

District: LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, May 7, 2025

Time: 6:00 P.M.

Location: Long Lake Ranch Amenity Center,
19037 Long Lake Ranch Blvd.,
Lutz, FL 33558

[Zoom Link](#)

Dial In: +1 312 626 6799

Meeting ID: 390 048 0969

Passcode: 54321

Agenda

Per Resolution 2013-35: Nothing herein shall be construed to prohibit the Presiding Officer from maintaining orderly conduct and proper decorum in a public meeting.

For the full agenda packet, please contact: andy@hikai.com

- I. Call to Order/ Roll Call**
- II. Pledge of Allegiance**
- III. Audience Comments** – *(limited to 3 minutes per individual on agenda items)*
- IV. Supervisor Comments**
- V. Professional & Operations Management**
 - A. District Counsel**
 - B. District Engineer**
 - C. District Manager**
 - i. Introduction of New District Manager
 - ii. Discussion on District Management Services
 - iii. Consideration for Adoption of **Resolution 2025-03**; Designating Primary Administrative Office Headquarters **Exhibit 1**
 - iv. Consideration for Adoption of **Resolution 2025-04**, Authorizing Bank Signatories **Exhibit 2**
 - v. Consideration for Adoption of **Resolution 2025-05**, Designating Officers **Exhibit 3**
 - vi. Discussion on Fiscal Year 2026 Budget Workshop
 - vii. Discussion on New Credit Card for District Amenity Manager
 - A. BREEZE Operations - Field Service**
- II. Professional Vendor Operations**
 - A. Redtree Landscape**
 - i. Landscape Maintenance Report March 2025 *(Under Separate Cover)* **Exhibit 4**

- B. Blue Water Aquatics Services Report April 2025 **Exhibit 5**
- C. **GHS Environmental Aquatic Maintenance Service Report** **Exhibit 6**
- D. Ratification of Cooper Pools Proposal - **\$108.85** **Exhibit 7**
- III. Financial Statements**
 - A. Presentation of **Credit Card Statements** for February 2025 **Exhibit 8**
 - B. Presentation of **Credit Card Statements** for March 2025 **Exhibit 9**
 - C. Consideration of March 2025 Unaudited Financial Statements **Exhibit 10**
- IV. Consent Agenda**
 - A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held March 6, 2025 **Exhibit 11**
 - B. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held April 3, 2025 **Exhibit 12**
- V. Staff Reports**
 - A. District Manager
 - B. District Engineer
- VI. Audience Comments – New Business – (limited to 3 minutes per individual)**
- VII. Supervisor**
- VIII. Adjournment**

EXHIBIT 1

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RESOLUTION 2025-03

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE OF THE DISTRICT; DESIGNATING THE PRINCIPAL HEADQUARTERS OF THE DISTRICT; DIRECTING THE DISTRICT MANAGER TO PERFORM CERTAIN ACTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Long Lake Ranch Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida; and

WHEREAS, the District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District additionally desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DISTRICT:

Section 1. The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at 2502 N. Rocky Point Dr. Suite 1000, Tampa, FL 33607.

Section 2. The District’s principal headquarters for purposes of establishing proper venue shall be located at 2502 N. Rocky Point Dr. Suite 1000, Tampa, FL 33607.

Section 3. The District Manager is hereby directed to post this information on the District website and prominently post the contact information for the District’s custodian of public records in the agency’s primary administrative building

Section 4. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 7th DAY OF May , 2025.

ATTEST:

**LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
☐Secretary/☐Assistant Secretary

Print Name: _____
☐Chair/☐Vice Chair of the Board of Supervisors

EXHIBIT 2

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RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE AUTHORIZED SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S), AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Long Lake Ranch Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District (the "**Board**") previously adopted a resolution appointing certain employees of the District management company as officers of the District to perform services on behalf of the District; and

WHEREAS, the Board desires to designate new authorized officers for the District's accounts.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated into and form a material part of this resolution.
2. **Additional Authorized Officers for District Accounts.** As District officers, Andy Mendenhall (Secretary), Kerri Robertson (Treasurer), and Sonia Valentin (Assistant Treasurer) are authorized to administer the District's accounts, as soon as practical and effective immediately.
3. **Expiration for Previous Authorized Officers for District Accounts** All previous signers on the District's accounts will be automatically removed effective as of May 7, 2025.
4. **Conflicts.** Resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.
5. **Effective Date.** This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 7th DAY OF May, 2025.

ATTEST:

**LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
☐ Secretary / ☐ Assistant Secretary

Print Name: _____
☐ Chair / ☐ Vice Chair of the Board of Supervisors

EXHIBIT 3

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RESOLUTION 2025-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Long Lake Ranch Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the Pasco, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown, to wit:

<u>Heidi Clawson</u>	Chair
<u>William Pellan</u>	Vice-Chair
<u>Andy Mendenhall</u>	Secretary
<u>Kerri Robertson</u>	Treasurer
<u>Sonia Valentin</u>	Assistant Treasurer
<u>Darrell Thompson</u>	Assistant Secretary
<u>John Twomey</u>	Assistant Secretary
<u>George Smith Jr.</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 7th day of May, 2025.

ATTEST:

**LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Secretary / Assistant Secretary

Name: _____
Chair / Vice Chair of the Board of Supervisors

EXHIBIT 4

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EXHIBIT 5

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Aquatic Services Report

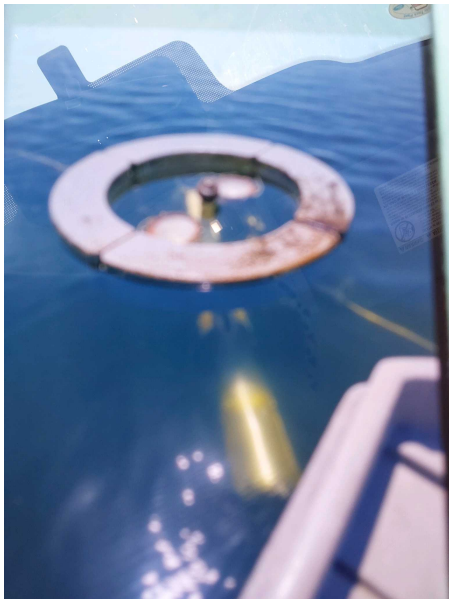
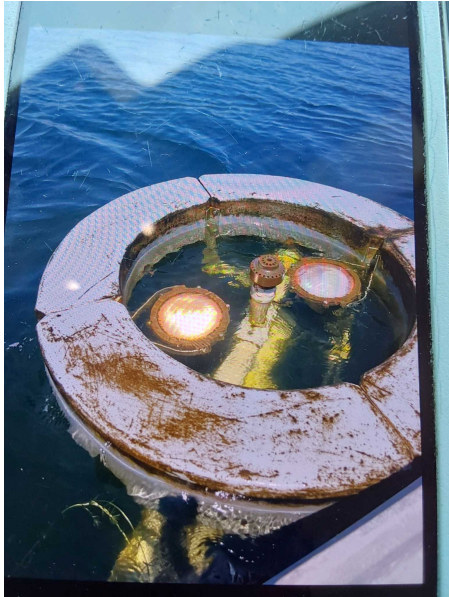
Technician

Pete Dennis

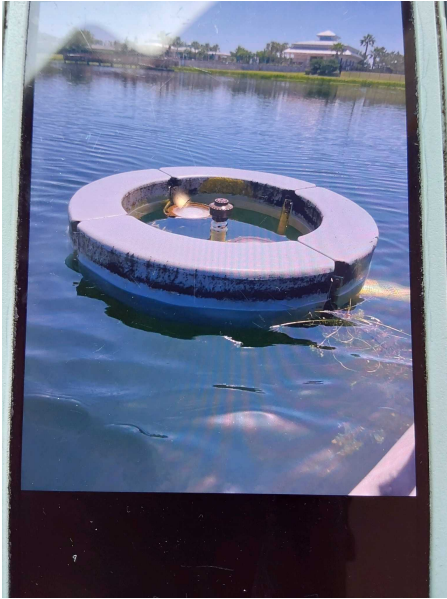
Job Details

Service Date	4/25/2025
Customer	Long Lake Ranch CDD
Weather Conditions	Sunny
Wind	8Mph
Temperature	90°
Multiple Sites Treated	No
Pond Number	All fountains. Ponds 1 2 3 4
Service Performed	Cleaning & Inspection (Fountains/Aeration)
Work Performed	<input checked="" type="checkbox"/> Fountain / Aeration
Equipment Used	<input checked="" type="checkbox"/> Bass Boat
Water Level	Low
Restrictions	None
Observations/Recommendations	I cleaned all fountains. I reset the timer on one fountain time was set to wrong time
Pictures	

Aquatic Services Report



Aquatic Services Report



Aquatic Services Report

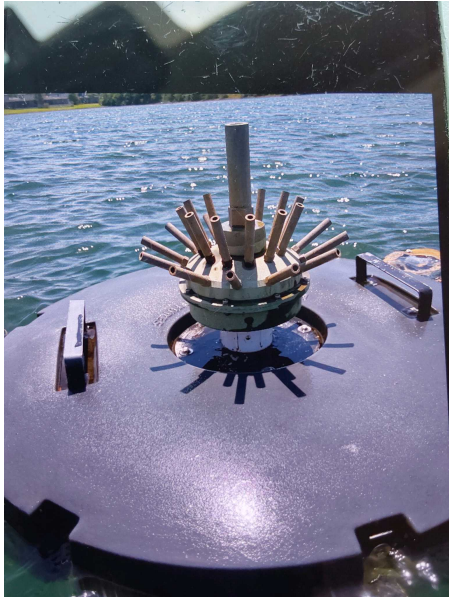


EXHIBIT 6

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Actions Required At Time of Inspection
G = Treated Grasses/Herbaceous Species (ie. torpedo grass, cattails, alligatorweed, primrose, pennywort, etc.)
A = Treated Algae (ie. filamentous, planktonic, blue-green, etc.)
F = Treated Floating Species (ie. Hyacinth, water lettuce, Cuban marsh grass, duckweed, water fern, water spangles, etc.)
S = Treated Submerged Vegetation (ie hydrilla, spikerush, chara, coontail, bladderwort)
L = Treated Lilies (ie fragrant waterlily, spatterdock)

T = Trash/debris removed
SM = Structure Maintenance
M = Mowing/Brushcutting
MF = Midge Fly Treatment
* = See Note

Service Date	Big Lake	Borrow Expansion	Borrow Lake	FPM 4	FPM 5	FPM 6	FPM 7	FPM 7A	FPM 9	FPM 10	FPM 11 North	FPM 11 South	FPM 12	Pond 10	Pond 100	Pond 10A	Pond 110	Pond 20	Pond 30	Pond 40	Pond 50A	Pond 50B	Pond 60	Pond 70	Pond 80	Pond 90	Field Notes
1/9/2025																											Field check.
1/24/2025																											Field check.
1/28/2025	T, SM,*	T	T	T	T	T	T	T	T	T	T	T, G	T	T	T	T	T	T	T, G	T	T, G	T	T	T	T	T	Trash pickup all ponds. *Email coordination with W. Hughes regarding broken skimmers on Big Lake control structures.
2/3/2025	G																										
2/13/2025																											Field check.
2/26/2025	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Trash pickup all ponds.
2/27/2025	*																							*			Placed order for delivery of grass carp for Big Lake and Pond 80. Availibilty and delivery for 12"-14" fish scheduled for April.
3/7/2025																											Field check.
3/12/2025																											Field check.
3/18/2025																											Field check.
3/25/2025		G	G			G	G, T	G	L	L	G	G				G										G	
4/2/2025	G						T	T													G						Removed roof shingles exposed from water level drop on FPM 7, 7A.
4/17/2025													G	G			G							G	G		
4/25/2025		T	T								T	T	T		T		T			T		T					
4/28/2025	T			T	T	T	T	T	T	T			T		T		T	T		T	T		T	T	T		
4/30/2025	*																							*			* Coordination with fish vendor. 12" - 14" grass carp are available and scheduled for delivery on May 2, 2025.

EXHIBIT 7

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**Cooper Pools, CP Leak
Detection, CP
Remodeling/Resurfacing**
4850 Allen Rd
Zephyrhills, FL 33541-3551



Cooper Pools
844-766-5256

Bill to
Long Lake Ranch CDD
19037 Long Lake Ranch Blvd
Lutz, FL 33558

Long Lake Ranch CDD
19037 Long Lake Ranch Blvd
Lutz, FL 33558

Estimate no.: 2025-187
Estimate date: 04/22/2025
Expiration date: 05/22/2025

Technician: Evan
PO#: Foxtail

#	Date	Product or service	Description	Qty	Rate	Amount
1.		VAKPAK 26520 1 BLK SOLENOID VLV	VAKPAK 26520 1 BLK SOLENOID VLV	1	\$108.85	\$108.85

Total	\$108.85
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Expiry date 05/22/2025

Accepted date

Accepted by

EXHIBIT 8

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Long Lake Ranch CDD
Bank United
February 2025 Credit Card Statement

Purchases and Other Debits

Post Date	Transaction Description	Amount
2/3/2025	AMAZON MKTPL*Z77OQ4 Amzn.com/bill WA 0140 DDA RF#043899 AMAZON MKT	27.98
2/3/2025	AMAZON MKTPL*6H3P82 Amzn.com/bill WA 0140 DDA RF#055943 AMAZON MKT	28.89
2/5/2025	AMAZON MKTPL*Z77548 Amzn.com/bill WA 0140 DDA RF#025294 AMAZON MKT	32.99
2/6/2025	AMAZON MKTPL*Z79Y73 Amzn.com/bill WA 0140 DDA RF#095000 AMAZON MKT	59.98
2/6/2025	7-ELEVEN Lutz FL 0140 PIN RF#503777178198 7-ELEVEN	15.00
2/11/2025	7-ELEVEN Lutz FL 0140 PIN RF#504270364020 7-ELEVEN	15.00
2/12/2025	LOWE'S #2238 LUTZ FL 0140 PIN RF#123299 LOWE'S #22	71.70
2/12/2025	Amazon.com*1J67B6AR Amzn.com/bill WA 0140 DDA RF#006903 Amazon.com	18.44
2/13/2025	AMAZON MKTPL*181QU5 Amzn.com/bill WA 0140 DDA RF#038610 AMAZON MKT	54.99
2/13/2025	AMAZON MKTPL*408A58 Amzn.com/bill WA 0140 DDA RF#092925 AMAZON MKT	16.99
2/13/2025	AMAZON MKTPL*XX4XT7 Amzn.com/bill WA 0140 DDA RF#057367 AMAZON MKT	39.99
2/14/2025	AMAZON MKTPL*GW46J9 Amzn.com/bill WA 0140 DDA RF#097763 AMAZON MKT	59.98
2/18/2025	AMZN Mktp US*IE2MF3 Amzn.com/bill WA 0140 DDA RF#032773 AMZN Mktp	110.64
2/21/2025	AMAZON MKTPL*WD0EL2 Amzn.com/bill WA 0140 DDA RF#070344 AMAZON MKT	47.49
2/27/2025	7-ELEVEN Lutz FL 0140 PIN RF#505870873736 7-ELEVEN	17.00
Total		617.06
Total per Statement		617.06
Diff		-

Final Details for Order #111-5972862-9525865

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Order Placed: January 31, 2025
Amazon.com order number: 111-5972862-9525865
Order Total: \$27.98

Shipped on February 2, 2025

Items Ordered
2 of: J.LUMI YCA1031 Photocell Sensor for Outdoor Lights, 120V AC Post Eye Photocontrol with Wall Plate, Button Photocontrol, Dusk to Dawn Light Control, UL Listed
Sold by: jaylumi ([seller profile](#))
Supplied by: jaylumi ([seller profile](#))
Condition: New

	Price
2 of: J.LUMI YCA1031 Photocell Sensor for Outdoor Lights, 120V AC Post Eye Photocontrol with Wall Plate, Button Photocontrol, Dusk to Dawn Light Control, UL Listed	\$13.99

Shipping Address:
Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method:
Visa ending in 0140

Billing address
Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Credit Card transactions

Item(s) Subtotal:	\$27.98
Shipping & Handling:	\$0.00

Total before tax:	\$27.98
Estimated tax to be collected:	\$0.00

Grand Total:	\$27.98
Visa ending in 0140: February 2, 2025:	\$27.98

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Final Details for Order #111-9553255-7289844

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Order Placed: January 31, 2025
Amazon.com order number: 111-9553255-7289844
Order Total: \$28.89

Shipped on February 2, 2025

Items Ordered

1 of: *TOPGREENER in-Wall PIR Motion Sensor Light Switch, Occupancy Sensor Switch, On/Off Override, 4A, 400W, Single Pole, Neutral Wire Required, TSOS5-W, White, 2 Pack* Price \$28.89
Sold by: Top Greener Inc ([seller profile](#)) | Product question? [Ask Seller](#)
Supplied by: Top Greener Inc ([seller profile](#))

Condition: New

Shipping Address:

Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Shipping Speed:

Delivery in fewer trips to your address

Payment information

Payment Method:

Visa ending in 0140

Billing address

Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Credit Card transactions

Item(s) Subtotal:	\$28.89
Shipping & Handling:	\$0.00

Total before tax:	\$28.89
Estimated tax to be collected:	\$0.00

Grand Total:	\$28.89

Visa ending in 0140: February 2, 2025: \$28.89

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Final Details for Order #111-2116124-7152226
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Order Placed: February 4, 2025
Amazon.com order number: 111-2116124-7152226
Order Total: \$32.99

Shipped on February 4, 2025

Items Ordered **Price**
1 of: 55-60 Gallon Trash Bags Heavy Duty - Bulk 150 Pack Large Garbage Bags - Big Black Commercial Trash Can Liners - Made In USA \$32.99
Sold by: Home & Party ([seller profile](#)) | Product question? [Ask Seller](#)
Supplied by: Home & Party ([seller profile](#))

Condition: New

Shipping Address:
Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method: Visa ending in 0140	Item(s) Subtotal:	\$32.99
	Shipping & Handling:	\$0.00
Billing address Long Lake Ranch Clubhouse 19037 LONG LAKE RANCH BLVD LUTZ, FL 33558-5507 United States	Total before tax:	\$32.99
	Estimated tax to be collected:	\$0.00
	Grand Total:	\$32.99
Credit Card transactions	Visa ending in 0140: February 4, 2025:	\$32.99

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Final Details for Order #111-9052737-5428201
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Order Placed: February 5, 2025
Amazon.com order number: 111-9052737-5428201
Order Total: \$59.98

Shipped on February 6, 2025

Items Ordered	Price
2 of: CINOTON 20W LED Flood Lights Outdoor, IP65 Waterproof Exterior Security Wall Lights with 180°Knuckle, 2800LM 120V Outside Aluminum Lighting Fixture for Patio Porch Courtyard Barn Garage 5000K 2 Pack	\$29.99
Sold by: CINOTON-Direct (seller profile) Product question? Ask Seller	
Supplied by: CINOTON-Direct (seller profile)	

Condition: New

Shipping Address:
Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Shipping Speed:
Rush Shipping

Payment information

Payment Method: Visa ending in 0140	Item(s) Subtotal: \$59.98 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 ----- Total before tax: \$59.98 Estimated tax to be collected: \$0.00 ----- Grand Total: \$59.98
Billing address Long Lake Ranch Clubhouse 19037 LONG LAKE RANCH BLVD LUTZ, FL 33558-5507 United States	
Credit Card transactions	Visa ending in 0140: February 6, 2025: \$59.98

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**** ICR RECEIPT ****

7 ELEVEN
19123 WINGSHOOTER WAY
LUTZ 33558
PH: 7277099004
STORE#: 42163
THANKS FOR SHOPPING
7-ELEVEN

Pump 3	RUL	
4.602 GAL @ 3.259 /GAL		15.00
DEBIT	PREPAY	15.00

SUBTOTAL	\$15.00
TOTAL DUE	\$15.00

DEBIT \$15.00

STORE#: 42163
APPROVAL#: 711733 AUTH CODE: 0
APPROVAL TIME: 142736
REF#: 12082715214
ENTRY: CHIP

TRY OUR DELI CENTRAL SANDWICHES
AND DELICIOUS ENTREES

**** REPRINT ****

1#02 DP20 TRN8838 02/06/2025 09:27 AM

OH THANK HEAVEN
FOR 7-ELEVEN

19123 WINGSHOOTER W
LUTZ, FL
STORE: 42163
PHONE: 7277099004

TID : 00074216301
02/11/2025 08:05:30
Receipt # 2032408

SALE
DEBIT

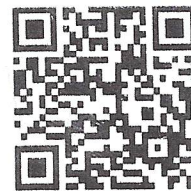
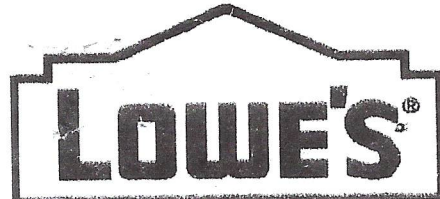
*****0140
AUTH : 719880
REF : 73050442644
APPROVED
Entry:CHIP
Batch:74
Seq : 24

PUMP	3
GRADE	NMB
GALLONS	4.133
PRICE/GAL	\$ 3.629

TOTAL FUEL	\$ 15.00

US DEBIT
AID:A00000000980840
TC:A7966C5F0FE45B33
COMPLETION
PIN VERIFIED

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YOUR BUSINESS



LEARN MORE AT [LOWES.COM/MYLOWESREWARDS](https://www.lowes.com/mylowesrewards)

LOWE'S HOME CENTERS, LLC
21500 STATE RD 54
LUTZ, FL 33549 (813) 345-9020

- SALE -

SALES#: S2238SIQ 4153525 TRANS#: 748762776 02-12-25

5745096 12 OZ R-O SR 5N1 GLOSS SA	7.98
310430 HL 1-1/2-IN LNG SHACKLE L	45.48
1329436 RB 5/0 BTF ZP STRT LNK CO	18.24
8 @	2.28

SUBTOTAL:	71.70
TOTAL TAX:	0.00
INVOICE 83770 TOTAL:	71.70
DEBITVISA:	71.70
CHANGE:	0.00

DEBITVISA: XXXXXXXXXXXX0140 AMOUNT: 71.70 AUTHCD: 760921

TAP REFID: 223803770539 02/12/25 10:41:16

*PIN VERIFIED

TRACE : 770539 RETRIEVAL: 223803770539

PURCHASE CASH BACK TOTAL DEBIT

71.70	0.00	71.70
-------	------	-------

TUR : 0000000000

AID : A0000000980840

Final Details for Order #111-1932013-4131418
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Order Placed: February 11, 2025
Amazon.com order number: 111-1932013-4131418
Order Total: \$18.44

Shipped on February 11, 2025

Items Ordered	Price
1 of: Swiffer Sweeper 2-in-1 Dry + Wet Floor Mopping and Sweeping Kit, Multi-Surface Kit for Floor Cleaning, Kit Includes 1 Sweeper, 14 Dry Sweeping Cloths, 5 Wet Mopping Cloths	\$18.44
Sold by: Amazon.com Services, Inc	
Supplied by: Other	
Condition: New	

