

Board of Supervisors:

Charles Clark Peterson - Chairman
Robert Trent Stephenson – Vice Chair
John Jones - Assistant Secretary
Patrick Bette - Assistant Secretary

District Staff:

Heather Dilley - District Manager
Adriana Rubina - Community Director
Gary Schwartz - Field Manager
John Vericker - District Counsel
Tonya Stewart - District Engineer

Villages of Glen Creek Community Development District

Public Hearing and Regular Meeting Agenda

Tuesday, August 26, 2025 at 6:30 P.M.

Springhill Suites, 102 12th Street West, Bradenton, Florida 34205

Zoom:

Dial In: +1 312-626-6799

Meeting ID: 625 984 6853

Passcode: 54321

Dear Supervisors:

A meeting of the Board of Supervisors of the Villages of Glen Creek Community Development District is scheduled for **Tuesday, August 26, 2025, at 6:30 p.m.** at the **Springhill Suites, 102 12th Street West, Bradenton, Florida 34205**. The following is the agenda for this meeting for your review and consideration. The Advanced Meeting Package is a working document, and thus all materials are considered drafts. Any additional support material will be distributed at the meeting.

1. Roll Call
2. Audience Comments – (limited to 3 minutes per individual for agenda items)
3. Business Items
 - A. FY 2025-2026 Budget Public Hearing
 - Open Public Hearing
 - Presentation of the FY 2025-2026 Budget Exhibit 1
 - Affidavits of Publication
 - 1st Run: July 25, 2025 Exhibit 2
 - 2nd Run: August 1, 2025 Exhibit 3
 - Public Comments
 - Close Public Hearing
 - B. Consideration for Adoption – **Resolution 2025-09**, Adopting the FY 2025-2026 Budget Exhibit 4
 - Exhibit A - FY 2025-2026 Adopted Budget

District Office:

Kai
2502 N. Rocky Point Dr.
Suite 1000, Tampa, FL 33607

Meeting Location:

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102 12th Street West
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- C. FY 2025-2026 Levying O&M Assessments Public Hearing
 - Open Public Hearing
 - Public Comments
 - Close Public Hearing
- D. Consideration for Adoption – **Resolution 2025-10**, Imposing and Levying the O&M Assessments for the FY 2025-2026 Budget Exhibit 5
 - Exhibit A - FY 2025-2026 Adopted Budget
 - Exhibit B - Form of Budget Funding Agreement with Developer
- E. Consideration for Adoption – **Resolution 2025-11**, Adopting the FY 2025-2026 Meeting Schedule Exhibit 6
- F. Consideration for Adoption – **Resolution 2025-12**, Setting Public Hearing for Rules of Procedure Exhibit 7
 - Exhibit A - Proposed Rules of Procedure
- G. Consideration of Rizetta & Company's Management and Field Management Proposal Exhibit 8

4. Consent Agenda

- A. Consideration for Acceptance – Annual Arbitrage Report for the period May 17, 2024 to May 17, 2025 – Series 2022A (Assessment Area Four) – Arbitrage Rebate Counselors, LLC Exhibit 9
- B. Consideration for Acceptance – Annual Arbitrage Report for the period June 21, 2024 to June 21, 2025 – Series 2018A-1 (Assessment Area Two), Series 2018A-2 (Assessment Area Two), & Series 2018B (Assessment Area One) – Arbitrage Rebate Counselors, LLC Exhibit 10
- C. Consideration for Acceptance – The Unaudited May 2025 Financials Exhibit 11
 - Variance Report for May 2025 Exhibit 12
- D. Consideration for Acceptance – The Unaudited June 2025 Financials Exhibit 13
 - Variance Report for June 2025 Exhibit 14
- E. Consideration for Acceptance – The Unaudited July 2025 Financials Exhibit 15
 - Variance Report for July 2025 Exhibit 16
- F. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held May 27, 2025 Exhibit 17

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G. Ratification of Proposals

- DC Integrations – Clickers & Fobs #6 - \$1,950.00 Exhibit 18
- DC Integrations – Clickers & Fobs #7 - \$3,900.00 Exhibit 19
- DC Integrations – Ped Gates Repair - \$2,745.00 Exhibit 20
- DC Integrations – Camera Installation for Dumpster Viewing - \$960.00 Exhibit 21
- ECS Integrations – Main Gate Repairs - \$1,380.00 Exhibit 22
- ECS Integrations – Plate Installation for Pool Ped Gate - \$256.00 Exhibit 23
- ECS Integrations – Gate Picket Repairs - \$3,010.00 Exhibit 24
- ECS Integrations – Mag Lock Replacement for Pool Ped Gate - \$840.00 Exhibit 25
- Corlin Services – Outdoor Kitchen Pressure Washing - \$720.00 Exhibit 26
- Corlin Services – Fan Timer Switches Installation - \$330.00 Exhibit 27
- 4K's Construction Cleanup – Amenity Center Pot Holes Repair - \$3,294.00 Exhibit 28
- 4K's Construction Cleanup – Pool Fence Repair - \$3,500.00 Exhibit 29
- DoodyCalls Pet Waste Management – Weekly Pest Waste Station Service (7 units) - \$84.00 weekly Exhibit 30
- NaturZone – Monthly Rodent Control Service and Initial Installation - \$50.00 monthly and \$180.00 initial service fee Exhibit 31
- Prince & Sons – Irrigation Repair - \$1,478.80 Exhibit 32
- Prince & Sons – Dead Palm Removal at the Amenity Center - \$425.00 Exhibit 33
- Prince & Sons – Palm Trimming - \$5,000.00 Exhibit 34

H. Ratification of the Termination Letter of Poop 911 Pet Waste Station Services Exhibit 35**5. Staff Reports****A. District Counsel****B. District Engineer****C. Kai Field Staff**

- Field Report Exhibit 36
- Steadfast
- NaturZone – Service Inspection Report Exhibit 37

D. District Manager**District Office:**

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6. Supervisors Requests
7. Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)
8. Adjournment

We look forward to seeing you at the meeting. In the meantime, if you have any questions or would like to obtain a copy of the full agenda, please do not hesitate to call us at 813-565-4663.

Sincerely,

Heather Dilley
District Manager

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