolution levies the assessments based on the recently approved O&M budget, along with the previously levied debt assessments.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-10 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Ms. Burns requested a motion to close the public hearing.

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

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-11
Designation of a Regular Monthly Meeting
Date, Time, and Location for Fiscal Year
2026/2027**

Ms. Burns presented Resolution 2026-11, designation of a regular monthly meeting date, time, and location for Fiscal Year 2026/2027. The proposed schedule moves the meetings to the second Wednesday of each month at 9:15 a.m., with Lawson Dunes, Lake Deer, and Hammock Reserve grouped together on the schedule. The Board agreed to the proposed meeting schedule and a motion was made and seconded to approve Resolution 2026-11.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-11 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027, was approved.

July 23, 2026

Lawson Dunes CDD

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2026-12
Designating a Date, Time, and Location for a
Landowners' Meeting and Election
(Wednesday, November 11, 2026 – Regular
Meeting Date) (Seat #1, Seat #2 & Seat #4)**

Ms. Burns presented Resolution 2026-12, designating the date, time, and location for the Landowners' Election. The proposed date was November 11, 2026, at the District's regular meeting location, which was confirmed to be available despite the date being Veterans Day. The Board approved the resolution.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-12 Designating a Date, Time, and Location for a Landowners' Meeting and Election (Wednesday, November 11, 2026 – Regular Meeting Date) (Seat #1, Seat #2 & Seat #4), was approved.

SEVENTH ORDER OF BUSINESS**Goals and Objectives****A. Adoption of Fiscal Year 2027 Goals & Objectives****B. Review of Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form**

Ms. Burns presented the Fiscal Year 2027 Goals and Objectives, which are the same as the goals adopted for the current fiscal year. The Board also authorized the Chair to sign the Fiscal Year 2026 Goals and Objectives confirming they were met at the end of the fiscal year.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Adopting the Fiscal Year 2027 Goals & Objectives and Reviewing of Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form, were approved.

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

Ms. Hammock had nothing to report.

B. Engineer

Mr. Malave had nothing to report.

July 23, 2026

Lawson Dunes CDD

C. Field Manager's Report

Mr. Fisher reported that a thorough review of the community's streets and stop signs had been completed. Several oak trees in the rights-of-way were identified as obstructing the visibility of stop signs. Staff is coordinating with Prince & Sons regarding trimming the trees and potentially relocating certain stop signs closer to the curbs to improve visibility. A landscape review also identified several declining palms and browned elm trees near the pool area. Prince & Sons indicated that one sable palm may not survive, while the remaining palms and elm trees appear to be recovering. Staff will investigate whether the landscaping remains under warranty and pursue replacement of the sable palm if applicable. Additional maintenance items included weeds on the pool deck, which Prince & Sons has agreed to address. The cleaning vendor was reported to be performing well, and pond weeds in the dry ponds are being addressed. The restroom doors at the amenity are difficult to open due to insufficient air ventilation; staff is working to have the necessary vent opening completed so the pressure can equalize and the doors operate properly. A replacement sign for Sand Pine Lane has also been ordered and is pending delivery. Mr. Fisher concluded his Field Manager's Report, and no further questions were raised.

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

Ms. Burns introduced Christine Wells, who will be taking over as District Manager. The transition will occur over the next several months, with Ms. Wells expected to assume the role beginning in the next fiscal year. Ms. Burns also presented the check register included in the agenda package for review.

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

ii. Balance Sheet & Income Statement

Ms. Burns presented that 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.

July 23, 2026

Lawson Dunes CDD

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

Jill Burns

Secretary/Assistant Secretary

Signed by:

Bobbie Shockley

B4BFE8F149CE478...

Chairman/Vice Chairman