Shipping Address:
Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Shipping Speed:
Delivery in fewer trips to your address

Payment information

Payment Method:	Item(s) Subtotal:	\$18.44
Visa ending in 0140	Shipping & Handling:	\$0.00

Billing address	Total before tax:	\$18.44
Long Lake Ranch Clubhouse	Estimated tax to be collected:	\$0.00
19037 LONG LAKE RANCH BLVD		-----
LUTZ, FL 33558-5507	Grand Total:	\$18.44
United States		
Credit Card transactions	Visa ending in 0140: February 11, 2025:	\$18.44

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Final Details for Order #111-5943581-3109851
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Order Placed: February 11, 2025
Amazon.com order number: 111-5943581-3109851
Order Total: \$54.99

Shipped on February 13, 2025

Items Ordered
1 of: Sherr 20 Boxed Rolls 4000 Counts Dog Poop Bags Bulk Leak Proof Dog Waste Bags Universal Pet Doggy Waste Poop Box for Puppy Pets Outdoor Walking and Travel, 20 Rolls of 200(Black) **Price** \$54.99
Sold by: Xuyoulin ([seller profile](#))
Supplied by: Xuyoulin ([seller profile](#))

Condition: New

Shipping Address:
Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method:
Visa ending in 0140

Billing address
Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Item(s) Subtotal:	\$54.99
Shipping & Handling:	\$0.00

Total before tax:	\$54.99
Estimated tax to be collected:	\$0.00

Grand Total:	\$54.99

Credit Card transactions

Visa ending in 0140: February 13, 2025: \$54.99

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Final Details for Order #111-8281702-2253050
[Print this page for your records.](#)

Order Placed: February 12, 2025
Amazon.com order number: 111-8281702-2253050
Order Total: \$16.99

Shipped on February 13, 2025

Items Ordered	Price
1 of: 2 Pack Photo Cell Outdoor Light Sensor, Dusk to Dawn Sensor, Photocell Sensor, Photoelectric Switch, UL Listed, IP65 Waterproof, 110V, 120V, 220V, 240V Input	\$16.99
Sold by: kukuppo (seller profile)	
Supplied by: kukuppo (seller profile)	
Condition: New	

Shipping Address:
Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method:	Item(s) Subtotal:	\$16.99
Visa ending in 0140	Shipping & Handling:	\$0.00

Billing address	Total before tax:	\$16.99
Long Lake Ranch Clubhouse	Estimated tax to be collected:	\$0.00
19037 LONG LAKE RANCH BLVD		-----
LUTZ, FL 33558-5507	Grand Total:	\$16.99
United States		
Credit Card transactions	Visa ending in 0140: February 13, 2025:	\$16.99

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Final Details for Order #111-7202295-1914647

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Order Placed: February 12, 2025
Amazon.com order number: 111-7202295-1914647
Order Total: \$39.99

Shipped on February 13, 2025

Items Ordered

Price
\$39.99

1 of: CHISWEAR Outdoor Photoelectric Switch Wire-in photocell Stem-Mount Light Control with Photocell Light Sensor
Sold by: Chiswear ([seller profile](#))
Supplied by: Chiswear ([seller profile](#))

Condition: New

Shipping Address:

Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Shipping Speed:

Rush Shipping

Payment information

Payment Method:

Visa ending in 0140

Billing address

Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Credit Card transactions

Item(s) Subtotal:	\$39.99
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99

Total before tax:	\$39.99
Estimated tax to be collected:	\$0.00

Grand Total:	\$39.99
Visa ending in 0140: February 13, 2025:	\$39.99

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Final Details for Order #111-3301661-8484262
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Order Placed: February 14, 2025
Amazon.com order number: 111-3301661-8484262
Order Total: \$59.98

Shipped on February 14, 2025

Items Ordered	Price
2 of: HGGH LED Security Motion Sensor Outdoor Lights,3 Head Motion Detection Outdoor Lights 6000K IP65 Waterproof,38W 4200LM Flood Lights Outdoor Motion Sensor Lights for Yard Garage Porch House	\$29.99
Sold by: HGGH (seller profile)	
Supplied by: HGGH (seller profile)	
Condition: New	

Shipping Address:
Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Shipping Speed:
Rush Shipping

Payment information

Payment Method:
Visa ending in 0140

Billing address
Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Credit Card transactions

Item(s) Subtotal:	\$59.98
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99

Total before tax:	\$59.98
Estimated tax to be collected:	\$0.00

Grand Total:	\$59.98
Visa ending in 0140: February 14, 2025:	\$59.98

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Final Details for Order #111-6575295-8878666
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Order Placed: February 14, 2025
Amazon.com order number: 111-6575295-8878666
Seller's order number: WB8715315256
Order Total: \$110.64

Shipped on February 14, 2025

Items Ordered	Price
4 of: <i>TORK Photocontrol, 120VAC Voltage, 2000 Max. Wattage, 180° Swivel, 1/2" Conduit Mounting</i>	\$27.66
Sold by: Retail Hunters USA (seller profile)	
Supplied by: Other	
Condition: New	

Shipping Address:
Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Shipping Speed:
Expedited Shipping

Payment information

Payment Method:	Item(s) Subtotal:	\$110.64
Visa ending in 0140	Shipping & Handling:	\$0.00

Billing address	Total before tax:	\$110.64
Long Lake Ranch Clubhouse	Estimated tax to be collected:	\$0.00
19037 LONG LAKE RANCH BLVD		-----
LUTZ, FL 33558-5507	Grand Total:	\$110.64
United States		
Credit Card transactions	Visa ending in 0140: February 14, 2025:	\$110.64

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Final Details for Order #111-2530006-0078617

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Order Placed: February 21, 2025
Amazon.com order number: 111-2530006-0078617
Order Total: \$47.49

Shipped on February 21, 2025

Items Ordered

1 of: Reli. 55-60 Gallon Trash Bags Heavy Duty | 150 Count | 50-60 Gallon | Large Black Garbage Bags | Made in USA
Sold by: Reli. ([seller profile](#))
Supplied by: Reli. ([seller profile](#))

Condition: New

Shipping Address:

Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Shipping Speed:

Rush Shipping

Payment information

Payment Method:

Visa ending in 0140

Billing address

Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Credit Card transactions

Item(s) Subtotal:	\$47.49
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99

Total before tax:	\$47.49
Estimated tax to be collected:	\$0.00

Grand Total:	\$47.49
Visa ending in 0140: February 21, 2025:	\$47.49

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OH THANK HEAVEN
FOR 7-ELEVEN

19123 WINGSHOOTER W
LUTZ, FL
STORE: 42163
PHONE: 7277099004

TID : 00074216301
02/27/2025 10:12:08
Receipt # 2054341

SALE
DEBIT
*****0140
AUTH :786991
REF :84477198254
APPROVED
Entry:CHIP
Batch:87
Seq : 41

PUMP	5
GRADE	NMB
GALLONS	4.671
PRICE/GAL	\$ 3.639

TOTAL FUEL	\$ 17.00

US DEBIT
AID:A0000000980840
TC:59EABDA0047BBA1E
COMPLETION
PIN VERIFIED

THANKS FOR
YOUR BUSINESS

EXHIBIT 9

[Return to Agenda](#)

Long Lake Ranch CDD
Bank United
March 2025 Credit Card Statement

Purchases and Other Debits

Post Date	Transaction Description	Amount
3/10/2025	AMAZON MKTPL*RB1G52 Amzn.com/bill WA 0140 DDA RF#028141 AMAZON MKT	45.99
3/11/2025	AMAZON MKTPL*MD8J16 Amzn.com/bill WA 0140 DDA RF#000374 AMAZON MKT	149.99
3/17/2025	Amazon.com*7U26D175 Amzn.com/bill WA 0140 DDA RF#023577 Amazon.com	28.89
3/17/2025	Amazon.com*TB1GQ1DV Amzn.com/bill WA 0140 DDA RF#070929 Amazon.com	35.86
3/18/2025	7-ELEVEN Lutz FL 0140 PIN RF#507770899110 7-ELEVEN	15.89
3/18/2025	AMAZON MKTPL*2Y5XT8 Amzn.com/bill WA 0140 DDA RF#060830 AMAZON MKT	60.99
3/24/2025	Amazon.com*G52N4354 Amzn.com/bill WA 0140 DDA RF#032050 Amazon.com	33.99
3/24/2025	AMAZON MKTPL*3I6V59 Amzn.com/bill WA 0140 DDA RF#078572 AMAZON MKT	629.85
3/25/2025	LOWE'S #2238 LUTZ FL 0140 PIN RF#007671 LOWE'S #22	23.48
3/25/2025	AMAZON MKTPL*4S7UX4 Amzn.com/bill WA 0140 DDA RF#099660 AMAZON MKT	25.93
3/26/2025	LOWE'S #2238 LUTZ FL 0140 PIN RF#977703 LOWE'S #22	64.94
3/27/2025	LOWES #02238* LUTZ FL 0140 DDA RF#027189 LOWES #022	(4.25)
3/28/2025	SQ *FENCING LIFE BROOKSVILLE FL 0140 DDA RF#508716007480 SQ *FENCIN	586.35
3/28/2025	SHERWIN-WILLIAMS702 ODESSA FL 0140 DDA RF#086209 SHERWIN-WI	318.00
3/31/2025	LOWE'S #3477 ODESSA FL 0140 PIN RF#991442 LOWE'S #34	29.24
Total		2,045.14
Transfer to fund account		2,000.00
Net Activity for the month		(45.14)
Beginning Balance per statement		515.66
Ending Balance		470.52

Final Details for Order #111-2789867-4391468

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Order Placed: March 10, 2025
Amazon.com order number: 111-2789867-4391468
Order Total: \$45.99

Shipped on March 10, 2025

Items Ordered	Price
1 of: Zero Waste USA 2,000 Commercial Grade, non-branded, Dog Waste Station Refill Roll Bags - 40% Thicker competitor brands roll bags - Fits Any Dog Waste Station - 10 rolls of 200 bags	\$45.99
Sold by: Zero Waste USA (seller profile)	
Supplied by: Zero Waste USA (seller profile)	
Condition: New	

Shipping Address:
Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Shipping Speed:
Rush Shipping

Payment information

Payment Method:	Item(s) Subtotal:	\$45.99
Visa ending in 0140	Shipping & Handling:	\$2.99
	Free Shipping:	-\$2.99

Billing address	Total before tax:	\$45.99
Long Lake Ranch Clubhouse	Estimated tax to be collected:	\$0.00
19037 LONG LAKE RANCH BLVD		-----
LUTZ, FL 33558-5507	Grand Total:	\$45.99
United States	Visa ending in 0140: March 10, 2025:	\$45.99
Credit Card transactions		

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Final Details for Order #111-5332957-0479438

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Order Placed: March 10, 2025

Amazon.com order number: 111-5332957-0479438

Order Total: \$149.99

Shipped on March 10, 2025

Items Ordered

Price

1 of: Zero Waste USA 6,000 Premium Dog Waste Station Refill Roll Bags - Up to 40% thicker & stronger than competitor bags \$149.99
- Guaranteed to fit any commercial roll bag dispenser (30 rolls of 200 bags)

Sold by: Zero Waste USA ([seller profile](#))

Supplied by: Other

Condition: New

Shipping Address:

Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa ending in 0140

Billing address

Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Credit Card transactions

Item(s) Subtotal: \$149.99

Shipping & Handling: \$0.00

Total before tax: \$149.99

Estimated tax to be collected: \$0.00

Grand Total: \$149.99

Visa ending in 0140: March 10, 2025: \$149.99

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Final Details for Order #111-0122743-0950660

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Order Placed: March 14, 2025
Amazon.com order number: 111-0122743-0950660
Order Total: \$28.89

Shipped on March 14, 2025

Items Ordered	Price
1 of: GEN 202 Jumbo JRT Bath Tissue, 2-Ply, White, 9 in Diameter, 12 Count (Pack of 1)	\$28.89
Sold by: Amazon.com Services, Inc	
Supplied by: Other	
Condition: New	

Shipping Address:
Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method:	Item(s) Subtotal:	\$28.89
Visa ending in 0140	Shipping & Handling:	\$0.00

Billing address	Total before tax:	\$28.89
Long Lake Ranch Clubhouse	Estimated tax to be collected:	\$0.00
19037 LONG LAKE RANCH BLVD		-----
LUTZ, FL 33558-5507	Grand Total:	\$28.89
United States		
Credit Card transactions	Visa ending in 0140: March 14, 2025:	\$28.89

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Final Details for Order #111-9393573-2470637

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Order Placed: March 14, 2025
Amazon.com order number: 111-9393573-2470637
Order Total: \$35.86

Shipped on March 14, 2025

Items Ordered	Price
1 of: Boardwalk BWK17GREEN 8 in. x 800 ft. 1-Ply Green Universal Roll Towels - Natural White (6 Rolls/Carton)	\$35.86
Sold by: Amazon.com Services, Inc	
Supplied by: Other	
Condition: New	

Shipping Address:
Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method:	Item(s) Subtotal:	\$35.86
Visa ending in 0140	Shipping & Handling:	\$0.00

Billing address	Total before tax:	\$35.86
Long Lake Ranch Clubhouse	Estimated tax to be collected:	\$0.00
19037 LONG LAKE RANCH BLVD		-----
LUTZ, FL 33558-5507	Grand Total:	\$35.86
United States		
Credit Card transactions	Visa ending in 0140: March 14, 2025:	\$35.86

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**** ICR RECEIPT ****

7 ELEVEN
19123 WINGSHOOTER WAY
LUTZ 33558
PH: 7277099004
STORE#: 42163
THANKS FOR SHOPPING
7-ELEVEN

Pump 3	NMB	15.89
4.441 GAL @ 3.579 /GAL		15.89
DEBIT		\$15.89
SUBTOTAL		\$15.89
TOTAL DUE		\$15.89

DEBIT
STORE#: 42163
APPROVAL#: 761832 AUTH CODE: 0
APPROVAL TIME: 154956
REF#: 24993746174
ENTRY: CHLP

TRY OUR DELI CENTRAL SANDWICHES
AND DELICIOUS ENTREES
*** REPRINT ***
1702 01/20 TRN6469 03/10/2025 11:49 AM

Final Details for Order #111-3645023-8844232

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Order Placed: March 14, 2025

Amazon.com order number: 111-3645023-8844232

Order Total: \$60.99

Shipped on March 17, 2025

Items Ordered

1 of: *DELIPOP 4 Pack 12 Inch Ceiling Light, IP54 Waterproof 24W Surface LED Ceiling Light for Indoor/Outdoor, Round Ceiling Light Fixture for Bathroom, Bedroom, Kitchen, Hallway, Balcony* **Price** \$60.99

Sold by: TPAMDANA ([seller profile](#))

Supplied by: TPAMDANA ([seller profile](#))

Condition: New

Shipping Address:

Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Shipping Speed:

Delivery in fewer trips to your address

Payment information

Payment Method:

Visa ending in 0140

Billing address

Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Credit Card transactions

Item(s) Subtotal:	\$60.99
Shipping & Handling:	\$0.00

Total before tax:	\$60.99
Estimated tax to be collected:	\$0.00

Grand Total:	\$60.99

Visa ending in 0140: March 17, 2025: \$60.99

To view the status of your order, return to [Order Summary](#).

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Final Details for Order #111-3868843-6979431

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Order Placed: March 21, 2025
Amazon.com order number: 111-3868843-6979431
Order Total: \$33.99

Shipped on March 23, 2025

Items Ordered **Price**
1 of: SC Johnson Professional Azure FOAM Dispenser and Refill Starter Kit, Wall Mount Soap Dispenser for Hand Soap, 1 Refresh Azure FOAM Hand Wash, 1 Liter Cartridge, 33.8 fl. oz., for Professional Use Only \$33.99
Sold by: Amazon.com Services, Inc
Supplied by: Other

Condition: New

Shipping Address:
Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method: Visa ending in 0140	Item(s) Subtotal:	\$33.99
	Shipping & Handling:	\$0.00

Billing address Long Lake Ranch Clubhouse 19037 LONG LAKE RANCH BLVD LUTZ, FL 33558-5507 United States	Total before tax:	\$33.99
	Estimated tax to be collected:	\$0.00

	Grand Total:	\$33.99
Credit Card transactions	Visa ending in 0140: March 23, 2025:	\$33.99

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Final Details for Order #111-8004918-5934669[Print this page for your records.](#)**Order Placed:** March 19, 2025**Amazon.com order number:** 111-8004918-5934669**Order Total:** \$629.85

Shipped on March 22, 2025**Items Ordered****Price**

1 of: ALAGPRO® NEW 2025 Pet Waste Station Outdoor Dog Waste Station with Hand Sanitizer Bottle, Commercial Dog Poop Station with Free 600 Roll Waste Bags & 50 Can Liners for Backyard, Park & HOA's \$209.95

Sold by: ALAGPRO INC. ([seller profile](#))Supplied by: ALAGPRO INC. ([seller profile](#))

Condition: New

Shipping Address:

Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Shipping Speed:

FREE Prime Delivery

Shipped on March 22, 2025**Items Ordered****Price**

1 of: ALAGPRO® NEW 2025 Pet Waste Station Outdoor Dog Waste Station with Hand Sanitizer Bottle, Commercial Dog Poop Station with Free 600 Roll Waste Bags & 50 Can Liners for Backyard, Park & HOA's \$209.95

Sold by: ALAGPRO INC. ([seller profile](#))Supplied by: ALAGPRO INC. ([seller profile](#))

Condition: New

Shipping Address:

Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Shipping Speed:

FREE Prime Delivery

Shipped on March 22, 2025**Items Ordered****Price**

1 of: ALAGPRO® NEW 2025 Pet Waste Station Outdoor Dog Waste Station with Hand Sanitizer Bottle, Commercial Dog Poop Station with Free 600 Roll Waste Bags & 50 Can Liners for Backyard, Park & HOA's \$209.95

Sold by: ALAGPRO INC. ([seller profile](#))Supplied by: ALAGPRO INC. ([seller profile](#))

Condition: New

Shipping Address:

Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

8

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa ending in 0140

Billing address

Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Credit Card transactions

Item(s) Subtotal:	\$629.85
Shipping & Handling:	\$0.00

Total before tax:	\$629.85
Estimated tax to be collected:	\$0.00

Grand Total:	\$629.85
Visa ending in 0140: March 22, 2025:	\$629.85

To view the status of your order, return to [Order Summary](#).

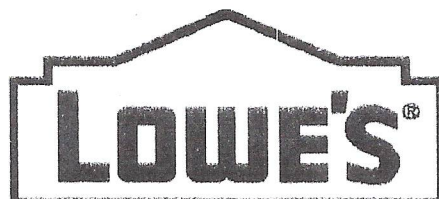
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LOWE'S HOME CENTERS, LLC
21500 STATE RD 54
LUTZ, FL 33549 (813) 345-9020

- SALE -

SALES#: S22380VZ 5240779 TRANS#: 139790307 03-25-25

5195468 ETN TUR ST GFCI 15A 1250 23.48

SUBTOTAL:	23.48
TOTAL TAX:	0.00
INVOICE 78397 TOTAL:	23.48
DEBITVISA:	23.48
CHANGE:	0.00

DEBITVISA: XXXXXXXXXXXX0140 AMOUNT: 23.48 AUTHCD: 934426

CHIP REF ID: 223808397362 03/25/25 10:46:20

*PIN VERIFIED

TRACE : 397362 RETRIEVAL: 223808397362

PURCHASE CASH BACK TOTAL DEBIT

23.48 0.00 23.48

TUR : 8080048000

TSI : 6800

STORE: 2238 TERMINAL: 08 03/25/25 10:46:28

OF ITEMS PURCHASED: 1

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

Final Details for Order #111-2306048-0515401

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Order Placed: March 24, 2025

Amazon.com order number: 111-2306048-0515401

Order Total: \$25.93

Shipped on March 24, 2025

Items Ordered

	Price
1 of: EASTFUN 5Pcs 8GB USB Flash Drive USB 2.0 Flash Memory Stick Thumb Stick Pen(Five Mixed Colors: Blue Purple Rose Green Gold)	\$11.99

Sold by: EASTFUN Store ([seller profile](#))

Supplied by: EASTFUN Store ([seller profile](#))

Condition: New

1 of: AVANTEK Wireless Doorbell, D-3F Waterproof Chime Kit Operating at Over 1300 Feet with 52 Melodies, 5 Volume Levels & LED Flash	\$13.94
--	---------

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

Shipping Address:

Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa ending in 0140

Billing address

Long Lake Ranch Clubhouse
19037 LONG LAKE RANCH BLVD
LUTZ, FL 33558-5507
United States

Credit Card transactions

Item(s) Subtotal:	\$25.93
Shipping & Handling:	\$0.00

Total before tax:	\$25.93
Estimated tax to be collected:	\$0.00

Grand Total:	\$25.93
---------------------	----------------

Visa ending in 0140: March 24, 2025:	\$25.93
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To view the status of your order, return to [Order Summary](#).

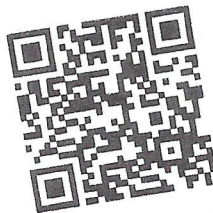
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LOVE'S HOME CENTERS, LLC
21500 STATE RD 54
LUTZ, FL 33549 (813) 345-9020

- SALE -

SALES#: S2238TJG 4878733 TRANS#: 25264279 03-26-25

308999 RB 2-1/2 IN ZN SAFETY HAS	4.48
889266 TURBO JET ASOTU	19.99
123109 30 SECOND 1-GAL OUTDOOR C	12.48
276477 5-GAL BLUE LID-ENCORE (12	2.78
4853 5-GAL LOWES BUCKET-ENCORE	4.98
285868 ROUNDUP 1-GAL TANK SPRAYE	15.98

SUBTOTAL:	60.69
TOTAL TAX:	4.25
INVOICE 83540 TOTAL:	64.94
DEBITVISA:	64.94
CHANGE:	0.00

DEBITVISA: XXXXXXXXXXXX0140 AMOUNT: 64.94 AUTHCD: 327560
CHIP REFID: 223817540358 03/26/25 11:22:07
*PIN VERIFIED
TRACE : 540358 RETRIEVAL: 223817540358
PURCHASE CASH BACK TOTAL DEBIT
64.94 0.00 64.94
TVR : 8080048000
TSI : 6800 AID : A0000000980840

STORE: 2238 TERMINAL: 17 03/26/25 11:22:46
OF ITEMS PURCHASED: 6
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



12

\$4.25 CREDITED

Back because of tax
mix up.

13



Fencing Life LLC
11083 Maybird Ave
Brooksville, FL 34613-3616 United States

Invoice #000072

Issue date
Mar 21, 2025

Invoice #000072

Customer	Invoice Details	Payment
Long Lake Ranch manager@longlakeranchcdd.com (813) 729-1581 19037 Long Lake Ranch Blvd Lutz, Florida 33558	PDF created March 28, 2025 \$586.35	Due March 21, 2025 \$586.35

Items	Quantity	Price	Amount
Invoice #2501-1511-8317	1	\$350.00	\$350.00
Invoice #2501-1507-6499	1	\$236.35	\$236.35
Subtotal			\$586.35

Total Paid **\$586.35**

Payments	
Mar 28, 2025 (Visa 0140)	\$586.35



View online
To view your invoice go to <https://squareup.com/u/xvcPfD44>
Or open the camera on your mobile device and place the QR code in the camera's view.



SHERWIN-WILLIAMS.

ODESSA Store 702496

11148 CARGO CT
ODESSA FL 33556 3432
(727)376-4541
Fax (727) 376-7852
www.sherwin-williams.com

SALE

Tran # 9367-2

EO9/16200

David

7:35am

03/28/25

10

Order # OE0249499A702496

LONG LAKE RANCH

Account XXXX-2859-5

Job 1 LONG LAKE RANCH

Tax Record Card 811686

6501-31618 K38W00351 5 GAL K38W351

EMERALD IN SG EXTR

No Tax 5.00 @ 57.45 287.25

Color: SW6142 MACADANIA

CCE*Color Cast 02 32 64 128

B1 Black 2 31 - -

R2 Maroon - 25 - -

Y3 Deep Gold 14 38 - 1

Sher-Color Formula

6500-15837 144152125 EACH

2.5 CLEARCUT GLIDE

No Tax 1.00 @ 17.99 17.99

Discount (% 15.00) -2.70

6509-78372 14F861100 9 INCH

9X1/2 MARATHON 3PK S

No Tax 1.00 @ 18.19 18.19

Discount (% 15.00) -2.73

SUBTOTAL BEFORE TAX 318.00

7.000% SALES TAX:1-103355601 0.00

TOTAL \$318.00

VISA (VISA DEBIT) -318.00

C/C# XXXXXXXXXXXX0140

Auth # 759680

Chip Read

No PIN

No Signature Required

ATD:0000000031010

15



LOVE'S HOME CENTERS, LLI
2317 GUNN HIGHWAY
ODESSA, FL 33556 (813) 547-7129

- SALE -

SALES#: FSTLAN03 5177928 TRANS#: 172861695 03-31-25

TE#: 223800073

Long Lake Ranch Community Dev

214677 10 02 PL LANDSCAPE	6.96
1024796 ULTRACOLOR PLUS 10LB#5049	19.98
5623367 1WOLF 12CT 0.1N COMPOSITE	2.26

SUBTOTAL:	29.24
TOTAL TAX:	0.00
INVOICE 95524 TOTAL:	29.24
DEBITVISA:	29.24

TAX EXEMPTION #: 223800073
I CERTIFY THAT THE ITEMS PURCHASED ON THIS INVOICE AND
NOT TAXED WILL BE RESOLD OR USED IN CONFORMITY WITH THE
PURPOSE AS STATED IN THE TAX EXEMPT CERTIFICATE
PROVIDED TO LOWE'S AND THAT THEY ARE BEING PURCHASED
WITH FUNDS OF MY COMPANY/ORGANIZATION AND NOT BY A
PERSONAL CHECK OR MONIES. I FURTHER CERTIFY THAT, IN
THE EVENT THAT I DO NOT USE THESE ITEMS IN THE MANNER
STATED ABOVE, I WILL ACCRUE AND PAY USE TAX AS REQUIRED
BY LAW.

CUSTOMER SIGNATURE

STORE: 3477 TERMINAL: 10 03/31/25 06:36:04

EXHIBIT 10

[Return to Agenda](#)

Long Lake Ranch CDD Community Development District

Summary Financial Statements (Unaudited)

March 31, 2025

Long Lake Ranch CDD
Balance Sheet
March 31, 2025

	General Fund	Reserve Fund	Debt Service 2014 Fund	Debt Service 2015 Fund	Debt Service 2016 Fund	Total
1 <u>Assets:</u>						
2 Operating Account-BU	\$ 1,320,654	\$ -	\$ -	\$ -	\$ -	\$ 1,320,654
3 Money Market Account-BU	748,648	-	-	-	-	748,648
4 BU Debit Card	471	-	-	-	-	471
5 Reserve Account-BU	-	1,274,885	-	-	-	1,274,885
6 Trust Accounts						
7 Revenue Fund	-	-	431,912	278,394	222,642	932,948
8 Reserve Fund	-	-	316,600	117,969	95,613	530,182
9 Prepayment Fund	-	-	400	-	119	519
10 Accounts Receivable	800	-	-	-	-	800
11 Assessments Receivable-On Roll	30,802	-	6,474	4,805	3,918	45,999
12 Excess Fees - Receivable	-	-	-	-	-	-
13 Due from Other Funds	-	2,759	1,089	809	659	5,316
14 Prepaid Expenses	673	-	-	-	-	673
15 Deposits	61,859	-	-	-	-	61,859
16 TOTAL ASSETS	2,163,907	1,277,644	756,475	401,977	322,951	4,922,954
17 <u>Liabilities:</u>						
18 Accounts Payable	98,856	-	-	-	-	98,856
19 Sales Tax	-	-	-	-	-	-
20 Accrued Expenses	10,099	-	-	-	-	10,099
21 Deffered Revenue-On Roll	30,802	-	6,474	4,805	3,918	45,999
20 Due to Other Funds	5,316	-	-	-	-	5,316
22 TOTAL LIABILITIES	145,073	-	6,474	4,805	3,918	160,270
23 <u>Fund Balance</u>						
24 Non-Spendable	62,532	-	-	-	-	62,532
25 Assigned: Capital Reserves	-	1,277,644	-	-	-	1,277,644
26 Assigned:3-Month Operating Capital	210,242	-	-	-	-	210,242
27 Restricted for Debt Service	-	-	750,001	397,172	319,033	1,466,206
28 Unassigned	1,746,105	-	-	-	-	1,746,105
29 TOTAL LIABILITIES AND FUND BALANCE	\$ 2,163,952	\$ 1,277,644	\$ 756,475	\$ 401,977	\$ 322,951	\$ 4,922,999

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 through March 31, 2025

	FY2025 Month of October	FY2025 Month of November	FY2025 Month of December	FY2025 Month of January	FY2025 Month of February	FY2025 Month of March	FY2025 Total Actual Year to Date	FY2025 Approved Budget	Variance Over/(Under) Budget	% Actual YTD/ FY Budget
1 <u>Revenues:</u>										
2 Assessments Levied										
3 Assessments Levied (Net On-Roll)	\$ -	\$ 198,056	\$ 1,234,243	\$ 25,018	\$ 18,817	\$ 5,182	\$ 1,481,316	\$ 1,212,116	\$ 269,200	122%
4 Assessments Levied for General Fund Transfer to Re	-	-	-	-	-	-	-	300,000	(300,000)	0%
5 Early Payment Discount	-	-	-	-	-	-	-	-	-	0%
6 Assessments Excess	-	-	-	-	-	-	-	-	-	0%
7 Additional Revenue										0%
8 Tennis	-	-	-	-	-	240	240	1,440	(1,200)	17%
9 Room Rentals	-	-	-	480	-	300	780	-	780	0%
10 Gate Access Cards	-	-	-	145	-	200	345	-	345	0%
11 Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	0%
12 Interest	3,064	2,498	2,467	2,366	2,144	2,378	14,917	-	14,917	0%
13 Advertisement Rental	-	-	-	-	-	-	-	-	-	0%
14 Misc Revenue	-	-	-	-	-	-	-	-	-	0%
15 Fund Balance Forward (removed)	-	-	-	-	-	-	-	47,896	(47,896)	0%
16 TOTAL REVENUE	3,064	200,554	1,236,710	28,009	20,961	8,300	1,497,598	1,561,452	(63,854)	96%
17 <u>Expenditures:</u>										
18 Administrative										
19 Supervisors-Regular Meetings	1,000	1,000	1,000	1,000	800	1,000	5,800	13,000	(7,200)	45%
20 Supervisors-Workshops	-	-	-	-	-	-	-	1,000	(1,000)	0%
21 Payroll Taxes (BOS)	-	61	107	168	138	77	551	1,071	(520)	51%
22 Payroll Services Fees	-	50	100	100	100	50	400	700	(300)	57%
23 District Management	1,667	1,667	1,667	1,667	1,667	1,667	10,000	20,000	(10,000)	50%
24 Administrative	833	1,421	834	834	834	833	5,587	10,000	(4,413)	56%
25 Accounting	833	834	834	834	834	833	5,000	10,000	(5,000)	50%
26 Assessment Roll Preparation	417	417	417	417	417	417	2,500	5,000	(2,500)	50%
27 Dissemination Agent	250	250	250	250	250	250	1,500	3,000	(1,500)	50%
28 District Counsel	-	2,700	2,467	3,851	6,575	3,157	18,750	40,000	(21,250)	47%
29 District Engineer	-	100	-	-	1,000	-	1,100	14,000	(12,900)	8%
30 Arbitrage Rebate Calculation	-	650	-	-	-	-	650	1,500	(850)	43%
31 Trustee Fees	7,336	-	3,367	-	-	-	10,703	12,014	(1,311)	89%
32 Bank Fees	-	-	-	-	-	-	-	150	(150)	0%
33 Auditing	-	-	-	-	-	-	-	3,700	(3,700)	0%
34 Regulatory Permits and Fees	175	-	-	-	-	-	175	175	-	100%
35 Property Taxes	-	-	-	-	-	-	-	250	(250)	0%
36 Legal Advertising	245	-	66	46	-	-	357	1,500	(1,143)	24%
37 Website Hosting	1,578	42	42	42	42	42	1,788	2,015	(227)	89%
38 TOTAL ADMINISTRATIVE	14,334	9,190	11,149	9,207	12,655	8,326	64,861	139,075	(74,214)	47%

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 through March 31, 2025

	FY2025 Month of October	FY2025 Month of November	FY2025 Month of December	FY2025 Month of January	FY2025 Month of February	FY2025 Month of March	FY2025 Total Actual Year to Date	FY2025 Approved Budget	Variance Over/(Under) Budget	% Actual YTD/ FY Budget
39 Insurance										
40 Public Officials, General Liability & Property Insurance	31,032	-	-	-	-	-	31,032	32,313	(1,281)	96%
41 TOTAL INSURANCE	31,032	-	-	-	-	-	31,032	32,313	(1,281)	96%
42 Utilities										
43 Utilities-Electricity	3,677	3,991	3,703	4,437	4,704	4,643	25,155	60,000	(34,845)	42%
44 Utilities-Streetlights	8,118	8,118	8,225	8,225	8,560	8,626	49,871	115,000	(65,129)	43%
45 Utilities-Water/Sewer	1,624	974	1,551	1,488	1,172	1,551	8,359	15,000	(6,641)	56%
46 Utilities-Solid Waste Assessment	-	-	-	-	-	-	-	1,500	(1,500)	0%
47 Utilities-Solid Waste Removal	120	120	120	120	120	120	721	2,000	(1,279)	36%
48 TOTAL UTILITIES	13,539	13,203	13,599	14,270	14,556	14,940	84,106	193,500	(109,394)	43%
49 Security										
50 Security Repairs & Maintenance	-	670	419	145	-	-	1,234	7,500	(6,266)	16%
51 TOTAL SECURITY	-	670	419	145	-	-	1,234	7,500	(6,266)	16%
52 Community Maintenance										
53 Field Services	417	417	417	417	417	417	2,500	5,000	(2,500)	50%
54 Fountain Service Repair & Maintenance	750	-	442	921	-	-	2,113	5,000	(2,887)	42%
55 Aquatic Maintenance	2,460	2,460	2,460	2,460	2,460	2,460	14,760	29,520	(14,760)	50%
56 Mitigation Area Monitoring & Maintenance	-	-	-	-	-	-	-	3,100	(3,100)	0%
57 Aquatic Plant Replacement	-	-	-	-	-	-	-	2,750	(2,750)	0%
58 Fish Stocking	-	-	-	-	-	-	-	12,000	(12,000)	0%
59 Lake & Pond Maintenance	-	-	-	-	-	-	-	5,000	(5,000)	0%
60 Entry & Walls Maintenance	-	-	-	-	-	-	-	2,500	(2,500)	0%
61 Landscape Maintenance-Contract	13,375	13,675	13,675	14,085	14,085	14,085	82,981	180,920	(97,939)	46%
62 Landscape Replacement-Mulch	-	-	-	-	49,500	-	49,500	72,000	(22,500)	69%
63 Landscape Replacement Annuals	-	-	-	-	-	-	-	39,996	(39,996)	0%
64 Landscape Replacement Plants & Shrubs	992	10,800	-	-	-	-	11,792	90,760	(78,968)	13%
65 Tree Trimming & Maintenance	47,900	2,650	-	5,150	1,850	-	57,550	45,000	12,550	128%
66 Other Landscape-Fire Ant Treatment	-	-	-	-	-	-	-	4,500	(4,500)	0%
67 Irrigation Repairs & Maintenance	-	-	-	-	705	-	705	15,000	(14,295)	5%
68 Decorative Lights Maintenance	21,734	-	-	-	-	16,735	38,469	15,000	23,469	256%
69 Volunteer Supplies	-	-	-	-	-	-	-	2,000	(2,000)	0%
70 Pressure Washing	-	-	-	-	-	-	-	35,000	(35,000)	0%
71 Field Contingency	-	-	-	4,265	8,971	-	13,236	30,000	(16,764)	44%
72 TOTAL PHYSICAL ENVIRONMENT	87,628	30,002	16,994	27,298	77,988	33,697	273,606	595,046	(321,440)	46%

Long Lake Ranch CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 through March 31, 2025

	FY2025 Month of October	FY2025 Month of November	FY2025 Month of December	FY2025 Month of January	FY2025 Month of February	FY2025 Month of March	FY2025 Total Actual Year to Date	FY2025 Approved Budget	Variance Over/(Under) Budget	% Actual YTD/ FY Budget
73 Road & Street Facilities										
74 Sidewalk Repair & Maintenance	-	-	-	-	-	-	-	1,000	(1,000)	0%
75 Roadway Repair & Maintenance	-	-	-	-	-	-	-	2,500	(2,500)	0%
76 Signage Repair & Replacement	-	-	-	-	-	-	-	10,000	(10,000)	0%
77 TOTAL ROAD & STREET FACILITIES	-	-	-	-	-	-	-	13,500	(13,500)	0%
78 Amenity Maintenance										
79 Clubhouse Management	9,854	12,056	10,052	9,990	10,040	10,040	62,032	127,097	(65,065)	49%
80 Seasonal Pool Attendants	-	-	-	-	-	-	-	9,711	(9,711)	0%
81 Cell Phone for Attendants	-	-	-	-	-	-	-	100	(100)	0%
82 Pool Maintenance-Contract	3,200	3,200	3,200	3,200	3,200	3,200	19,200	40,000	(20,800)	48%
83 Dog Waste Station Supplies	-	-	-	-	-	-	-	5,460	(5,460)	0%
84 Amenity Maintenance & Repair	555	881	4,437	440	4,601	1,648	12,562	21,000	(8,438)	60%
85 Office Supplies	-	7	60	-	-	26	93	1,200	(1,107)	8%
86 Furniture Repair/Replacement	-	-	-	-	-	-	-	1,750	(1,750)	0%
87 Pool Repairs	-	5,060	165	-	68	-	5,293	2,000	3,293	265%
88 Pool Permits	-	-	-	-	-	-	-	1,000	(1,000)	0%
89 Communication (Tel, Fax, Internet)	377	377	377	397	410	-	1,936	5,000	(3,064)	39%
90 Facility A/C & Heating Maintenance & Rep.	-	-	-	-	-	-	-	2,000	(2,000)	0%
91 Computer Support, Maintenance & Repair	-	-	-	-	-	-	-	1,000	(1,000)	0%
92 Park & Playground Maintenance & Repair	-	-	340	-	195	273	808	6,600	(5,792)	12%
93 Pest Control	108	108	54	100	100	100	570	3,600	(3,030)	16%
94 Clubhouse Janitorial Supplies	340	249	276	192	18	99	1,174	3,000	(1,826)	39%
95 TOTAL PARKS & RECREATION	14,434	21,938	18,961	14,319	18,632	15,386	103,668	230,518	(126,850)	45%
96 Project Budget										
97 Capital Outlay	-	-	-	-	-	-	-	50,000	(50,000)	0%
98 TOTAL PROJECT BUDGET	-	-	-	-	-	-	-	50,000	(50,000)	0%
99 Total Expenditures	160,967	75,003	61,121	65,238	123,830	72,349	558,507	1,261,452	(702,945)	44%
100 Total Excess Expenditures Over (Under) Revenues	(157,903)	125,552	1,175,589	(37,229)	(102,869)	(64,049)	939,091	300,000	702,945	
101 Total Other Financing Sources (Uses)										
102 County Collection Costs	-	-	-	-	-	-	-	-	-	
103 Transfers In	-	-	-	-	-	-	-	-	-	
104 Transfers Out	-	-	-	-	-	-	-	(300,000)	(300,000)	
105 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-	-	-	(300,000)	(300,000)	
106 Fund Balance - Beginning	1,079,743	921,840	1,047,392	2,222,981	2,185,752	2,082,883	1,079,743	1,079,743		
107 Net Change In Fund Balance	(157,903)	125,552	1,175,589	(37,229)	(102,869)	(64,049)	939,091	-		
108 Fund Balance - Ending-Projected	921,840	1,047,392	2,222,981	2,185,752	2,082,883	2,018,834	2,018,834	1,079,743		

Long Lake Ranch CDD
Capital Reserve Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 through March 31, 2025

	FY 2025 Approved Budget	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget Year-to-Date
1 <u>Revenues:</u>			
2 Special Assessments-On Roll (NET)	\$ -	\$ -	\$ -
3 Early Payment-Discount	-	-	-
4 Excess Fees	-	-	-
5 Interest & Miscellaneous	-	25,273	25,273
6 Total Revenues	-	25,273	25,273
7 <u>Expenditures:</u>			
8 Capital Improvement Plans (Pool)	-	-	-
9 Contingency	-	-	-
10 Total Expenditures	-	-	-
11 Excess Expenditures Over (Under) Revenues	-	25,273	25,273
12 <u>Other Financing Sources & Uses</u>			
13 County Collection Costs	-	-	-
14 Transfers In from General Fund	300,000	50,000	(250,000)
15 Transfers Out	-	-	-
16 Increase in Reserve Fund Balance	(300,000)	(50,000)	(250,000)
17 Total Other Finances Sources & Uses	-	-	-
18 Net Change in Fund Balance	-	25,273	25,273
17 Fund Balance-Beginning	1,252,371	1,252,371	-
18 Fund Balance - Ending	\$ 1,252,371	\$ 1,277,644	\$ 25,273
19 <u>Analysis of Fund Balance</u>			
21 Assigned: Future Capital Improvements	1,178,776	1,202,644	
22 Assigned: Working Capital	75,000	75,000	
24 Fund Balance - Ending	1,253,776	1,277,644	

Long Lake Ranch CDD
Debt Service -Series 2014
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 through March 31, 2025

	FY 2025 Approved Budget	FY2025 Actual Actual Total Year-to-Date	Variance Over (Under) to Budget
1 Revenues:			
2 Special Assessments- On Roll (NET)	\$ 317,500	\$ 311,356	\$ (6,144)
3 Excess Fees	-	-	-
4 Interest Revenue	-	10,034	10,034
5 Total Revenues	317,500	321,390	3,890
6 Expenditures:			
7 Interest Expense:			
8 November 1, 2024	110,250	110,175	(75)
9 May 1, 2025	107,250	-	(107,250)
10 Principal Retirement:			
11 May 1, 2025	100,000	-	(100,000)
12 Principal Prepayment	-	10,000	10,000
13 Total Expenditures	317,500	120,175	(197,325)
14 Excess Expenditures Over (Under) Exp.	-	201,215	201,215
15 NET Change in Fund Balance	-	201,215	201,215
16 Fund Balance-Beginning	548,786	548,786	-
17 Fund Balance - Ending	\$ 548,786	\$ 750,001	\$ 201,215

Long Lake Ranch CDD
Debt Service -Series 2015
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 through March 31, 2025

	FY 2025 Approved Budget	FY2025 Actual Actual Total Year-to-Date	Variance Over (Under) to Budget
1 <u>Revenues:</u>			
2 Special Assessments- On Roll (NET)	\$ 235,938	\$ 231,095	\$ (4,843)
3 Excess Fees	-	-	-
4 Interest Revenue	-	4,254	4,254
5 Total Revenues	235,938	235,349	(589)
6 <u>Expenditures:</u>			
7 Interest Expense:			
8 November 1, 2024	84,369	84,369	-
9 May 1, 2025	82,419	-	(82,419)
10 Principal Retirement:			
11 May 1, 2025	65,000	-	(65,000)
12 Principal Prepayment	-	-	-
13 Total Expenditures	231,788	84,369	(147,419)
14 Excess Expenditures Over (Under) Exp.	4,150	150,980	146,830
15 NET Change in Fund Balance	4,150	150,980	146,830
16 Fund Balance-Beginning	246,192	246,192	-
17 Fund Balance - Ending	\$ 250,342	\$ 397,172	\$ 146,830

Long Lake Ranch CDD
Debt Service -Series 2016
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 through March 31, 2025

	FY 2025 Approved Budget	FY2025 Actual Actual Total Year-to-Date	Variance Over (Under) to Budget
1 <u>Revenues:</u>			
2 Special Assessments- On Roll (NET)	\$ 191,881	\$ 188,419	\$ (3,462)
3 Excess Fees	-	-	-
4 Interest Revenue	-	3,334	3,334
5 Total Revenues	191,881	191,753	(128)
6 <u>Expenditures:</u>			
7 Interest Expense:			
8 November 1, 2024	60,500	60,381	(119)
9 May 1, 2025	59,100	-	(59,100)
10 Principal Retirement:			
11 May 1, 2025	70,000	-	(70,000)
12 Principal Prepayment	-	5,000	5,000
13 Total Expenditures	189,600	65,381	(124,219)
14 Excess Expenditures Over (Under) Exp.	2,281	126,372	124,091
15 NET Change in Fund Balance	2,281	126,372	124,091
16 Fund Balance-Beginning	192,661	192,661	-
17 Fund Balance - Ending	\$ 194,942	\$ 319,033	\$ 124,091

Long Lake Ranch CDD
Bank Reconciliation
For the Period of December 1, 2024 through March 31, 2025

Balance per Bank Statement	1,323,483
Plus: Deposits in Transit	-
Less: Outstanding Checks	(2,829)
<i>Adjusted Bank Balance</i>	1,320,654

Beginning Balance	2,089,918
Receipts	21,197
Disbursements	(790,461)
<i>Balance per Book</i>	1,320,654

**Long Lake Ranch CDD
Check Register
FY2025**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
10/1/2024	100047	Cooper Pools Inc.	Beginning balance			219,365.74
10/1/2024	100048	Breeze Connected, LLC, CDD	Invoice: 9220 (Reference: STENNER 45MILSA1STAA 120V.)		688.00	218,677.74
10/1/2024	100049	RedTree Landscape Systems	Invoice: 4056 (Reference: Onsite Payroll pay period ending 9.22.24.)		1,630.32	217,047.42
10/1/2024	100050	Turner Pest Control LLC	Invoice: 18942 (Reference: Irrigation repairs.)		172.35	216,875.07
10/1/2024	100051	Premiere Painting	Invoice: 619595934 (Reference: Commercial Pest Control - Monthly Service.)		107.50	216,767.57
10/1/2024	100052	Finn Outdoor	Invoice: 2092 (Reference: Community Painting.)		3,850.00	212,917.57
10/1/2024	100053	S & A Services of the Bay Area	Invoice: 2827 (Reference: French drain with boxes and discharge.)		19,375.00	193,542.57
10/2/2024	100224ACH	Duke Energy	Invoice: 0000070 (Reference: Foxtail Ladies Restroom.)		475.00	193,067.57
10/2/2024	100054	Egis Insurance & Risk Advisors	Summary Bill 8/4/24-9/3/24		12,654.23	180,413.34
10/2/2024	100055	Kutak Rock LLP	Invoice: 24965 (Reference: Policy #100124769 10/01/2024-10/01/2025 Florida Insurance All		31,032.00	149,381.34
10/4/2024	100056	Breeze Connected, LLC, CDD	Invoice: 3454161 (Reference: For Professional Legal Services Rendered.) Invoice: 345416		4,298.76	145,082.58
10/4/2024	100057	Breeze	Invoice: 4096 (Reference: Amenity Manager.) Invoice: 4097 (Reference: Professional Mana		108,892.92	134,242.66
10/4/2024			Invoice: 19587 (Reference: Service Area CDD.)		416.67	133,825.99
10/4/2024			Deposit	300.00		134,125.99
10/8/2024	100058	Breeze Connected, LLC, CDD	Invoice: 4102 (Reference: Tampa Bay Times- 2nd ad rule making.)		198.80	133,927.19
10/9/2024	100924ACH	Frontier	Phone and Internet 09/15/24 to 10/14/24		139.48	133,787.71
10/9/2024	100924ACH1	Frontier	Phone and Internet 09/15/24 to 10/14/24		236.60	133,551.11
10/14/2024	9999	Long Lake Ranch CDD C/O US BANK	FY24 Tax collections DS 2014 A-1		17,390.05	116,161.06
10/14/2024	9997	Long Lake Ranch CDD C/O US BANK	FY24 Tax collections DS 2015 A-1		12,872.07	103,288.99
10/14/2024	9998	Long Lake Ranch CDD C/O US BANK	FY24 Tax collections DS 2016		10,468.47	92,820.52
10/15/2024	100059	Business Observer	Invoice: 24-01834P (Reference: Public Hearing on November 7, 2024 Rule Development Publi		45.94	92,774.58
10/15/2024	100060	Breeze Connected, LLC, CDD	Invoice: 4112 (Reference: Onsite Payroll pay period ending 10.6.24.)		1,425.84	91,348.74
10/15/2024	100061	Cooper Pools Inc.	Invoice: 9262 (Reference: Monthly Commercial Pool Service October 2024.)		3,200.00	88,148.74
10/21/2024	100062	RedTree Landscape Systems	Invoice: 19060 (Reference: Installation of seasonal flowers in designated flower beds.)		8,181.00	79,967.74
10/21/2024	100063	GHS LLC	Invoice: 2024-588 (Reference: Aquatic Maintenance Program.)		2,460.00	77,507.74
10/21/2024	100064	Blue Water Aquatics, Inc.	Invoice: 32441 (Reference: Fountain Repair.)		3,571.64	73,936.10
10/21/2024	100065	American Illuminations & Decor	Invoice: 44 (Reference: Deposit for Premium Permanent RGB Track Lighting.)		16,734.38	57,201.72
10/21/2024	102124ACH	Pasco County Utilities Services Branch	0 COMMUNITY CENTER 8/16/2024 to 9/17/2024		1,470.82	55,730.90
10/21/2024	102124ACH1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH BOULEVARD 8/16/2024 to 9/17/2024		153.11	55,577.79
10/23/2024	100066	RedTree Landscape Systems	Invoice: 19166 (Reference: Monthly Grounds Maintenance Services.)		13,675.00	41,902.79
10/23/2024	100067	SchoolNow	Invoice: INV-SN-404 (Reference: Subscription start: 10/1/2024.)		1,537.50	40,365.29
10/23/2024	100068	Florida Commerce	Invoice: 91155 (Reference: Special District Filling Fee.)		175.00	40,190.29
10/28/2024			Funds Transfer	100,000.00		140,190.29
10/28/2024	100069	Turner Pest Control LLC	Invoice: 619477478 (Reference: Commercial Pest Control - Initial Service.) Invoice: 619		215.00	139,975.29
10/28/2024	100070	American Illuminations & Decor	VOID		-	139,975.29
10/29/2024	102924		Excess Fees	10,578.00		150,553.29
10/29/2024	102924		Excess Fees	4,901.85		155,455.14
10/29/2024	102924		Excess Fees		4,901.85	150,553.29
10/31/2024	EOM			115,779.85	184,592.30	150,553.29
11/1/2024	103024ACH	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION 10/1 - 10/30/24		120.24	150,433.05
11/1/2024	101024ACH1	Duke Energy	Summary Bill 9/4/24-10/3/24		12,044.70	138,388.35
11/1/2024	100071	Breeze Connected, LLC, CDD	Invoice: 4123 (Reference: Onsite Payroll pay period ending 10.20.24.)		1,587.76	136,800.59
11/5/2024	100072	Turner Pest Control LLC	Invoice: 619711537 (Reference: Commercial Pest Control.)		107.50	136,693.09
11/5/2024	100073	GHS LLC	Invoice: 2024-633 (Reference: Aquatic Maintenance Program.)		2,460.00	134,233.09
11/6/2024	110624ACH	Deluxe Business Systems	Checks		237.22	133,995.87
11/6/2024	110624-1		Tax distributions FY2025	166.00		134,161.87
11/6/2024	110624-1		To move due to other funds to restricted cash	54.84		134,216.71
11/6/2024	110624-1		To move due to other funds to restricted cash		54.84	134,161.87
11/6/2024	110624-2		Tax distributions FY2025	19,259.90		153,421.77
11/6/2024	110624-2		To move due to other funds to restricted cash	6,363.17		159,784.94
11/6/2024	110624-2		To move due to other funds to restricted cash		6,363.17	153,421.77
11/7/2024	100074	US Bank	Invoice: 7518540 (Reference: Administration Fee.)		4,040.63	149,381.14
11/7/2024	100075	Breeze	Invoice: 19696 (Reference: Service Area CDD.)		416.67	148,964.47
11/7/2024	100076	Kutak Rock LLP	Invoice: 3469961 (Reference: For Professional Legal Services Rendered 9/5/-9/9/24.) Inv		3,009.00	145,955.47
11/7/2024	100077	Breeze Connected, LLC, CDD	Invoice: 4181 (Reference: Amenity Manager.) Invoice: 4182 (Reference: Professional Mana		12,786.26	133,169.21
11/12/2024	111224ACH	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION (Nov 01/24 - Nov 30/24)		120.24	133,048.97
11/12/2024	111224ACH1	Frontier	Phone and Internet 10/15/24 to 11/14/24		139.48	132,909.49
11/12/2024	111224ACH2	Frontier	Phone and Internet 10/15/24 to 11/14/24		237.09	132,672.40
11/13/2024	100078	RedTree Landscape Systems	Invoice: 19560 (Reference: Flush cut and remove of (1) pine tree.)		200.00	132,472.40
11/13/2024	100079	Blue Water Aquatics, Inc.	Invoice: 32581 (Reference: QUARTERLY Fountain Inspection & Cleaning Services.)		750.00	131,722.40
11/14/2024	111424		Tax distributions FY2025	133,928.99		265,651.39
11/14/2024	111424		To move due to other funds to restricted cash	44,247.95		309,899.34
11/14/2024	111424		To move due to other funds to restricted cash		44,247.95	265,651.39
11/15/2024	100080	Cooper Pools Inc.	Reference: Monthly Commercial Pool Service November 2024. https://clientname(FILLIN).pay		3,200.00	262,451.39
11/15/2024	100081	DCSI, Inc " Security & Sound"	Reference: Access/ Gate: Service and Control Cards. https://clientname(FILLIN).payableslo		670.00	261,781.39
11/15/2024	100082	RedTree Landscape Systems			4,350.00	257,431.39
11/15/2024	100083	Tampa Print Services Inc.	Reference: Letters, Envelopes, Postage. https://clientname(FILLIN).payableslockbox.com/Do		350.00	257,081.39
11/21/2024	11212ACH	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH BOULEVARD 9/17/2024 to 10/17/2024		148.55	256,932.84
11/21/2024	11212ACH1	Pasco County Utilities Services Branch	0 COMMUNITY CENTER 9/17/2024 to 10/17/2024		825.05	256,107.79
11/21/2024	112124		Tax distributions FY2025	100,124.01		356,231.80
11/21/2024	112124		To move due to other funds to restricted cash	33,079.34		389,311.14
11/21/2024	112124		To move due to other funds to restricted cash		33,079.34	356,231.80
11/22/2024	100084	Breeze Connected, LLC, CDD	Invoice: 4210 (Reference: Onsite Salary pay period ending 11/17/24.)		1,632.62	354,599.18
11/22/2024	100085	RedTree Landscape Systems	Invoice: 19612 (Reference: Dog Park & Foxtail Sod.)		992.00	353,607.18
11/22/2024	46	William Pellan	BOS Mtg		184.70	353,422.48
11/22/2024	112224ACH	Engage PEO	BOS MTG 11/07/24		726.50	352,695.98
11/22/2024	112224ACH01	American Illuminations & Decor	Reference: 2024 Holiday Lighting & Decor (Wreaths & Install). https://clientname(FILLIN).		5,000.00	347,695.98
11/26/2024			VOID: Funds Transfer		-	347,695.98
11/26/2024	100086	Johnson Engineering, Inc.	Invoice: 49 (Reference: General Engineering Services, Professional Services through Novem		100.00	347,595.98
11/26/2024	112624	Business Observer	To book returned payment 100059	45.94		347,641.92
11/27/2024	100087	Kutak Rock LLP	Invoice: 3484692 (Reference: For Professional Legal Services Rendered.) Invoice: 348469		2,700.00	344,941.92
11/27/2024	100088	RedTree Landscape Systems	Invoice: 19501 (Reference: Monthly Grounds Maintenance.)		13,675.00	331,266.92
11/27/2024	100089	Turner Pest Control LLC	Invoice: 619828701 (Reference: Commercial Pest Control.)		107.50	331,159.42
11/27/2024	112724		Tax distributions FY2025	42,295.78		373,455.20
11/27/2024	112724		To move due to other funds to restricted cash	13,973.83		387,429.03
11/27/2024	112724		To move due to other funds to restricted cash		13,973.83	373,455.20
11/30/2024	EOM			393,539.75	170,637.84	373,455.20
12/2/2024			Deposit	68,389.64		441,844.84
12/2/2024	120224ACH	Duke Energy	Summary Bill 10/02/24-11/01/24		11,795.40	430,049.44
12/9/2024	100091	Breeze	Invoice: 19757 (Reference: Service Area CDD.)		416.67	429,632.77
12/9/2024	100092	Cooper Pools Inc.	Invoice: 9623 (Reference: QuickPro Roller Assembly.) Invoice: 9624 (Reference: Rerun wi		4,565.38	425,067.39
12/9/2024	100093	Breeze Connected, LLC	Invoice: 4244 (Reference: Amenity Manager.) Invoice: 4245 (Reference: Professional Mana		12,477.32	412,590.07
12/9/2024	120924		Tax distributions FY2025	1,817,880.60		2,230,470.67
12/9/2024	120924		To move due to other funds to restricted cash	600,598.08		2,831,068.75
12/9/2024	120924		To move due to other funds to restricted cash		600,598.08	2,230,470.67
12/9/2024	120924ACH1	Frontier	Phone and Internet 11/15/24 to 12/14/24		139.48	2,230,331.19
12/9/2024	120924ACH2	Frontier	Phone and Internet 11/15/24 to 12/14/24		237.09	2,230,094.10

12/11/2024	121124ACH	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION (Dec 01/24 - Dec 31/24)	120.24	2,229,973.86
12/13/2024	100094	LLS Tax Solutions Inc.	Invoice: 003554 (Reference: Arbitrage Services, Rebate Amount Calculation for the period	650.00	2,229,323.86
12/13/2024	121324ACH	Engage PEO	VOID: BOS MTG 12/05/23	172.40	2,229,151.46
12/13/2024	121324ACH1	Heidi Clawson	BOS MTG 6-6-24	184.70	2,228,966.76
12/13/2024	47	William Pellan	BOS Mtg	184.70	2,228,782.06
12/13/2024	121324ach3	George Smith, Jr	BOS Mtg 11-27-24	184.70	2,228,597.36
12/13/2024	121324ach4	John Twomey	BOS MTG 11-7-24	184.70	2,228,412.66
12/16/2024	100095	Johnson Engineering, Inc.	Invoice: 48 (Reference: Professional Services through August 11, 2024.)	800.00	2,227,612.66
12/16/2024	121624-1		Tax distributions FY2025	23,387.86	2,251,000.52
12/16/2024	121624-1		To move due to other funds to restricted cash	7,726.97	2,258,727.49
12/16/2024	121624-1		To move due to other funds to restricted cash		7,726.97
12/16/2024	121624-2		Tax distributions FY2025	1,940.75	2,251,000.52
12/16/2024	121624-2		To move due to other funds to restricted cash	641.19	2,252,941.27
12/16/2024	121624-2		To move due to other funds to restricted cash		641.19
12/17/2024	100096	RedTree Landscape Systems	Invoice: 19797 (Reference: Monthly Grounds Maintenance.) Invoice: 19876 (Reference: Rem	27,125.00	2,225,816.27
12/17/2024	100097	Cooper Pools Inc.	Invoice: 1559 (Reference: COMMERCIAL MAIN DRAIN REPLACEMENT.) Invoice: 9650 (Reference:	3,860.00	2,221,956.27
12/17/2024	100098	DCSJ, Inc " Security & Sound"	Invoice: 32879 (Reference: Camera/DVR Service.) Invoice: 32880 (Reference: Camera/DVR S	419.00	2,221,537.27
12/17/2024	100099	GHS LLC	Invoice: 2024-697 (Reference: Aquatic Maintenance Program.)	2,460.00	2,219,077.27
12/19/2024	100100	Breeze Connected, LLC	Invoice: 4295 (Reference: Pay Period ending 12/15/24.)	1,637.40	2,217,439.87
12/20/2024	122024ACH1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH BOULEVARD 10/17/2024 to 11/15/2024	157.59	2,217,282.28
12/20/2024	122024ACH2	Pasco County Utilities Services Branch	0 COMMUNITY CENTER 10/17/2024 to 11/15/2024	1,393.31	2,215,888.97
12/26/2024	100101	Kutak Rock LLP	Invoice: 3499616 (Reference: For Professional Legal Services Rendered.) Invoice: 349961	2,467.21	2,213,421.76
12/30/2024	123024ACH	Duke Energy	Summary Bill 11/02/24-12/02/24	12,108.85	2,201,312.91
12/31/2024	123124ACH1	Engage PEO	BOS MTG Back pay Supervisor Thompson	141.80	2,201,171.11
12/31/2024	48	Darrell Thompson	bos mtg 12/31/24+backpay	554.10	2,200,617.01
12/31/2024	EOM			2,520,565.09	693,403.28
12/31/2024	EOM				2,200,617.01
1/6/2025	100102	Breeze Connected, LLC	Invoice: 4343 (Reference: Amenity Manager.) Invoice: 4344 (Reference: Professional Mana	12,414.99	2,188,202.02
1/7/2025	100103	Blue Water Aquatics, Inc	Invoice: 32898 (Reference: Fountain Service.)	442.00	2,187,760.02
1/7/2025	100104	S & A Services of the Bay Area	Invoice: 0000088 (Reference: Boardwalk replacement.)	4,125.00	2,183,635.02
1/7/2025	100105	GHS LLC	Invoice: 2024-755 (Reference: Aquatic Maintenance Program.)	2,460.00	2,181,175.02
1/7/2025	100106	Business Observer	Invoice: 24-02276P (Reference: Board of Supervisors Meeting on January 6, 2025.)	65.63	2,181,109.39
1/7/2025	100107	Cooper Pools Inc.	Invoice: 70 (Reference: Monthly Commercial Pool Service January 2025.)	3,200.00	2,177,909.39
1/8/2025	010825ACH1	Frontier	Phone and Internet 12/15/24 to 01/14/25	139.48	2,177,769.91
1/8/2025	010825ACH2	Frontier	Phone and Internet 12/15/24 to 01/14/25	237.09	2,177,532.82
1/8/2025	010825-1		Tax distributions FY2025	2,123.75	2,179,656.57
1/8/2025	010825-1		To move due to other funds to restricted cash	701.66	2,180,358.23
1/8/2025	010825-1		To move due to other funds to restricted cash		701.66
1/8/2025	010825-2		Tax distributions FY2025	26,815.41	2,179,656.57
1/8/2025	010825-2		To move due to other funds to restricted cash	8,859.37	2,215,331.35
1/8/2025	010825-2		To move due to other funds to restricted cash		8,859.37
1/8/2025	010825-3		Tax distributions FY2025	8,422.10	2,206,471.98
1/8/2025	010825-3		To move due to other funds to restricted cash	2,782.53	2,214,894.08
1/8/2025	010825-3		To move due to other funds to restricted cash		2,214,894.08
1/10/2025	100108	RedTree Landscape Systems	Invoice: 20132 (Reference: Monthly Grounds Maintenance.)	14,085.25	2,200,808.83
1/10/2025	11025ACH1	Engage PEO	BOS MTG 08/21/24	233.60	2,200,575.23
1/10/2025	11025ACH2	Heidi Clawson	BOS MTG 8-21-24	184.70	2,200,390.53
1/10/2025	49	Darrell Thompson	bos mtg 8/21/24+backpay	554.10	2,199,836.43
1/10/2025	11025ACH4	John Twomey	BOS MTG 8/21-24	184.70	2,199,651.73
1/10/2025	01125ACH5	George Smith, Jr	BOS MTG 08/21/24	184.70	2,199,467.03
1/10/2025			Deposit	675.00	2,200,142.03
1/14/2025	011425ACH	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION Jan 01/25 - Jan 31/25	120.24	2,200,021.79
1/15/2025	11525	Wendi Agans	Returned Item check 793 account closed	50.00	2,199,971.79
1/16/2025	100109	Business Observer	Invoice: 24-01834P (Reference: Public Hearing on November 7, 2024 Rule Development Publish	45.94	2,199,925.85
1/17/2025	011725ACH	Engage PEO	BOS MTG 01/06/25	203.00	2,199,722.85
1/17/2025	011725ACH2	Heidi Clawson	BOS MTG 8-21-24	184.70	2,199,538.15
1/17/2025	50	William Pellan	BOS Mtg 1-6-25	184.70	2,199,353.45
1/17/2025	011725ACH3	George Smith, Jr	BOS Mtg 1-6-25	184.70	2,199,168.75
1/17/2025	51	Darrell Thompson	bos mtg 1-6-25	184.70	2,198,984.05
1/17/2025	011725ACH4	John Twomey	BOS MTG 1-6-25	184.70	2,198,799.35
1/21/2025	100110	Breeze	Invoice: 19926 (Reference: Service Area CDD.)	416.67	2,198,382.68
1/21/2025	012125ACH	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH BOULEVARD 11/15/2024 to 12/17/2024	148.55	2,198,234.13
1/21/2025	012125ACH1	Pasco County Utilities Services Branch	0 COMMUNITY CENTER 11/15/2024 to 12/17/2024	1,339.19	2,196,894.94
1/24/2025	100111	Breeze Connected, LLC	Invoice: 4354 (Reference: Gulf Coast - Ad rule devep hearing.) Invoice: 4358 (Reference	1,621.01	2,195,273.93
1/25/2025	012525ACH	Duke Energy	Summary Bill 12/02/24-1/02/25	3,702.57	2,191,571.36
1/27/2025	100112	Fencing Life LLC	Invoice: 2411-0618-3757 (Reference: RESET 39" OF 60" BLACK ALUMINUM FENCE DUE TO STORM DA	2,179.48	2,189,391.88
1/31/2025	EOM			50,379.82	61,604.95
1/31/2025	EOM				2,189,391.88
2/3/2025	100113	Fencing Life LLC	Invoice: 2411-0618-7877 (Reference: RESET 300' SEMTEK FENCE LINE DUE TO STORM DAMAGE.)	2,086.00	2,187,305.88
2/3/2025	100114	Turner Pest Control LLC	Invoice: 620002931 (Reference: Commercial Pest Control - Monthly Service.)	100.00	2,187,205.88
2/4/2025	100115	Kutak Rock LLP	Invoice: 3514002 (Reference: For Professional Legal Services Rendered.) Invoice: 351404	3,851.00	2,183,354.88
2/4/2025	100116	US Bank	Invoice: 7588231 (Reference: Trustee fees and incidental expenses-12/01/2024 to 11/30/2025	4,040.63	2,179,314.25
2/7/2025	100117	Breeze Connected, LLC	Invoice: 4389 (Reference: Website Management Services Oct - Jan.)	166.68	2,179,147.57
2/7/2025	020725ACH1	Engage PEO	BOS MTG 10/03/25	172.40	2,178,975.17
2/7/2025	020725ACH2	George Smith, Jr	BOS MTG 10/03/24	184.70	2,178,790.47
2/7/2025	020725ACH3	Heidi Clawson	BOS MTG 10/03/24	184.70	2,178,605.77
2/7/2025	020725ACH4	John Twomey	BOS MTG 10/03/24	184.70	2,178,421.07
2/7/2025	52	William Pellan	BOS MTG 10/03/24	184.70	2,178,236.37
2/10/2025	021025ACH	Frontier	Phone and Internet 01/15/25 to 02/14/25	149.48	2,178,086.89
2/10/2025	021025ACH1	Frontier	Phone and Internet 01/15/25 to 02/14/25	247.28	2,177,839.61
2/10/2025	100118	Breeze Connected, LLC	Invoice: 4424 (Reference: Professional Management, General Administration, Construction Ac	4,041.67	2,173,797.94
2/10/2025	100119	Breeze	Invoice: 20074 (Reference: Service Area CDD.)	416.67	2,173,381.27
2/10/2025	100120	10 Minute Locksmith	Invoice: 279547-1 (Reference: Commercial Lock Re-key.)	400.08	2,172,981.19
2/12/2025	100121	DCSJ, Inc " Security & Sound"	Invoice: 33088 (Reference: Camera/DVR Service.)	145.00	2,172,836.19
2/12/2025	100122	RedTree Landscape Systems	Invoice: 20523 (Reference: Flush cut and remove diseased tree at Sunlake Blvd.) Invoice	19,643.09	2,153,193.10
2/12/2025	021225-1		Tax distributions FY2025	1,142.13	2,154,335.23
2/12/2025	021225-1		To move due to other funds to restricted cash	377.34	2,154,712.57
2/12/2025	021225-1		To move due to other funds to restricted cash		377.34
2/12/2025	021225-2		Tax distributions FY2025	26,959.25	2,181,294.48
2/12/2025	021225-2		To move due to other funds to restricted cash	8,906.89	2,190,201.37
2/12/2025	021225-2		To move due to other funds to restricted cash		8,906.89
2/13/2025	100123	Breeze Connected, LLC	Invoice: 4422 (Reference: Amenity Manager.)	6,839.92	2,174,454.56
2/18/2025	100124	Blue Water Aquatics, Inc	Invoice: 32990 (Reference: Fountain Inspection & Cleaning Services.)	750.00	2,173,704.56
2/18/2025	100125	RedTree Landscape Systems	Invoice: 19342 (Reference: Arbor Care.)	43,350.00	2,130,354.56
2/18/2025	100126	Turner Pest Control LLC	Invoice: 620228398 (Reference: Commercial Pest Control - Monthly Service.)	100.00	2,130,254.56
2/18/2025	021825ACH	Duke Energy	Summary Bill 12/03/24 to 02/03/2025	20,887.05	2,109,367.51
2/19/2025	100127	Cooper Pools Inc	Invoice: 109 (Reference: Monthly Commercial Maintenance February 2025.)	3,267.83	2,106,099.68
2/21/2025	022125ACH	Pasco County Utilities Services Branch	0 COMMUNITY CENTER 12/17/2024 to 1/16/2025	996.43	2,105,103.25
2/21/2025	022125ACH1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH BOULEVARD 12/17/2024 to 1/16/2025	175.67	2,104,927.58
2/21/2025	022125ACH11	John Twomey	BOS MTG 2/6/25	184.70	2,104,742.88
2/21/2025	54	Darrell Thompson	BOS MTG 2/6/25	184.70	2,104,558.18
2/21/2025	022125ACH13	George Smith, Jr	BOS MTG 2/6/25	184.70	2,104,373.48
2/21/2025	53	William Pellan	BOS MTG 2/6/25	184.70	2,104,188.78
2/21/2025	022125ACH14	Heidi Clawson	BOS MTG 2/6/25	184.70	2,104,004.08
2/21/2025	022125ACH15	Engage PEO	BOS MTG 2/6/25	203.00	2,103,801.08

2/28/2025	100128	S & A Services of the Bay Area	Invoice: 0000103 (Reference: Mailbox area repair across from Amenity Center.) Invoice:	9,498.00	2,094,303.08
2/28/2025	100129	GHS LLC	Invoice: 2025-149 (Reference: Aquatic Maintenance Program.)	2,460.00	2,091,843.08
2/28/2025	100130	RedTree Landscape Systems	Invoice: 20784 (Reference: Landscape Construction.) Invoice: 20790 (Reference: Flush cu	1,850.00	2,089,993.08
2/28/2025	100131	Pasco County BOCC	Invoice: 2025000680 (Reference: Inspection and reinspection.)	75.00	2,089,918.08
2/28/2025	EOM			37,385.61	136,859.41
3/4/2025	100132	RedTree Landscape Systems	Invoice: 20922 (Reference: Monthly Grounds Maintenance.)	14,085.25	2,075,832.83
3/5/2025	030525ACH	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION Feb 01/25 - Feb 28/25	120.24	2,075,712.59
3/7/2025	100133	Breeze Connected, LLC	Invoice: 4510 (Reference: Amenity Manager.) Invoice: 4511 (Reference: Professional Mana	10,881.59	2,064,831.00
3/10/2025	100134	Blue Water Aquatics, Inc	Invoice: 33051 (Reference: Fountain Troubleshooting Services & Capacitor.)	171.00	2,064,660.00
3/10/2025	100135	Breeze	Invoice: 20204 (Reference: Service Area CDD.)	416.67	2,064,243.33
3/11/2025	031125ACH	Long Lake Ranch CDD C/O US BANK	Due to DS Series 2014, 2015, 2016	731,810.68	1,332,432.65
3/11/2025	03112025-1		Tax distributions FY2025	6,232.88	1,338,665.53
3/11/2025	03112025-1		To move due to other funds to restricted cash	2,059.23	1,340,724.76
3/11/2025	03112025-1		To move due to other funds to restricted cash	2,059.23	1,338,665.53
3/11/2025	031125ACH1	Frontier	Phone and Internet 02/15/25 to 03/14/25	260.46	1,338,405.07
3/11/2025	03112025-2		Tax distributions FY2025	1,506.59	1,339,911.66
3/11/2025	03112025-2		To move due to other funds to restricted cash	497.76	1,340,409.42
3/11/2025	03112025-2		To move due to other funds to restricted cash	497.76	1,339,911.66
3/11/2025	031125ACH2	Frontier	Phone and Internet 02/15/25 to 03/14/25	149.48	1,339,762.18
3/12/2025	100136	Kutak Rock LLP	Invoice: 3527968 (Reference: For Professional Legal Services Rendered.) Invoice: 352796	6,575.27	1,333,186.91
3/12/2025	100137	Johnson Engineering, Inc.	Invoice: 50 (Reference: Professional Services through February 9, 2025.)	1,000.00	1,332,186.91
3/13/2025	3132025		Fraud ACH received, returned on 03/14/25	10,500.00	1,321,686.91
3/14/2025	100138	Piper Fire Protection, LLC	Invoice: 102332 (Reference: Annual Backflow Inspection.) Invoice: 102331 (Reference: An	396.00	1,321,290.91
3/14/2025	03132024R		Fraud ACH received, returned on 03/14/25	10,500.00	1,331,790.91
3/19/2025	100139	Cooper Pools Inc	Invoice: 2025-222 (Reference: Monthly Commercial Maintenance March 2025.)	3,200.00	1,328,590.91
3/19/2025	100140	S & A Services of the Bay Area	Invoice: 0000114 (Reference: Removed 2x8x47 long rotted piece of lumber.) Invoice: 0000	3,200.00	1,325,390.91
3/19/2025	100141	GHS LLC	Invoice: 2025-190 (Reference: February 2025 Aquatic Maintenance Program.)	2,460.00	1,322,930.91
3/19/2025	100120CR	10 Minute Locksmith	Returned strongroom ACH payment 100120, paid on 02/10/25	400.08	1,323,330.99
3/21/2025	032125ACH	Engage PEO	BOS MTG 3/6/25	203.00	1,323,127.99
3/21/2025	32125ACH1	Heidi Clawson	BOS MTG 3/6/25	184.70	1,322,943.29
3/21/2025	55	William Pellan	BOS MTG 3/6/25	184.70	1,322,758.59
3/21/2025	32125ACH2	George Smith, Jr	BOS MTG 3/6/25	184.70	1,322,573.89
3/21/2025	56	Darrell Thompson	BOS MTG 3/6/25	184.70	1,322,389.19
3/21/2025	32125ACH3	John Twomey	BOS MTG 3/6/25	184.70	1,322,204.49
3/25/2025	032525ACH	Pasco County Utilities Services Branch	0 COMMUNITY CENTER 1/16/2025 to 2/17/2025	1,384.29	1,320,820.20
3/25/2025	032525ACH1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH BOULEVARD 1/16/2025 to 2/17/2025	166.63	1,320,653.57
3/31/2025	EOM			21,196.54	790,461.05
					1,320,653.57

EXHIBIT 11

[Return to Agenda](#)

1 **MINUTES OF MEETING**

2 **LONG LAKE RANCH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Long Lake Ranch Community Development
5 District was held on Monday, March 6, 2025 at 6:00 p.m. at Long Lake Ranch Amenity Center, 19037 Long
6 Lake Ranch Blvd., Lutz, FL 33558.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Thibault called the meeting to order and conducted roll call at 6:01 p.m.

9 Present and constituting a quorum were:

10 Heidi Clawson	Board Supervisor, Chairman
11 William Pellam	Board Supervisor, Vice Chairman
12 Darrell Thompson	Board Supervisor, Assistant Secretary
13 John Twomey	Board Supervisor, Assistant Secretary
14 George Smith Jr.	Board Supervisor, Assistant Secretary

15 Also present were:

16 Patricia Thibault	District Manager, Breeze
17 Ross Staats	Assistant District Manager, Breeze
18 Michael Sakellarides	Community Director, Breeze
19 Sarah Sandy (<i>via phone</i>)	District Counsel, Kutak Rock LLP
20 John Burkett	Redtree Landscape

21 *The following is a summary of the discussions and actions taken at the March 6, 2025 Long Lake Ranch*
22 *CDD Board of Supervisors Regular Meeting.*

23 **SECOND ORDER OF BUSINESS – Pledge of Allegiance**

24 The pledge of allegiance was recited.

25 **THIRD ORDER OF BUSINESS – Audience Comments – (*limited to 3 minutes per individual on agenda***
26 ***items*)**

27 There being none, the next item followed.

28 **FOURTH ORDER OF BUSINESS – Professional Vendor Operations**

29 **A. Exhibit 1: Redtree Landscape - Landscape Maintenance Report**

30 Mr. Burkett reported that the mulch installation has been completed. A complaint was received about
31 mulching over certain areas, and he is in the process of locating the issue. The beds were pre-sprayed before
32 mulching to prevent weed growth, and further research will be conducted to ensure effectiveness. Although
33 there was a slight delay due to his absence for a week, maintenance remains on schedule. Pre-spraying of
34 beds continues to help prevent weeds from taking over during the heat and rainy seasons. Additionally, the
35 irrigation system is running at full capacity, and the next inspection is scheduled for the end of the month.

36 Mr. Twomey mentioned concerns about the area near Lake Waters and Beautyberry where
37 replacements had been made. He noted that the right-hand side upon entry appears to have declined and
38 requested that it be monitored. He acknowledged that the area has been affected by winter conditions but
39 emphasized the importance of keeping an eye on it, as a resident nearby has expressed concerns.

40 Mr. Burkett stated that he closely monitors the property and is present when the crews are working.
41 He mentioned that he frequently drives through the area out of curiosity and is working on catching up
42 with any outstanding tasks.

Ms. Clawson raised concerns about two pine trees installed along the pond near the utility building, noting that they are leaning significantly. She suggested that they be evaluated for possible staking. Additionally, she pointed out a discrepancy in the agenda packet regarding two identical work orders for the removal and disposal of a tree near the big pond adjacent to Seranoa Boulevard. Both descriptions are identical, but one is priced at \$450 and the other at \$550. She requested clarification on this pricing difference.

Mr. Burkett explained that the original bid for the tree removal was \$550, but the price was later reduced to \$450. Mr. Pellan mentioned that he was not present at the last meeting but reviewed the minutes to catch up. He noted a motion for tree removal at \$500 and a related proposal, assuming that some negotiation had taken place regarding the final pricing. Ms. Clawson confirmed that the original price was \$550 and was later reduced to \$450. She wanted to ensure that both amounts were not paid separately for the same tree removal.

1. Consideration of Proposals

a. Exhibit 2: Redtree – Tree Removal on Conservation Area, Behind 1900 Moorhen Way - \$1,650.00

Ms. Clawson asked for clarification on the necessity of removing trees from a conservation area. Ms. Thibault stated that residents had reached out regarding the issue. Mr. Pellan noted that the photograph showed a tree leaning and mentioned that he had a similar question. He asked whether anything behind the residence is maintained, including mowing or other upkeep.

Mr. Burkett stated that the tree in question is located right on the edge of the street and does not look good. He acknowledged that the trees are on the side of the house but noted that, in general, they do not usually extend into certain areas. Ms. Clawson emphasized that the area is designated as a conservation area and stated that they should not be entering or making changes to it. Mr. Burkett noted that one of the trees is located close to the street. Ms. Clawson stated that the first tree in the initial picture on the left might be the only one she would consider for removal. However, she believes the other trees are clearly within the conservation area, where they have no business making changes. Mr. Pellan stated that he would not remove any of the trees. Ms. Clawson agreed.

b. Exhibit 3: Redtree – Tree Removal at Sunlake Boulevard center median South of Long Lake Ranch Boulevard - \$350.00

Mr. Burkett stated that the main concern at the moment is the pine trees. While support can be added in some areas, one particular tree has its top snapped off.

Ms. Clawson redirected the discussion back to the proposal for the pine tree and made a motion to approve \$350 for the removal of the damaged pine tree. Mr. Pellan stated that the person responsible for the damage said that insurance would cover the cost and that information can be obtained from the sheriff. Ms. Thibault asked if the date was available. Mr. Smith stated that the incident occurred the night before, around nine o'clock. Ms. Thibault said she would reach out and noted that their insurance should cover the damage.

On a MOTION by Ms. Clawson, SECONDED by Mr. Twomey WITH ALL IN FAVOR, the Board considered The Redtree – Tree Removal at Sunlake Boulevard center median South of Long Lake Ranch Boulevard amounting to \$350.00, for the Long Lake Ranch Community Development District.
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B. Exhibit 4: Approval of Repairing Monument Damages Proposal-750.00

Mr. Pellan mentioned that there is another proposal in the agenda for a damaged monument. He asked what recourse is available to hold the responsible individuals accountable. Ms. Thibault stated that the damaged monument case has been filed with Progressive Insurance. They were waiting for the proposal,

and Progressive has already reached out to her, expressing willingness to consider the claim. Mr. Pellam noted that since property damage is involved, the insurance will typically cover the costs.

Ms. Thibault stated that at the last meeting, Mr. Burkett and his team reported that there was no plant damage. Ms. Clawson noted that the permanent lighting that was installed is not on and asked if it was affected. She emphasized the importance of ensuring that all issues are addressed in a single resolution. Ms. Thibault agree on it.

On a MOTION by Ms. Clawson, SECONDED by Mr. Smith WITH ALL IN FAVOR, the Board **approved The Repairing Monument Damages Proposal amounting to 750.00**, for the Long Lake Ranch Community Development District.

C. Exhibit 5: Blue Water Aquatics Skimmer Repair Agreement for Project site at the West Side of the Recreational Lake - \$815.00

Ms. Clawson asked if this work addresses the GHS report from last month regarding the damage. Ms. Thibault confirmed that the issue was discussed last month and that the repair department has been involved.

On a MOTION by Ms. Clawson, SECONDED by Mr. Twomey WITH ALL IN FAVOR, the Board **approved The Blue Water Aquatics Skimmer Repair Agreement for Project site at the West Side of the Recreational Lake amounting to \$815.00**, for the Long Lake Ranch Community Development District.

FIFTH ORDER OF BUSINESS – Professional & Operations Managements

A. District Counsel

1. Discussion on Chairman Authority to Set agenda

Ms. Sandy explained that, under the district's rules of procedure, the chair has the authority to call meetings and work with district staff to set the agenda for board meetings. If there are questions about what should be included, staff coordinates with the chair. The chair also has the discretion to exclude items they deem inappropriate for the upcoming agenda. If a supervisor wants to add an item that the chair has not approved, it can be brought up under supervisor requests—not for immediate action but for discussion. The board can then vote on whether to include it in a future agenda. She noted that different boards may adjust this process but emphasized that this approach provides staff with clear direction for organizing agendas effectively. She welcomed any questions from the board regarding the procedure.

Ms. Thibault summarized that the chairwoman oversees the agendas, and if a supervisor wants to add an item, they must request board approval for it to be included in a future agenda.

Mr. Twomey suggested that the simplest process would be for a supervisor to bring an item to Ms. Thibault's attention, who would then pass it to Ms. Clawson for a decision on whether it gets added to the agenda.

Ms. Sandy provided an update on the Foxtail towing policy, stating that she has been working with Pasco County to clarify whether on-street parking is allowed within Foxtail and the townhome areas. She has been reviewing development approvals but has only received documents related to current development rather than those from when the existing CDD area was built. Since the county is the local governing authority, the district needs a clear county-adopted regulation prohibiting on-street parking to justify towing. Ms. Sandy mentioned that she is close to finding relevant information, as the width of the roads suggests parking was not intended, but the county insists it must be explicitly stated in the development approvals. She has requested additional documentation and expects a response soon. She also informed John that many CDDs face similar challenges, as both law enforcement and the county often refuse to enforce parking restrictions, leaving the responsibility to the CDD. Some CDDs have opted to proceed

with towing despite the legal uncertainty, feeling they must take action to address the issue. She noted that this remains an option for the board to consider. Ms. Sandy explained that while some CDDs have proceeded with towing despite legal uncertainties, she would prefer to establish a solid legal basis before implementing a towing policy for the district. She emphasized the importance of ensuring the district is on firm legal ground to avoid potential issues if a vehicle is towed. She acknowledged that other districts have towing policies under similar circumstances and remains hopeful that additional information from the county will help formulate a clear and enforceable towing policy for the townhome areas.

Ms. Clawson asked whether, given that the road widths are consistent throughout the community, homeowners would be able to contact Pasco County or the Pasco Sheriff to report street parking if they felt it was interfering with their driveway.

Ms. Sandy responded that she believes homeowners may be able to report street parking issues but has not yet reviewed the construction plans for the entire community. She noted that an interesting aspect of this issue is the past discussion about establishing a traffic enforcement agreement with Pasco County. Phil Chang had reviewed and updated the signage as part of that process. However, after asking Patricia to check the records, no traffic enforcement agreement was found. Ms. Clawson recalled that the community had gone through the process of updating speed limits twice as part of the effort to establish a traffic enforcement agreement. Mr. Pellan noted that, in addition to speed limits, other signage had to be replaced as part of the process.

Ms. Thibault stated that they could not find a traffic enforcement agreement in the records transferred to them. However, they do have a trespass agreement. She suggested that since Ms. Sandy is already in discussions with the county regarding towing, the county should have a record of any existing traffic enforcement agreement. Ms. Clawson stated that this was the reason they went through all the due diligence in the first place.

Mr. Pellan recalled that when they originally applied for the traffic enforcement agreement, the sheriff required a sign audit to be completed as part of the process. Ms. Sandy asked whether, based on past experience, the traffic enforcement agreement would be handled by the sheriff's office or the Pasco County Attorney's Office. Ms. Thibault stated that it must be the sheriff's office since the agreement falls under their jurisdiction. Ms. Sandy stated that she has only reached out to the Pasco County Attorney's Office so far and has not yet had discussions with the sheriff's office. She said she would try to make contact with them.

Ms. Clawson clarified that her concern is with chronic overnight parking issues, which have been a recurring nuisance. She referenced past complaints from residents who were upset about the situation. She emphasized that she is not referring to temporary parking for reasons such as driveway resurfacing, guests visiting, car washing, or garage cleaning. Instead, she is focused on persistent offenders. She noted that driving down Long Lake Ranch Boulevard feels like navigating a pinball machine due to the ongoing parking issues.

B. District Engineer

There being no representative the next item followed.

C. Exhibit 6: GHS Environmental - Aquatic Maintenance Service Report

There being none, the next item followed.

D. BREEZE Operations – Field Service

1. **Exhibit 7: Field Service Site Report**
2. **Exhibit 8: Field Service Task List**

Mr. Sakellarides mentioned that a new part-time maintenance individual will start on Monday to assist Mr. Bower and provide extra support. He also noted that the permanent lighting throughout the community, including the clubhouse area, is expected to be completed and fully operational within the next 48 to 72 hours, with everything up and running by Monday. Mr. Sakellarides explained that the installation and everything else for the lighting should be complete and ready to go online by Monday. There will be a complete walkthrough with the on-site team to understand how to program and operate the system. He also mentioned that there is a warranty in place, so if any lights malfunction, they will be replaced by the vendor. Mr. Sakellarides explained that the installation of the water fountain at the playground area had been delayed due to an issue with the order. He had been told by the installer that it would be delivered and installed during the week of March 10, but he discovered that the necessary parts hadn't even been ordered. He mentioned that he would be working with Mr. Bower to purchase the fountain directly and have the in-house maintenance team handle the installation. He emphasized that they would not wait on the vendor any longer and would ensure the project stays within the approved budget while trying to get it done faster.

Mr. Pellan expressed relief and asked which vendor was it. Mr. Sakellarides acknowledged the importance of knowing the vendor details for future business and mentioned they would work with Mr. Bower on it, keeping the board updated. He then brought up a final topic from the report distributed to the board, asking for feedback on the landscaping in the community. He highlighted concerns about the condition of the turf, particularly along the main road and Sundance. Mr. Twomey mentioned that he has seen the grass in that area look completely dead at times, but it eventually comes back, which he found incredible. Mr. Sakellarides explained that they are in a transitional period and within the next 30 to 60 days, they will start to see which areas of the turf recover and which may not. He suggested that there may be updates or changes needed depending on how the grass performs.

Mr. Smith mentioned that he has been asking for a few months to address the staining on the big bridge. Mr. Sakellarides confirmed that vendors have been contacted for proposals regarding the staining on the big bridge. While he hasn't received any responses yet, he promised to follow up this week and assured the board that it is on the task list and will be addressed. Mr. Pellan mentioned that there were discussions about addressing the staining on the bridge, though he couldn't remember the specifics. Mr. Sakellarides mentioned a vendor who works nationwide installing and repairing temporary boardwalks and vehicle bridges, and they also handle staining and repairs. He confirmed that this vendor had been contacted, and once they respond, they will be included in the plan.

Mr. Sakellarides noted that several signs in the community are down and will be added to the maintenance team's list. With the new maintenance staff starting Monday, he asked for confirmation that the signs, including one that was leaning in Foxtail, fall under their scope of responsibility.

Ms. Clawson asked if the work at the amenity center, aside from the rot that needed to be addressed, is all taken care of. Mr. Sakellarides confirmed that the work at the amenity center, including addressing the rot, has been completed. He thanked Ms. Clawson for approving the work and explained that the issue was caused by a gash in a piece of wood, which allowed water to run down and rot the wood. That piece was replaced, and the project is now finished.

Ms. Clawson asked for clarification about the AC drops and ceiling fans in the bathrooms, noting that the old report indicated the work was in process, but the agenda had mixed comments, suggesting that Mr. Bower wasn't sure about the status. She asked if the issue had been discussed with Mr. Bower.

Ms. Clawson clarified that she thought Mr. Bower was replacing the AC drops and ceiling fans in the pavillion bathrooms, and she wanted to confirm if that was the case. Mr. Pellan asked which fan is being considered for removal, with the idea of replacing it with lighting. Ms. Clawson explained that she thought Mr. Bower had asked about replacing the fans at the Pavilion due to an issue with either the fan or the lights. She mentioned that Mr. Bower was given permission to go ahead with replacing them, as they were within his purview to purchase and replace.

Ms. Thibault asked if the board wanted to give Mr. Bower direction to proceed with replacing the fans and installing the lighting, confirming it for the record. Ms. Clawson stated that if there are issues with the light or fan, it is within Mr. Bower 's purview to replace them. Ms. Thibault confirmed that they would let Mr. Bower know to proceed with either replacing the fan or lighting.

Mr. Pellan mentioned that he had a couple of things to address, including the signage, and asked if the audited financials were available. Ms. Thibault explained that there is a new auditor, and due to this change, she had to upload a significant amount of new material, including historical records, to allow the audit to proceed. Mr. Pellan suggested that the board should consider reviewing the other signage in poor condition, noting examples like one sign that's missing entirely and another with just a post. He recommended doing another audit of the signage to assess what needs to be replaced and determining the cost involved. Mr. Twomey suggested making the signage replacement a line item for next year's budget, so it's planned for and not a surprise when the issue arises. Mr. Pellan noted that last year, an audit was conducted, but it ended up being a partial audit. He thought the plan was to review all signs, but only the ones included in the audit were addressed. He acknowledged that there are still other signs that need attention. Mr. Twomey recalled that Mr. Smith had leaned over to him with a calculator and mentioned that the cost of replacing all the signs would be around \$70,000.

Mr. Pellan mentioned that he was surprised by the brightness and size of the lights that were approved, as they were smaller and less bright than expected. He suggested that if they were to do it again, he would ask specifically about the brightness and how it compares to other lighting options. He also wondered how the lighting would look on the larger building compared to the monuments, as the current lights on the monuments aren't very bright. Mr. Twomey mentioned that at a recent function with neighbors, one neighbor who lives at the corner of Cordgrass, right where the lights are, shared how much they liked the lighting. He noted that several other neighbors also expressed positive feedback about the lights. Mr. Pellan stated that he likes the lights but is disappointed with their size and brightness.

Ms. Clawson pointed out that the Long Lake Ranch monument sign at the intersection of 54 and Sun Lake is getting moldy, especially the front of it. She suggested that it should be cleaned, even though it may eventually be replaced when HCA builds. Ms. Clawson acknowledged that the monument sign is still their responsibility until HCA breaks ground. She mentioned that she isn't sure when that will happen but suggested they could find out through Pasco County. Mr. Pellan mentioned that he doesn't think the sign will be moved unless there's an agreement with the board. He noted that they pay for the irrigation and electricity there, which they maintain.

SIXTH ORDER OF BUSINESS – Financial Statements

A. Exhibit 9: Presentation of Check Details for December 2024

B. Exhibit 10: Presentation of Check Details for January 2025

C. Exhibit 11: Consideration of January 2025 Unaudited Financial Statements

On a MOTION by Ms. Clawson, SECONDED by Mr. Smith WITH ALL IN FAVOR, the Board **considered The January 2025 Unaudited Financial Statements**, for the Long Lake Ranch Community Development District.

SEVENTH ORDER OF BUSINESS – Consent Agenda**A. Exhibit 12: Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held February 6, 2025**

Ms. Thibault explained that her team made several attempts to retrieve the audio recording, trying three or four different methods, but they were unsuccessful in finding it. She acknowledged the effort put in by the team, even though they were unable to recover the audio.

On a MOTION by Ms. Clawson, SECONDED by Mr. Smith, WITH ALL IN FAVOR, the Board **approved the Minutes of the Board of Supervisors Regular Meeting Held February 6, 2025**, for the Long Lake Ranch Community Development District.

EIGHTH ORDER OF BUSINESS – Staff Reports**A. District Manager****1. Exhibit 13: Discussion on Peter Chow Tennis Fall Court Schedule**

Mr. Chow stated that he was present to answer any questions and discuss court usage, particularly regarding the two kid group classes he holds on Thursdays and Fridays from 5:00 to 6:00, during which he uses both courts.

Mr. Pellan acknowledged seeing the topic on the agenda and recalled that Ms. Thibault had sent the initial agreement a few weeks ago. He noted that a resident had inquired on social media about whether a schedule was available to inform them when the courts were in use. He emphasized that the main issue is ensuring residents have access to this information and suggested creating an online schedule. He also mentioned that the board had received numerous emails, with overwhelming support from the community for continuing the lessons and maintaining the district's relationship with Mr. Chow. Given this support, he stressed the importance of establishing a system that allows residents to know when the courts are in use and when they are available. However, he acknowledged that enforcement could be a challenge, as there is no staff present throughout the day and evening to monitor court usage.

Mr. Smith respectfully disagreed, recalling that when the agreement was signed, it stated that Mr. Chow could use both courts, but if residents arrived, he would have to give up one court.

Mr. Twomey clarified that initially, only one court was allowed for use. Then, about a year and a half to two years later, the issue was revisited, and it was decided that both courts could be used, but one had to be given up if a resident arrived. However, he noted that signs are now posted stating that both courts are reserved for the kids' program, and he questioned where those signs came from.

Mr. Chow explained that he has coordinated his scheduling with the district manager and club manager for many years, sending them his schedule so they are aware of court usage. He stated that a previous club manager recommended posting signs, as a similar practice was followed for pickleball reservations. The intention behind the signs was to serve as a courtesy to residents, informing them that a kids' class was taking place from 5:00 to 6:00 PM so they could plan accordingly. He noted that before using signs, there had been disagreements when residents were unaware of the scheduled classes, which led to the club manager advising him to put them up.

Mr. Twomey reiterated that the CDD had previously discussed and agreed that if a resident arrived and wanted to use a court, they had the right to do so. He acknowledged that he was not in favor of this arrangement from the beginning. His concern was that if someone drove or walked up to the courts and

saw both in use, they would likely assume they were fully occupied and leave without realizing they had the right to request a court. Additionally, he felt it was unfair for a resident to have to approach Mr. Chow and ask him to remove children from a court, as the optics of such a situation would be problematic. Mr. Twomey also noted other concerns, including the expansion of Mr. Chow's usage. Initially, he had court time for three days a week, but it has now increased to four days a week, with kids' classes running on three of those days.

Mr. Chow clarified that he only uses both courts for kids' classes on Thursdays and Fridays. While he does have another kids' class on a different day, it is a smaller group, and he only uses one court for that session.

Mr. Chow explained that his schedule changed due to the time change, as the courts have no lights. When daylight hours became shorter, residents who had evening lessons could no longer have them at their usual times. To accommodate them, he had to move their lessons to another day. He noted that when his contract was originally made, it was during the spring, but when fall arrived and darkness set in earlier, he had to adjust his schedule to fit the overflow of lessons. Mr. Twomey asked whether Mr. Chow would return to three days a week in the spring or continue with four days a week.

Mr. Chow confirmed that his schedule would remain at four days a week because it had changed. However, on the fourth day, he only teaches for one hour, from 7:30 to 8:30 in the morning. He explained that his schedule shifts slightly based on residents' availability, and the additional day was added to accommodate them.

Mr. Twomey stated that he reviewed Mr. Chow's schedule and initially counted 16 hours per week. He noted that it has now increased to 20 hours per week, based on his assessment of the current schedule. Mr. Chow explained that his schedule changes frequently as new people sign up. He noted that the schedule Mr. Twomey reviewed was likely from September and is now outdated. Currently, he is teaching 16 hours per week, with 14 hours using only one court and only two hours using both courts.

Ms. Clawson expressed frustration over the overwhelming number of emails the board received, many of which stated that Mr. Chow only used two courts for two hours per week. She emphasized that this information did not align with the schedule provided to Patricia, which showed a total of 23 hours per week, including multiple instances of using two courts for extended periods. She detailed the schedule, noting court usage on Monday, Wednesday, Thursday, and Friday, with multiple sessions using two courts for six hours on certain days. Ms. Clawson stated that this discrepancy made it seem as though the board was trying to take away a community benefit for children, which was not the case. She expressed disappointment that the situation put the board in a difficult position and stressed the importance of having accurate and transparent information.

Mr. Chow began by apologizing for the miscommunication and misinformation that had been circulating among residents. He explained that some residents had approached him after hearing that the board intended to reduce the two-hour kids' clinics. He clarified that he informed parents and residents based on what he understood to be under discussion—specifically, the two-hour group lessons on Thursdays and Fridays from 5:00 to 6:00 PM. He emphasized that the discussion was about those group lessons and had nothing to do with his private lessons.

Mr. Smith suggested that instead of informing residents first, Mr. Chow should have come to the board to discuss the situation. He pointed out that the board received about 10-12 emails from concerned residents as a result.

Ms. Clawson stated that the contract allows for a maximum of one tennis court, three days a week. She pointed out that Mr. Chow's current schedule exceeds the terms outlined in the contract. Mr. Chow clarified that the contract he has states "at least one court," not a maximum of one court. He pointed out that the wording does not specify "strictly one court" but does indicate a maximum of three days per week. Mr. Chow explained that the schedule he provided in September was intended as a projection rather than

an exact representation of what he was actually doing. He had communicated it to Ms. Thibault as a heads-up about his potential availability, not a finalized schedule. His intention was to keep them informed about possible extended court use. However, he clarified that in reality, his actual schedule only amounted to 16 hours per week.

Ms. Clawson stated that she frequently sees kids on the tennis courts whenever she is at the amenity center. She noted that for several months, the board has been hearing complaints that pickleball players have stopped using the courts because they no longer have access, leading them to find other locations to play. She reminded the board that this issue had been brought up before, and when she previously raised it, and the program had been strongly defended as it is a benefit to the community. She acknowledged that she does not disagree with the value it brings, as many children in the community participate in tennis. However, Ms. Clawson expressed frustration that this issue has escalated into a major concern due to the large number of emails received about it, which she finds frustrating. Mr. Smith stated that, according to information Mr. Chow provided to one of the residents who reached out to him, the participant breakdown is 60% residents and 40% non-residents.

Mr. Twomey noted that Mr. Chow is receiving an exceptionally low court rental rate, benefiting residents by keeping costs down. While he sees the value of the program, he believes the second court should remain open for residents. He stated that it's unfair for residents to ask for a court to be vacated and suggested Mr. Chow adjust his schedule, possibly splitting classes by skill level. He emphasized that the district is not profiting from the agreement and expressed concern about a business occupying public courts at the expense of taxpayers.

Ms. Clawson compared the tennis court usage to pool access, stating that if swimming lessons occupied a community pool to this extent, residents would be outraged. She emphasized that such a situation would never be allowed at the pools and used it as an example of why the current court arrangement is a concern.

Mr. Pellan defended his support for the tennis lessons, emphasizing their community benefit. He clarified that the fee ensures the courts aren't used for free and that he received 10 supportive emails and only one complaint. He warned that placing too many restrictions could lead Mr. Chow to discontinue the program, which many residents value. Mr. Smith acknowledged that the \$1.50 per hour rate is very low and expressed concern about 40% of participants being non-residents.

Ms. Sandy noted that previous license agreements have included restrictions limiting participation to district patrons. Mr. Pellan stated that this is the only agreement that permits non-residents, as all other agreements, including those for swimming lessons, have been restricted to district patrons. He reiterated his position that the program provides an overwhelming benefit to the community. However, she acknowledged that this particular agreement does not have such a restriction. Mr. Chow acknowledged that around 40% of participants are non-residents but explained that most are family members or friends of residents, such as classmates or neighbors from nearby communities. He emphasized that the group consists of people who already know each other, making it feel like a neighborhood program.

Mr. Twomey agreed that the program benefits the community and the kids but argued that allowing Mr. Chow one court is not overly restrictive. He emphasized that Mr. Chow is getting court access at a very low cost. Mr. Pellan agreed but raised a concern from an email he received, questioning whether residents would even want to use the second court if a kids' class was happening next to them. He noted potential issues like balls crossing over, distractions, and safety concerns.

Ms. Clawson emphasized that the hours provided in the schedule show significantly more than just two hours with two courts. She pointed out that some residents claimed it was only two hours per week, which does not align with the actual schedule. Mr. Pellan clarified that while residents are saying Mr. Chow uses two courts for two hours a week, he is also using the courts at other times throughout the week, which the board is aware of. Ms. Clawson reiterated that the actual court usage is far more than the two hours with two courts that some residents claimed. While she supports the program, she pointed out that

the contract does not align with the current schedule. Mr. Pellan agreed that the contract may need to be revised and that a clearer schedule should be established. He suggested that the schedule should be brought before the board for approval. Ms. Clawson expressed support for an online scheduling system, stating that in today's age, it's a necessary feature. She believes residents should be able to schedule and use the courts themselves. Mr. Twomey illustrated a scenario where residents, may want to use the courts spontaneously but can't because they're already occupied. He reiterated the need for a compromise, suggesting that Mr. Chow could split his advanced and novice players onto different days to avoid scheduling conflicts and resolve the issue.

Mr. Chow explained that the time window for his kids' classes is limited, especially in the fall when it gets dark early. He can only offer classes from 5:00 to 6:00 PM. While he would be willing to split the classes by skill level and use one court on different days if possible, he stated that he simply doesn't have the time or flexibility to do so given his schedule and the constraints of working around when kids get home from school and parents get off work.

Ms. Clawson expressed concern that the current schedule involves four weeknights, which she felt doesn't offer a compromise. She questioned how this schedule could be considered a fair solution. Mr. Twomey asked if there was a compromise or something that could be done to ensure only one court is used for the lessons. Mr. Chow explained that in the fall, the issue is that he can't offer lessons past 6:00 PM because it gets dark, which limits his ability to schedule lessons beyond that time. Mr. Twomey suggested that on Mondays and Wednesdays, when there are no kids' classes, it might be possible to offer a 5:00 to 6:00 PM class for less advanced kids, using just one court. He also pointed out that the issue remains the same regardless of the day, as the kids still get off the bus at the same time, making scheduling a challenge. Mr. Pellan asked if the proposal was for Mr. Chow to use the court every evening, rather than just for three hours.

Mr. Twomey clarified that the proposal would be for only one court to be used each evening. He suggested considering it as a compromise or even putting a poll out to gather feedback. Ms. Clawson suggested conducting a poll to see if residents would be willing to use the other court while children's lessons are taking place. She acknowledged that since she doesn't play, she couldn't answer whether people would want to use the court during lessons. She also raised the concern that if people don't respond to the poll, it may not provide a clear answer. Mr. Thompson stated that the biggest issue is that Mr. Chow is in breach of his contract and has been reminded of the terms.

Ms. Sandy clarified that when the agreement was revised in 2022, discretion was given to the on-site management to work with Mr. Chow to set the schedule. She pointed out that the initial agreement stated Mr. Chow could use at least one court for up to three days a week, but that was only the starting point, and the schedule could be adjusted with on-site management's approval. She disagreed that Mr. Chow is in breach of his contract. Given the current situation, she suggested that the board provide clarification to district staff or revise the agreement for future schedule changes to come back to the board for approval.

Mr. Smith asked if Mr. Chow could work with a schedule of using the courts two days a week in the fall, suggesting that this could be a possible solution. Mr. Chow responded that he cannot work with a schedule of only two days a week in the fall. Mr. Twomey reiterated his point that Mr. Chow could split up the classes and offer them on the days he doesn't currently have lessons. Mr. Twomey emphasized that, while he is only one vote, he believes a court should be left open for residents, as they pay taxes. Mr. Pellan agreed with Mr. Twomey's point and acknowledged that there are valid concerns from residents who pay annual fees and want to use the amenities. He noted that Mr. Chow is likely aware of these concerns and expressed support for the idea Mr. Twomey proposed, asking if it would be possible to implement.

Mr. Chow explained that his schedule has been consistent based on his other locations and that he is already stretched thin. He stated that he can't do more than what he's currently offering. Ms. Thibault acknowledged Mr. Twomey's compromise of five days a week with one court for one hour. Since Mr.

Chow has said he can't accommodate that, she asked him what his proposed compromise would be. Mr. Chow explained that his compromise would be to continue the group classes on Thursdays and Fridays, as he has done for many years. He emphasized that he cannot move the classes to different days or times due to his limited availability.

Ms. Thibault clarified, asking if the schedule Mr. Chow is proposing is for group classes on Thursdays and Fridays from 5:00 to 6:00 PM, and he intends to use two courts during that time. Mr. Pellan confirmed that the lessons on the other days would remain the same, essentially continuing the current schedule as it is.

Mr. Smith pointed out the disagreement, stating that Mr. Chow can't accommodate the board's preferences, and the board can't accept his current arrangement. He asked what the next steps should be to resolve the issue. Mr. Pellan stated that there is an agreement in place, and it's a matter of clarifying the board's position on the usage. He emphasized the need to make clear what the board wants to do moving forward. Ms. Clawson asked Mr. Chow if it's the only time he use two courts and Mr. Chow confirmed.

Ms. Thibault expressed that relying on the amenity manager to make the decision at their discretion isn't effectively solving the problem. Mr. Pellan acknowledged that if the schedule is changed, Mr. Chow may not be able to offer some of his group or individual classes. He recognized that it's a tough situation, as there are residents who want to use the courts, but Mr. Chow is also using them for his lessons. Mr. Twomey pointed out that when the contract was initially signed, the business was still growing, but now it has expanded to the point where Mr. Chow has more kids in his classes than one court can accommodate. He compared it to a business that outgrows its space and needs to expand, suggesting that Mr. Chow's success has led to a situation where the current setup is no longer sufficient.

Ms. Thibault clarified that the contract clearly states that the licensee (Mr. Chow) shall have use of at least one tennis court for a maximum of three days per week, emphasizing that the language is straightforward. Ms. Thibault stated that the board wants to hold Mr. Chow to the contract, as it is very specific, particularly regarding the limitation of court usage to a maximum of three days per week. Ms. Sandy clarified to the board that the contract states "at least one tennis court," meaning that while one court is guaranteed, there could still be the use of two courts, as long as the schedule permits.

Mr. Pellan explained that Mr. Twomey's suggestion would require an amendment to the contract, changing the wording from "at least one court" to "no more than one court" and adjusting the maximum usage to four days per week. Mr. Twomey stated that he would have no issue with Mr. Chow using the courts five days a week, but he doesn't want more than one court used at a time. He emphasized that, for him, two courts is not acceptable.

Ms. Thibault clarified if Mr. Twomey's motion was to amend the agreement to allow Mr. Chow up to five days a week, but with the use of only one court. Mr. Pellan suggested that the board should clarify the situation, as Mr. Chow has existing lessons that have already been paid for. He recommended offering a courtesy period until April 1st to allow Mr. Chow to finish those lessons before any changes are implemented. Mr. Twomey suggested extending the courtesy period until Friday, April 5th, to allow Mr. Chow to finish any existing lessons.

Ms. Sandy clarified that without a set schedule in the license agreement, someone needs to approve the schedule, either the board or district staff, to ensure it is properly managed. Mr. Pellan suggested that the schedule be provided to the office, where it can then be disseminated or presented for approval. Ms. Thibault requested that Mr. Chow send his monthly schedule to her. She asked that for the April package, his May schedule be included. Going forward, she requested that he submit his schedule by the 15th of each month, and it will be presented in the agenda for board approval.

On a MOTION by Mr. Twomey, SECONDED by Mr. Smith, WITH ALL IN FAVOR, the Board **ammended the agreement with Mr. Chow allowing usage of Tennis Court for five (5) days a week utilizing only one (1) court effective April 5, 2025**, for the Long Lake Ranch Community Development District.

B. District Engineer

There being no representative the next item followed.

NINTH ORDER OF BUSINESS – Audience Comments - New Business – (limited to 3 minutes per individual)

A resident expressed frustration about trying to reach the Long Lake Ranch (LLR) Breeze email address since February 8 without receiving a response. The resident mentioned hearing that there have been issues with the email and asked if a new email address has been set up. They requested clarification on the new email address and noted the delays in receiving replies. A resident expressed concern about miscommunication and mentioned that they had emailed manager@longlakeranchcdd.com twice in the past week and again about a week and a half ago but had not received a response. They questioned whether the new email address is functioning properly. Ms. Thibault clarified that the email address was updated several months ago, so it should be working properly. The resident explained that from their end, they have tried emailing the provided address twice in the past couple of weeks but have not received any response. Ms. Thibault asked if the resident is receiving any bounce-back notifications or error messages when trying to email the address. The resident explained that they were given two different email addresses, and when using one of them, they received an auto-reply stating it was not a valid email address. They expressed frustration, feeling there was miscommunication and confusion, and mentioned that the email address they used seemed to be receiving messages but not processing them correctly. Ms. Thibault asked the resident to provide their email address after the meeting, as she didn't want to have it on the record, so they could look into the issue further. The resident provided the email he used for messaging breeze home and it's llrspritcommittee@gmail.com

The resident asked about hosting an Easter egg hunt event and whether they could reserve the area for it, specifically suggesting the Saturday before Easter, April 19. They inquired if the courts could be opened two hours later that day for volunteers to set up for the event. The resident mentioned that the event is typically held every year and wanted to ensure it was discussed since they hadn't had a chance to talk to anyone about it yet.

The resident expressed confusion about the email process, asking if they should be emailing Ms. Thibault's personal email address listed on the agenda. They explained that each time they email Carla, they receive an auto-reply stating that Carla will ask Ms. Thibault, but this hasn't been helpful. The resident followed up after several days, wondering if Ms. Thibault was on vacation, as they hadn't received a response yet. Ms. Thibault instructed the resident to email her directly at Patricia@breezehome.com for further communication. Mr. Sakellarides explained that the new email address is not working and is not receiving messages. He confirmed this by sending test emails from the old email address, manager@longlakeranchclub.com, which were successfully received. He noted that the new email address needs to be looked into.

Ms. Thibault explained that there was an issue with Spectrum's connection, which caused problems with the email forwarding. As a result, a new email address had to be established. Initially, the forwarding seemed to work, but now it appears to have stopped. She mentioned that Mr. Sakellarides would need to follow up with Spectrum to resolve the issue, noting that the problem originated with Spectrum, which had caused an outage for a while. The resident expressed frustration, mentioning that they had clearly explained the error they were receiving and even provided the specific error message, but their responses were met with the assertion that everything was working fine. They were relieved that the issue was finally tested and confirmed, and Ms. Thibault assured them that Mr. Sakellarides would take care of it.

The resident raised concerns about the new email address, which ends in .com, while the district's website is hosted on a .org domain. They pointed out that this discrepancy could cause confusion, especially with services like Gmail, which might flag the email as suspicious. The resident suggested using an email

536 address with the .org domain to match the website, as it could potentially resolve the issue. They also
537 recommended switching from "manager" to "amenities" in the email address to better reflect the role of the
538 amenities manager and avoid confusion with the district manager. They acknowledged that this issue might
539 be technical but felt it was worth considering as part of the communication challenge.

540 The resident expressed appreciation for the board's decision, acknowledging that it was a tough
541 discussion. They were pleased that the board chose to prioritize the residents' primary use of the amenities
542 they are paying for, with secondary use allowed if it benefits everyone. The resident thanked the board for
543 protecting the residents' interests and ensuring fair use of the amenities.

544 **TENTH ORDER OF BUSINESS – Supervisor Request**

545 Mr. Thompson explained that on Monday, he noticed the garden toolbox was broken into, with the
546 lock area damaged and garden tools left scattered around. He mentioned that someone likely broke the
547 lock, took the tools out, and used them for digging and playing in the black dirt. He then asked if there
548 were any plans to convert the black play box into a sandbox, as sand would be more suitable for play than
549 the black dirt.

550 Mr. Pellan asked if it was correct that the board used to do supervisor Thomas at the beginning of
551 meetings and then changed that practice. Ms. Thibault confirmed that the change was made for this
552 meeting, explaining that the chairperson has control over the agenda. She added that the change was made
553 because, based on the numerous emails they had received, they anticipated a larger crowd for the discussion
554 about Peter Chow.

555 Mr. Smith expressed frustration with ongoing conflicts with Mr. Thompson, detailing multiple
556 incidents where Mr. Thompson called the sheriff on him and filed restraining orders, including accusations
557 that Mr. Smith was mentally unstable and had access to a gun. He raised concerns about Mr. Thompson's
558 behavior, particularly claiming that Mr. Thompson considers the district his workplace and questioning
559 payroll issues, including retroactive payments to Mr. Thompson. Mr. Smith also mentioned discussions
560 with Ms. Thibault and the insurance company regarding workplace harassment and the implications of a
561 board member suing the district. He described recent events where Mr. Thompson contacted the sheriff and
562 Mr. Bower, further escalating the situation. Ultimately, Mr. Smith decided to step down from the board,
563 stating that the past year and a half had been unbearable due to continuous conflicts, particularly with Mr.
564 Thompson, although he left open the possibility of returning.

565 Mr. Twomey expressed hope that Mr. Smith would stay on the board, stating that while he couldn't
566 speak for everyone, he believed the majority would agree. He praised Mr. Smith for his instrumental role
567 in managing the district's finances, ensuring that the board's operations were running smoothly. Mr.
568 Twomey emphasized that it would be a significant loss to the community if Mr. Smith decided to step down
569 due to personal conflicts with another supervisor.

570 Mr. Smith clarified that his issues were not personal, but now Mr. Thompson had involved others,
571 including Ms. Clawson and Ms. Thibault, and he wondered who would be next. He suspected that Mr.
572 Thompson would try to obtain the meeting recordings. Mr. Smith also mentioned that Mr. Thompson told
573 the judge that everything was recorded, which he questioned, as he had asked whether the meeting was
574 recorded, and it was not. Additionally, Mr. Smith pointed out that Mr. Thompson claimed he wasn't paid
575 that month, though he was receiving retroactive checks. He suggested that these checks were being given
576 to Mr. Thompson because he believed they made him an employee, referencing IRS regulations on
577 employee classifications.

578 Mr. Twomey respectfully asked Mr. Smith not to step down from the board over the ongoing dispute,
579 emphasizing that he believed others on the board shared the same sentiment. He then shared an incident
580 from an ARC meeting when he heard a commotion at the gate. He found a tall, Asian boy who regularly
581 plays basketball attempting to jump over the fence to access the vending machine because he didn't have

a card. Mr. Twomey warned him about the risks of injury and potential damage to CDD property. He also mentioned that Mr. Bower had seen youths slamming into the vending machine, which could cause harm and damage. He acknowledged that the vending machine is a valuable resource for residents but suggested that the repeated incidents of kids jumping the fence and damaging property might warrant reconsideration of whether the vending machine should remain in that location.

Mr. Twomey raised a couple of concerns. First, he mentioned a neighbor at the end of his block who reported that his mailbox was opened, and his mail was missing. He wasn't sure if the lock was picked or if the mail had been improperly closed. Mr. Twomey asked Mr. Bower to review the situation, but no issues were found. He suggested cooperating with the postmaster to investigate the missing mail, as the neighbor uses informed delivery and noticed the mail was gone. Second, Mr. Twomey brought up a vehicle on Floridian that had been long-term parked, questioning whether it was in a designated visitor parking area or not. He asked if there was any authority to tow the vehicle and mentioned that Mr. Bower was looking into the matter.

Mr. Pellan followed up on Mr. Twomey's comments, agreeing with him and expressing hope that Mr. Smith would carefully consider his decision. He acknowledged that Mr. Smith has done a lot of good for the community and the board, but also shared that he could relate to his frustrations. Mr. Pellan explained that everyone makes sacrifices, including himself, as he chooses to be at the meeting instead of attending his son's baseball game. He questioned whether it was worth it and expressed understanding of Mr. Smith's position, encouraging him to consider staying on the board.

Mr. Pellan asked for clarification about the retroactive compensation, inquiring if it was due to a mistake where the compensation had originally been requested but not received. Ms. Thibault explained that while Mr. Thompson was under Vesta, he was not receiving the requested compensation. Later, he made a request to receive it, and as a result, the paperwork needed to be caught up in order to compensate him retroactively. Mr. Pellan acknowledged understanding but wanted to confirm why there was retroactive compensation. He expressed that he didn't think someone could initially choose not to receive compensation and then, two years later, request to be compensated retroactively from the beginning. Ms. Thibault clarified that you can't simply choose to receive retroactive compensation after the fact. She explained that the issue arose because the paperwork had not been caught up, and once Mr. Thompson informed them that he wanted to receive compensation, they addressed it accordingly.

ELEVENTH ORDER OF BUSINESS – Adjournment

Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Ms. Clawson made a motion to adjourn the meeting.

On a MOTION by Ms. Clawson, SECONDED by Mr. Twomey, WITH ALL IN FAVOR, the Board **adjourned the meeting**, for the Long Lake Ranch Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

625 _____

626 **Printed Name**

627 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

Printed Name

Title: ☐ **Chairman** ☐ **Vice Chairman**

EXHIBIT 12

[Return to Agenda](#)

1 **MINUTES OF MEETING**

2 **LONG LAKE RANCH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Long Lake Ranch Community Development
5 District was held on Thursday, April 3, 2025 at 6:00 p.m. at Long Lake Ranch Amenity Center, 19037 Long
6 Lake Ranch Blvd., Lutz, FL 33558.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Heidi Clawson (<i>via phone</i>)	Board Supervisor, Chairman
11 William Pellan	Board Supervisor, Vice Chairman
12 Darrell Thompson	Board Supervisor, Assistant Secretary
13 John Twomey	Board Supervisor, Assistant Secretary
14 George Smith Jr.	Board Supervisor, Assistant Secretary

15 Also present were:

16 Patricia Thibault	District Manager, Breeze
17 Anna Lyalina	Assistant Treasurer, Breeze
18 Michael Sakellarides	Community Director, Breeze
19 Sarah Sandy (<i>via phone</i>)	District Counsel, Kutak Rock LLP
20 Bill York	Community Maintenance
21 John Burkett	Redtree Landscape
22 Dawn Davis	Resident

23 *The following is a summary of the discussions and actions taken at the April 3, 2025 Long Lake Ranch CDD*
24 *Board of Supervisors Regular Meeting.*

25 **SECOND ORDER OF BUSINESS – Pledge of Allegiance**

26 The pledge of allegiance was recited.

27 **THIRD ORDER OF BUSINESS – Audience Comments – (*limited to 3 minutes per individual on agenda***
28 ***items*)**

29 Ms. Dawn Davis expressed her support for Peter Chow and his tennis lessons, noting that her previous
30 email on the matter had not been acknowledged. She emphasized the program's benefits for children,
31 including teamwork and listening skills, and pointed out that the courts were used less than 8% of the week
32 for lessons. She felt it was unfair to restrict the program due to a few complaints, especially when many
33 residents, including herself, valued it. She urged the board to reconsider allowing the program to continue.

34 A resident thanked the board members Mr. Palin, Mr. Smith, and Mr. Twomey for promptly responding
35 to their email. They reiterated support for Mr. Chow's program and emphasized its value to the community.
36 However, the resident's primary concern was safety, particularly for the young children, some as young as
37 five, participating in the lessons. They noted risks from stray balls and the proximity of adult players with
38 stronger serves, which could lead to injuries for either group. The resident urged the board to prioritize
39 safety and expressed that the risk was not worth the convenience of freeing up one court for limited hours.

40 A resident expressed support for Coach Chow, noting that their child was currently attending his class
41 and had benefited significantly. They credited Coach Chow with helping their child progress to the next
42 level and emphasized the value of continuing his program.

43 A resident voiced support for Coach Chow, stating that his program benefited the entire community.
44 They shared that seeing children actively engaged in tennis influenced their decision to move into the
45 neighborhood. Their own children took lessons, and they observed that adult players rarely used the courts
46 during the lesson times, perhaps once every few months. The resident believed the limited court usage by
47 Coach Chow was worthwhile for the children's benefit and felt adults had plenty of other hours available
48 to play. They also asked for clarification on how much time the coach actually used the courts.

49 A resident addressed the topic of Coach Chow and expressed confusion about the language in the
50 contract. They noted that the contract stated a "minimum of one court," which they interpreted as
51 guaranteeing at least one court, rather than limiting usage to only one. They felt that if the intent was to
52 restrict use to just one court, the contract should have stated a "maximum of one court" instead. Ms. Thibault
53 clarified that the contract in question had already been revised. She noted that it was thoroughly discussed
54 during the previous meeting.

55 It was clarified that there had been no violation, but some residents raised concerns about not being
56 able to use the courts due to Peter Chow's lessons. He appreciated the support for Peter but noted it wasn't
57 present at the previous meeting, where most residents opposed the program. He mentioned the board tried
58 to find a compromise by offering more days but limiting Peter to one court, though it was unclear if that
59 worked with his schedule. A resident suggested that instead of changing the current setup, the schedule for
60 Peter Chow's lessons could be adjusted. They expressed concern that altering the program after six years
61 might prevent some children from attending, which they saw as the original issue.

62 A resident suggested documenting how often the second court is used by residents. They believed that
63 if the second court went unused for months, it would be a waste of space and not providing value.
64 Supervisors expressed that they were not trying to be mean but wished the attendees had been present at
65 the previous meeting, as things might have turned out differently. A resident suggested that the contract
66 could be reconsidered and revised again, noting that it had already been revised once.

67 Mr. Smith agreed that monitoring and evaluating the use of the second court was a great idea. They
68 suggested that if residents continued to express concerns about it being underused, the board could
69 reconsider the matter.

70 Ms. Sandy reminded everyone that the discussion was taking place during public comment and not as
71 part of an official agenda item. She stated that while the board could continue the conversation, any formal
72 action or extended discussion should be added to a future agenda to stay aligned with meeting procedures.

73 Mr. Twomey expressed concern about how court usage was being managed, especially going into the
74 summer when hours increase. He stated that originally, Peter Chow was allowed one court, but the language
75 in the contract later became "a minimum of one court." He noted that Peter began using both courts and
76 even posted a sign indicating both were occupied, which Mr. Twomey questioned. He found it unfair that
77 residents might feel discouraged from using the courts if both appeared occupied and felt it was
78 unreasonable to expect residents to ask children to leave the court.

79 Ms. Clawson noted that the discussion had gone on for nearly 20 minutes and agreed with legal
80 counsel's point. She recommended allowing a three-month evaluation period to assess how the board's
81 recent decision plays out before considering it as a future agenda item.

82 Mr. Twomey clarified that Peter Chow was originally given three days of court use but began using
83 four without authorization. The board later granted five days. He stated that Peter pays around \$120 per
84 month, which breaks down to about \$1.50 per hour, and emphasized that no one was being taken advantage
85 of. Mr. Twomey stressed the need to represent all taxpayers, including those who do not use the amenities,
86 and acknowledged complaints from residents who felt courts were unavailable during their free time. He
87 expressed support for tennis and noted that Peter had trained his niece. However, he pointed out that 40%
88 of the program's participants were non-residents, which raised concerns about fairness for paying residents.

He concluded by saying the board had tried to compromise and had discussed the matter extensively in the previous meeting.

FOURTH ORDER OF BUSINESS – Supervisors Comments

Mr. Twomey raised concerns about landscaping at the entrance near Beautyberry and Lake Waters, specifically pointing out an island with dead plants due to unresolved irrigation issues. He mentioned the sprinklers had never been properly fixed despite repeated attempts. He also reported that the court grass lights at Weatherbain, on both the north and south sides, were not functioning consistently—coming on briefly before shutting off again. He noted that the Foxtail monument lights were now working but were turning on later than expected.

Mr. Twomey mentioned that the issue with the card system, which had been ongoing at Long Lake Ranch, appeared to be resolved. Mr. Sakellarides explained that the issue with the card system was due to different computers not syncing properly. He noted that the main system required a manual reset, which had since been done, and confirmed that the problem was now resolved. Mr. Twomey asked if the email and phone systems were now functioning correctly. He mentioned previous issues where messages, especially to Yahoo users, were being sent to spam folders and wanted to ensure those problems had been addressed.

Mr. Smith questioned the inclusion of excessive payroll information in the agenda packet, noting that it took up 50 to 75 pages and appeared repetitive. He suggested that one page would be sufficient and found the current format unnecessary and inefficient. Ms. Thibault explained that the detailed payroll information was included at the request of a supervisor. She stated that staff would be happy to modify the format based on the board's preference, whether that meant providing a summary or continuing with individual reports, and welcomed further direction.

On a MOTION by Mr. Twomey, SECONDED by Mr. Smith WITH ALL IN FAVOR, the Board **approved the One Page of Payroll Information in the Expenditure Report**, for the Long Lake Ranch Community Development District.

Mr. Smith asked Ms. Sandy to clarify a \$1,700 charge related to the EEOC. He mentioned that Mr. Thompson claimed he never filed a suit or claim against the district and questioned the purpose of the expense. Ms. Sandy explained that the \$1,700 charge was related to an EEOC claim filed against the district involving Supervisor Thompson. She noted that their insurance provider had to be engaged to monitor the situation and ensure proper handling, with assistance from Ms. Thibault.

Mr. Smith mentioned that additional boards on the bridge need replacement and offered to point them out, as he walks there daily. He also inquired whether 1099 forms had been sent out to vendors, noting that the April 15 deadline was approaching. Ms. Thibault confirmed that all 1099 forms had been sent out and clarified that she did not oversee the 1099 process, which was handled by a different manager. She stated the forms were not sent out until February 13, and once she learned of the delay, she took action to ensure they were issued promptly. Mr. Smith expressed concern that the issue could lead to IRS involvement and questioned who would be responsible for following up. Ms. Thibault stated that she had not received any communication from the IRS. Mr. Smith sought clarification about which claim was filed, as he was unsure of the specific case being referenced. He also mentioned that the car that hit the tree had since been removed. Ms. Thibault clarified that the claim she referenced earlier was related to damage to the monument.

Mr. Smith recalled that someone was supposed to follow up with the sheriff's office regarding a police report from a previous incident. He confirmed that a report must exist, as multiple officers were present and a Fiat was involved in the crash. He asked for follow-up, noting he had previously provided the date of the incident.

Mr. Smith raised concerns about excessive legal spending, noting that \$16,000 of the \$40,000 legal budget had already been used. He criticized the use of legal counsel for matters unrelated to CDD business and pointed out that Mr. Thompson had already incurred \$5,000 in legal fees. He also referenced a memo from the previous month and urged the board to curb legal expenses to avoid exceeding the budget.

Mr. Smith requested an update on the parking and towing situation for the townhomes, noting that the issue had been ongoing for at least two years, particularly regarding the implementation of parking passes and towing procedures. Ms. Sandy explained that the board only tasked her with working on the parking and towing issue about two or three months ago, after a resident raised a concern. She mentioned receiving 150 documents from the county but apologized for not having reviewed them all in time to provide an update. Mr. Smith stated that the board had been requesting parking stickers or some form of registration for the townhomes so that residents could properly use the visitor spots. Towing has to be implemented.

Mr. Smith inquired about the painting of the pavilion bathroom, noting it had been previously discussed but had not been done. He also asked Patricia about removing a bucket in front of the bathroom that was often used by kids for playing in the dirt, referring to it as a potential issue with the garden or dog boxes.

Mr. Smith raised concerns about locked gates blocking access to CDD property behind Primrose Estates. He stated that he found no rules preventing other CDD residents from accessing the area and emphasized that Primrose Estates residents pay the same CDD fees. He requested board approval for legal counsel to look into the matter, questioning why access would be restricted if no such rule exists. Ms. Sandy clarified that the road behind the gate is owned by the HOA, not the CDD, and that the CDD only owns the stormwater pond to the south of it. She also mentioned that, in the past, she had noted on the record that no landscaping behind the gate should be maintained by the CDD. Ms. Thibault asked if any landscaping behind the Primrose Estates was being maintained, to which Ms. Sandy responded that the CDD is maintaining the ponds, but not any landscaping behind the gates. Ms. Sandy explained that while the CDD is responsible for maintaining the ponds as part of the stormwater management system, the road and gate behind Primrose Estates are owned and maintained by the HOA. She clarified that there was confusion in the past about the ownership of the road, but the HOA is responsible for maintaining the gate, roads, and sidewalks. These are not district improvements. Mr. Smith asked Ms. Sandy to do some research to determine whether he is allowed to access the area behind the Primrose Estates gates. Ms. Sandy explained that, based on board protocols, this issue should be put on the next agenda for discussion and action. She also noted that typically, access as a supervisor is limited to district improvements, not as a member of the public. She offered to do further research on the matter.

Ms. Thibault asked Ms. Sandy if it was correct that any supervisors should be able to access the area behind the gate. Ms. Sandy clarified that supervisors could access the area behind the gate, but only if it's for official duties, such as inspecting improvements. It should not be for recreational purposes or casual strolls. Mr. Smith questioned the rule that restricts access behind the gate to Primrose Estates residents. He requested to see where it is stated in the rules, as he pointed out that Primrose Estates residents pay the same CDD and HOA fees as everyone else and should have equal access. Ms. Sandy emphasized the need to focus on the current agenda and suggested that if the board wants to pursue further discussion on the matter, it should be added to the next agenda. The board would then vote on whether to direct her to look into the issue.

On a MOTION by Mr. Smith, SECONDED by Mr. Twomey WITH Mr. Thompson voting NAY, the Board **approved to include the Topic Allow Individual Access to Primrose Estates in the Next Agenda**, for the Long Lake Ranch Community Development District.

Ms. Clawson addressed, noting that she had observed several monument lights not functioning during the past few evenings. Mr. Sakellarides responded that he would check the monument lights again that evening to ensure they were functioning properly. He mentioned that the two previously reported issues,

had been fixed, but he would verify everything is still in working order. She also reminded the board that a streetlight upgrade with Duke Energy was originally scheduled for 2024 but was delayed and is now set for 2025. She suggested following up with Duke to ensure the upgrade to LED lights is still on their calendar.

Ms. Clawson addressed concerns about ongoing turnover among amenity staff and emphasized that it is not the responsibility of board supervisors to oversee or direct Breeze employees. She expressed that supervisor interference may have contributed to an employee, Glenn, leaving due to stress. She reiterated that Breeze is responsible for supervising its own staff. Mr. Pellán emphasized the importance of Ms. Clawson's point, noting that multiple staff members have left, potentially due to interference from supervisors. He stressed the need to address the issue to prevent further staff turnover.

On a MOTION by Ms. Clawson, SECONDED by Mr. Smith WITH ALL IN FAVOR, the Board **approved that Individual Board Member only speak to Ms. Thiabault and Mr. Sakrllarides and not directly to BREEZE Team**, for the Long Lake Ranch Community Development District.

FIFTH ORDER OF BUSINESS – Professional & Operations Management

A. District Counsel

i. Discussion on Resident Incident at Amenity Center

Ms. Sandy informed the board that copies of an incident report, a suspension notice, and the district's amenity facility policies were provided. The incident report was based on a resident's complaint and confirmed through video footage, as no facility attendant was present at the time. A resident received a suspension notice on March 23, with amenity privileges suspended through the date of the meeting. The board was advised it could decide whether to extend the suspension. She referenced the facility policies, which allow for suspension due to improper conduct.

Mr. York stated that when he arrived at work and checked the office emails, he found a message from Mr. John Johnson regarding an incident at the pool area on Friday involving a special needs individual allegedly exposing himself. Mr. York and Mr. Bower reviewed the camera footage and did not see any clear exposure. The individual appeared to have a disability, as his hands were visibly shaking. At one point, the caregiver adjusted the individual's waistband, but his pants were not down. While nearby individuals did react, the video did not show any definitive inappropriate behavior.

Mr. Twomey reported that a neighbor had sent him a text message regarding an incident at the pool. He recounted that the neighbor described being at one end of the pool while a two-year-old child was swimming nearby. The neighbor noticed something unusual from a distance that shocked her. Upon approaching, she observed a young man with his genitalia exposed, engaging in inappropriate behavior. She also had a younger child with her at the pool. After she spoke up, others intervened and adjusted the young man's clothing. Mr. Twomey noted that the neighbor recognized him as a person with special needs, and she had made a report regarding the incident. Mr. Pellán is providing additional details about the individual involved in the incident. He mentions that they have an idea of the person's age, estimating it to be between 18 and 23, possibly up to 25. He also references the possibility that the individual might have been with a caregiver or someone else, suggesting there was another person accompanying him at the time. Mr. Twomey mentioned that they were unsure whether the person with the young man was a caregiver or a parent.

Mr. Pellán was seeking clarification to better understand the situation, expressing concern that the individual involved may not fully comprehend the actions taking place. He also raised the question of the caregiver's responsibility, suggesting that it was important to ensure they were keeping track of the individual's behavior.

Ms. Thibault explained that the individual had been temporarily suspended until the meeting and was invited to attend to discuss any relevant points. However, she noted that no one had joined the meeting

or participated in the Zoom call. She then asked Ms. Sandy what the next steps should be for the board, suggesting that they needed to decide whether to permanently revoke the individual's privileges or impose a temporary revocation period. Ms. Sandy confirmed that the board would need to have a discussion regarding the possibility of further suspension, potentially leading up to termination. She mentioned that Patricia's office had sent a letter, but she had not received any response, nor had anyone else, it seemed. She also asked Mr. York to confirm whether he had spoken to anyone from the individual's household, implying that no communication had been made.

Mr. Pellan expressed concern over the lack of communication or assurance from the individual or their representatives regarding actions taken to prevent a similar incident from happening again. He pointed out that without any feedback or indication of corrective steps, whether for the pool, playground, dog park, or other amenities, it's difficult to make an informed decision. As such, he supported continuing the suspension indefinitely. He added that if the individual or their guardian wanted reinstatement, they should first demonstrate or discuss the steps taken to ensure the situation would not be repeated.

Ms. Sandy stated that she would double-check the policies, noting that for a first offense, the suspension is typically shorter. She suggested that the notice could allow for a suspension longer than 30 days, with the option to shorten it if the individual appears before the board and provides assurances that the behavior will not happen again. She emphasized that it is unusual to issue a termination for a first offense.

Mr. Twomey emphasized the importance of protecting both adults and children in the community, noting that residents should not be exposed to incidents like the one described. While he acknowledged the sensitivity of the situation involving a person with special needs, he stressed the need to also consider the well-being of the community. He agreed with Mr. Pellan's suggestion of an open-ended suspension, stating that he supported continuing the suspension until the individual or their guardian presented the active steps being taken to prevent a recurrence.

Ms. Clawson voiced her support for the continued suspension and emphasized that while she empathized with the situation involving a special needs young adult, the presence of a caregiver is specifically meant to monitor and manage spontaneous behaviors. She stressed that such individuals require close supervision, and it is the caregiver's responsibility to maintain constant awareness of their actions. Drawing from her professional experience, she explained that caregivers play a critical role in preventing incidents like this. Ms. Clawson also pointed out that the caregiver should have responded to the letter sent regarding the incident, noting that they had multiple avenues to do so, including being copied on the communication. She suggested that the board could send a reminder reiterating that the individual's privileges remain suspended.

Ms. Sandy acknowledged the seriousness of the situation but emphasized that it is uncommon to indefinitely suspend or terminate privileges based on a first offense. She stated that if the goal is to ensure the incident does not happen again, the district would need to take more proactive steps to reach out. This would include not only sending a letter but also making more assertive efforts to establish contact with the individual or their caregiver. Ms. Clawson suggested following up with the individual or their caregiver to inform them that the suspension would be extended for another 30 days due to the lack of response. She emphasized the importance of clearly communicating that a reply is expected within that time frame.

Ms. Thibault asked Sarah to write and send the follow-up letter from her office, suggesting that it might carry more weight and help the recipient understand the seriousness of the matter. She noted that the initial letter may not have been taken seriously and emphasized that the necessary information had already been included in the original communication. Ms. Sandy agreed to send the follow-up letter but pointed out a key issue: the only contact information they had was for the individual with special needs, Robert. She confirmed that the original letter had been sent directly to him and not to a parent or guardian, which may explain the lack of response. Ms. Thibault suggested another option: they could look up the address on the property appraiser's website to obtain the names of the homeowners, which would help them find

the correct contact information for the individual's parent or guardian. Mr. Pellán proposed that the communication clearly state the incident was discussed during the meeting and that amenity privileges would remain suspended until the board receives a response. He emphasized the need for reassurance or evidence that concrete steps have been taken to prevent a similar incident from occurring. He stressed that continuing the suspension without such assurances is necessary to ensure fairness and protect the community and its residents.

Ms. Sandy suggested that someone in the community might know the individual or their family and could help provide better contact information, which would make outreach more effective. Ms. Thibault added that they already had the individual's address and proposed that Mr. Pellán could look up and provide the parents' names. She then asked Mr. Pellán to send that information to both her and Ms. Sandy the next day so they could proceed with contacting the appropriate party.

Ms. Sandy suggested that the board should make a formal motion to continue the suspension until they receive assurances that appropriate steps have been taken to prevent a recurrence of the incident. She asked for confirmation that this was the direction the board intended to take.

On a MOTION by Mr. Pellán, SECONDED by Mr. Twomey WITH ALL IN FAVOR, the Board **approved the resident involved in the Amenity Center incident will remain suspended until the Board receives assurance that it will not happen again**, for the Long Lake Ranch Community Development District.

B. District Engineer

There being no representative the next item followed.

C. District Manager

- i. Exhibit 1: Consideration of Proposal for Approval; Fencing Life LLC; Level Up SimTek Fence - \$545.73

Mr. Sakellarides mentioned an issue with a fence that had some bowing, which was causing dissatisfaction. He explained that the issue was persistent, so they sought an assessment from a fencing company, Fencing Life, to address the problem. The fence is not standing straight, but it is still together. This project was one of Mr. Bower's leftover tasks.

On a MOTION by Mr. Twomey, SECONDED by Mr. Pellán WITH ALL IN FAVOR, the Board **considered The Fencing Life LLC; Level Up SimTek Fence amounting to \$545.73**, for the Long Lake Ranch Community Development District.

- ii. Exhibit 2: Consideration for Adoption of Resolution 2025-03, Authorizing Bank Signatories

Ms. Thibault referred to Exhibit Two and presented Resolution 2025-03 for consideration, which establishes the bank signatories for the account. She explained that the bank requested the board to re-establish the resolution, and while the previous one cited role such as Treasurer and Assistant Treasurer, the bank now requires specific names. She proposed listing herself as Treasurer and Anna Lyalina as Assistant Treasurer. Ms. Thibault added that the board could also include a board member in the resolution. Resolution 2025-04, which covers the designation of officers, includes the addition of Vice President Lauren Parsons to be named as an Assistant Treasurer. Mr. Smith asked whether Lauren Parsons has any background in accounting, tax, financial, or any related experience. Ms. Thibault responded that, to her knowledge, Lauren Parsons does not have any background in accounting, tax, or financial matters. Mr. Twomey stated that a board member could be added and proceeded to nominate George Smith for the position. Ms. Sandy advised caution, noting that they should first check with their insurance provider. She mentioned that in her past experience, when boards wanted to add supervisors as bank signatories, it typically required an additional insurance policy. She explained that usually only the Treasurer and Assistant Treasurer are covered under the district's existing policy for those roles.

On a MOTION by Mr. Twomey, SECONDED by Mr. Smith WITH Mr. Thompson voting NAY, the Board considered the Resolution 2025-03, Authorizing Bank Signatories with Patricia Thibault as Treasurer, Anna Lyalina as Assistant Treasurer and Goerge Smith Jr. if the insurance allows without additional expenditure to the District for Coverage, for the Long Lake Ranch Community Development District.

iii. Exhibit 3: Consideration for Adoption of Resolution 2025-04, Re-designating Officers

Ms. Thibault stated that, based on the comments and advice from District Counsel, the board should first consider the designation of officers. She noted that the resolution proposes adding Lauren Parsons, the Vice President, as an Assistant Treasurer and asked whether the board would like to proceed with that addition. Ms. Thibault confirmed that the board would keep the current slate of officers as is and would not add Lauren Parsons as Assistant Treasurer.

On a MOTION by Mr. Smith, SECONDED by Mr. Twomey WITH ALL IN FAVOR, the Board approved Not to Add Lauren Parsons as Assistant Treasurer, for the Long Lake Ranch Community Development District.

D. BREEZE Operations – Field Service

i. Exhibit 4: Field Service Site Report Dated March 2025

Mr. York provided an update on community maintenance efforts. He noted ongoing work with a fencing issue near Trenton Road, confirming that some repairs are manageable in-house, while others may need external help. Tennis payments for February and March are in the drop box, and power washing is underway. Paint for bathroom compliance has been purchased, and LED lights are being installed at the pavilion. Two new dog waste stations were added to the big pond, and recommendations were made to replace unstable trash cans at the basketball court and dog park. He addressed issues with monument lighting, rewiring a faulty photo cell, and cleaned the Primrose sign. Concrete and stonework repairs were made, with one stone to be replaced after water fountain repairs. Cleanup efforts also included treating mold on shed doors and painting vents. Sandbags were temporarily placed at a hazardous sidewalk drop-off near the dog park, with plans to get an estimate for regrading the area.

Ms. Clawson inquired about the rust stains at Foxtail Pool and asked if Cooper Pools would be addressing the issue. Mr. Sakellarides explained that rust stains are typically not included in the standard pool service, and it may require special treatment. He mentioned that there is a cost associated with addressing the issue and that they would look into it. Additionally, he suggested that to prevent this from happening in the future, the pool could be modified with returns that shoot upwards, which would prevent buildup by avoiding constant pressure on the same area of the pool. Ms. Clawson agreed with the suggestion and emphasized the importance of preventing the rust stains from becoming an ongoing issue. She expressed interest in finding a solution to avoid it in the future.

Mr. Sakellarides provided an update on the Primrose monument repair, which had been successfully complete. He also mentioned that the water fountain discussed in the previous meeting was ordered, and its installation was scheduled. However, issues arose when Sean from SNA Services became uncooperative, citing concerns over payment. As a result, Mr. Sakellarides decided to move forward with an in-house solution, and the fountain will be installed this month. He clarified that unless the board decides otherwise, he does not plan on including SNA Services for future jobs.

Mr. Sakellarides discussed issues raised during a prior conversation with Mr. Bower regarding unfinished work around the facility. He mentioned that Mr. York had worked to address problems, particularly holes drilled around the facility that could cause wood rot and damage if left untreated. The focus was on ensuring all aspects were functional before any payments were made. He also pointed out that while the work was functional, the finished appearance, especially on the main building, could be improved. The gaps and space around the work, particularly under the structure, appeared unfinished and

sloppy, which could allow water intrusion. While the work was operational, he suggested that a tighter, more polished finish would be ideal.

Ms. Thibault asked the board whether they wanted to proceed with the payment or wait until the aesthetic issues were addressed before making the payment. She noted that the contractor had been prompt in addressing punch list items when notified. Mr. Sakellarides stated that while he emphasized functionality during his communication with the contractor, he had not been specific about aesthetic expectations. He suggested leaving the final decision on aesthetic satisfaction to someone else who could advise accordingly. Ms. Thibault informed the board that she had received the wiring instructions in advance to make an immediate payment. She suggested that if the contractor could complete the remaining work by the following day or Monday, she would process the payment via wire transfer as soon as the work was completed. Mr. Sakellarides noted that he had reviewed the completed work and encouraged others to inspect it in person to better understand his comments. He acknowledged previous concerns regarding the lighting and power settings and confirmed that the contractor had been asked to ensure the lights were set to their highest level.

SIXTH ORDER OF BUSINESS – Professional Vendor Operations

A. Redtree Landscape

i. Exhibit 5: Landscape Maintenance Report March 2025

Mr. Burkett provided an update on landscaping and maintenance efforts. He mentioned that the team had begun aggressively treating bay weeds due to the seasonal timing and confirmed that the irrigation system was functioning properly. He noted that additional work had been done recently, including trimming overgrown hedges, particularly around a large column on the corner, after reports of rodent activity. However, he clarified that pest control was not within their scope of work. The beds were cleared and trimming was completed. Mr. Burkett speculated that the rodents might be water rats and noted that while fruit trees can sometimes attract them, only one fruit tree per house is permitted under CDD or HOA rules. Lastly, he reported that a recut had been done inside the gates after he inspected the area and was dissatisfied with its appearance, prompting him to send the crew back to correct it.

Mr. Burkett shared that the team is continuing to blow debris as needed and is allowing some natural flow to help with the process, noting that rain is needed. He mentioned that with warmer temperatures arriving, a turf treatment is scheduled for the week after next. They plan to apply a specific fertilizer product he personally recommends, describing it as effective and commonly used in healthy yards. He noted that it has a faint odor when it first gets wet, which some people may notice, but it goes away as soon as it dries. He added that the smell is not overpowering and emphasized that it is an excellent product. It is safe for all types of grass, although extra care is required when applying it around certain areas due to its potency.

Ms. Romero explained that she is not the original owner of her property, having lived there for about five and a half years. She expressed concern about a magnolia tree that had snapped in front of her window and was growing larger. She pointed out that the tree, along with another one planted closer to her neighborhood, are now only about five and a half feet apart, causing both trees to move closer together and obstruct her view of the lake. Ms. Romero mentioned that she had been in discussions with the CDD and HOA for about six to eight months regarding this issue. She clarified that after some back and forth, it was recently confirmed that the CDD is responsible for the tree, which is why she was attending the meeting to request its removal. Ms. Thibault clarified that she hadn't confirmed it was a CDD issue. She mentioned that she had advised Ms. Romero to come to the CDD board, as the HOA had been directing her to the CDD for resolution. Mr. Twomey raised two questions: first, he asked whether the responsibility for the tree lies with the CDD or the HOA. Second, he questioned whether the community is even permitted to remove these trees under Castle County regulations. Mr. Pellan emphasized that the key question isn't whether the tree belongs to the CDD or the HOA, but rather whether the tree is allowed to be removed. He also noted that if removal is permitted, there may be a requirement to replant another tree, particularly if the tree is a hardwood, as he believed a replacement would be necessary in that case.

Ms. Thibault outlined the next steps, stating that they would send someone out to assess the tree and determine whether it is the responsibility of the CDD or the HOA. Once that determination is made, they would proceed accordingly with the appropriate action for the tree. Mr. Twomey requested that the information about the tree be sent to him at his email address, president@longlakeranchhoa.com. He would then pass it along to the team, who would evaluate the tree to determine if it can be removed and whether it needs to be replaced, including finding an appropriate location for the replacement. He mentioned that there wouldn't be another HOA meeting for a couple of months, but they would be conducting a walk-through during which they could inspect the tree behind Ms. Romero's property. Additionally, he asked to be sent information about the other tree as well, and they would look into it as needed.

Ms. Clawson inquired if John Burkett was still present and asked about two invoices for Ms. Thibault and Mr. Burkett. She pointed out that within the agenda packet, two invoices from Red Tree, invoice 20523 and invoice 20784, both for tree removal at Sun Lake and 1570 Fox Grape for \$1,300, were identical in terms of verbiage and amount. The invoices were dated January 28 and February 13, respectively. She wanted to confirm whether the district had paid \$1,300 twice for the same work.

Mr. Twomey inquired about how the ends would be treated, mentioning that they usually encounter issues with the ends of the area. Mr. Burkett explained that this year, the crews would spot treat as they go through. He mentioned that the alternative would be to apply a top-choice treatment, which is a billable option, and he would provide a reasonable price for it. However, he pointed out that a top-choice application would be a blanket treatment, effective for a certain area, and guaranteed for a specific period. He emphasized that Bayer makes high-quality pesticides, comparing it to the way Bayer aspirin works, suggesting it is an effective solution for pest control. Mr. Twomey expressed concern about the playground area, emphasizing that it is used by small children, and he wants to ensure that it is free of ants or any other pests, highlighting the importance of safety in that area. Mr. Burkett offered to provide an estimate for treating the playground area.

ii. Exhibit 6: Consideration of Proposal for Approval; Tree Staking Proposal for (2) Leaning Pine Trees on Serenoa Boulevard - \$500.00

Ms. Clawson mentioned that she had asked for two specific trees to be looked at from the previous meeting, located by the utility building facing the pond on Serenoa. She expressed concern that if these trees weren't staked, they might be lost. She noted that these were the pine trees planted around two years ago, which are now leaning, likely due to damage from the hurricane. This was the basis for the proposal. Mr. Burkett acknowledged that the lean on the trees wasn't severe, and the roots didn't seem to be pulling out. He observed that the trees were starting to recover, but he still recommended staking them to avoid the risk of further damage, especially with the upcoming rains. He emphasized that it was better not to take chances, as the trees could look unsightly if left unaddressed.

On a MOTION by Mr. Twomey, SECONDED by Mr. Pellan WITH ALL IN FAVOR, the Board **considered the Tree Staking Proposal for (2) Leaning Pine Trees on Serenoa Boulevard amounting to \$500.00, for the Long Lake Ranch Community Development District.**

iii. Exhibit 7: Consideration of Proposal for Approval; Hanging Limb Removal from Greenspace areas on SunLake Blvd, Long Lake Ranch Boulevard and the Clubhouse Area - \$3,500.00

Mr. Twomey mentioned that he had reviewed one of the proposals and noticed a charge of \$3,500 for tree limb removal. Mr. Burkett explained that the proposal covered the removal of dead branches. He acknowledged that while it might not appear to be a large task from certain viewpoints, such as the clubhouse, there are around ten to fifteen noticeable branches in that area. Across Long Lake Ranch and Sun Lake, there are approximately sixty trees, each with at least one dead branch, and some with two or three. To help the district save money, he arranged for a one-day flat rate for the tree crew. He clarified that if the work takes longer than a day, they would still complete it without additional charges. He also noted that the job would require specialized equipment such as buckets and cherry pickers.

Mr. Pellan expressed appreciation that the topic was brought up and raised a question about how the current tree work correlates with the extensive work completed the previous year. He noted that last year's project involved a full trimming of the area and cost tens of thousands of dollars, implying concern about the need for additional work so soon afterward. Mr. Burkett explained that the work done last year was due to hurricane damage, while the current work is needed to remove broken and dead branches. Ms. Clawson pointed out that many of the trees around the amenity center have broken branches. She mentioned that she had sent numerous pictures of the damage along Long Lake Ranch Boulevard, though there were fewer along Sun Lake. She confirmed that the damage was definitely caused by the hurricane. While the broken branches haven't been as noticeable recently due to the trees blooming with new leaves, she emphasized that there are still many broken branches from the storm.

On a MOTION by Mr. Twomey, SECONDED by Ms. Clawson WITH ALL IN FAVOR, the Board considered the Tree Staking Proposal for (2) Leaning Pine Trees on Serenoa Boulevard amounting to \$500.00, for the Long Lake Ranch Community Development District.

B. Exhibit 8: GHS Environmental - Aquatic Maintenance Service Report

SEVENTH ORDER OF BUSINESS – Financial Statements

A. Exhibit 9: Presentation of Check Details for January 2025

B. Exhibit 10: Presentation of Check Details for February 2025

C. Exhibit 11: Consideration of February 2025 Unaudited Financial Statements

Mr. Smith inquired about late payments and the reasoning behind it. Ms. Thibault clarified that she no longer oversees accounts payable and mentioned that the responsibility had been reassigned to someone else. When asked if the new person had an accounting or financial degree, Ms. Thibault confirmed she believed they did. She also explained that the accounts payable manager is located in Tampa, while the accounts payable clerks are in India, suggesting the decision may be due to labor costs.

Mr. Smith raised concerns about late fees, stating that the board and district should not be responsible for paying them. He emphasized that it would be Breeze's responsibility if payments were made late, not the District. Mr. Twomey inquired about the changes in the accounting process, specifically asking if Ms. Thibault had been removed from overseeing the approval process. Ms. Thibault confirmed that she had been removed from the approval process. Mr. Twomey expressed concern about the shift in the accounting process, noting that one of the key reasons for hiring Ms. Thibault was her background in accounting. Ms. Thibault explained that bills are processed in India and then sent to the Tampa office for final approval. Mr. Thompson emphasized that one of the reasons they chose Breeze was due to Ms. Thibault's accounting experience. He expressed concern about the lack of accounting expertise now that she is no longer overseeing accounts payable.

Ms. Clawson raised a concern regarding the 1099 and tax documents. She mentioned receiving multiple tax documents this year and referenced an email from Ms. Thibault about a potential issue with the tax documents. Ms. Clawson expressed concern based on recent discussions and asked the board for clarification. Ms. Thibault responded that upon the chairperson bringing the matter to her attention the previous day, she initiated an investigation. She has requested the relevant files to be pulled and sent to her for personal review. Ms. Thibault stated that there was no update yet from the new auditor. However, she noted that she could likely provide a close estimate of the excess funds and offer additional analysis. She added that the financial statement accountant handling the district's financials is very capable, and they would work together to thoroughly review the information.

On a MOTION by Mr. Smith, SECONDED by Mr. Pellan WITH ALL IN FAVOR, the Board considered the Financial Statements A through C, for the Long Lake Ranch Community Development District.

EIGHTH ORDER OF BUSINESS – Consent Agenda**A. Exhibit 12: Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held March 6, 2025**

Mr. Twomey mentioned that there was a misspelling in the minutes regarding the name "Beautyberry" in his community. As of the previous night, the correction had not been made. He clarified the correct spellings should be "Beautyberry" and "Lake Waters," and requested that the corrected version be available for the next meeting.

NINTH ORDER OF BUSINESS – Staff Reports**A. District Manager**

There being none, the next items followed.

B. District Engineer

There being no representative, the next items followed.

TENTH ORDER OF BUSINESS – Audience Comments - New Business – (limited to 3 minutes per individual)

A resident who had previously emailed the board expressed support for continuing the youth tennis program, noting she was unable to attend the meeting in person due to family commitments. She highlighted the importance of affordable recreational sports opportunities for children, emphasizing that access is declining nationwide due to rising costs. She praised the program's pay-as-you-go model, which benefits both families and the coach, especially during inclement weather when sessions are canceled without financial loss. The resident also pointed out the broader community impact, stating that families often utilize other amenities while attending classes. Regarding concerns about court access, she suggested that keeping a court open does not necessarily improve access. Instead, she recommended exploring reservation software to better manage usage and ensure fairness. She acknowledged the courts are available outside of the two-hour weekly youth classes and supported implementing a more organized system to balance scheduled and open use. Mr. Smith acknowledged the board had agreed to revisit the tennis court use after a few months and stressed the importance of honoring that process. He expressed concern that the original agreement with the tennis coach wasn't followed or brought back to the board for renewal. He noted that 40% of participants are non-residents, which is an issue when residents paying \$3,500 annually can't access the courts. He emphasized that the situation could have been avoided if the original terms were respected and added that board members had responded to resident emails. A resident expressed support for continuing the youth tennis program, emphasizing its value and rarity in today's sports environment. They acknowledged they couldn't speak to the original contract details but felt it was meant to allow use of at least one court. They noted the 40% non-resident figure might include families who pause participation due to scheduling but return later. The resident highlighted the benefit of consistent programming from a coach who's served the community for seven years and urged the board not to take away a unique opportunity from local children.

Mr. Smith expressed his appreciation for kids being active outdoors, noting it's a positive change from constant phone use. However, he also emphasized the importance of fairness, stating that while the tennis program is beneficial, other residents also deserve access to the courts. He noted the board had to weigh both sides of the issue when making decisions. Mr. Smith responded to a comment about tracking court usage, stating that as someone who walks the community daily, he has personally observed more resident use of the tennis courts since recent changes. While he acknowledged differing opinions, he reiterated that the board is not closing the door on the issue and will continue to evaluate it moving forward. A resident asked if there was a way to analyze court usage moving forward and suggested tracking it somehow. They also expressed that they were not aware of the need for physical attendance at the previous meeting and felt unprepared at the time.

Mr. Twomey clarified that the original agreement allowed for three days of tennis lessons per week. The board later offered a compromise, extending it to five days but limiting it to one court instead of two. He emphasized that the intention was not to take opportunities away from the children or the program, but to find a balanced solution. Mr. Smith stated that the board asked Peter to work with them on scheduling, but Peter responded that the current arrangement was all he could offer, effectively presenting a take-it-or-leave-it stance. Mr. Smith mentioned this exchange is available in the meeting recordings for reference. Mr. Twomey explained that he had suggested to Peter a possible compromise, such as splitting the tennis classes by skill level, with beginners on certain days and advanced students on others. He emphasized the importance of Peter working not just with the board but also with the broader community. Mr. Twomey reiterated his support for Peter as a vendor but stressed the need for balance and collaboration, noting the program only takes up about two hours per week. Mr. Smith clarified that the compromise discussed was to allow tennis lessons nearly every day of the week, but limited to one court instead of using both. This approach ensured that one court would always remain available for other residents while still providing ample opportunity for kids to participate in the lessons. The goal was to strike a balance between supporting the youth program and maintaining fair access for all residents.

Ms. Clawson, speaking remotely, offered an analogy for context. She compared the current arrangement with Peter's tennis lessons to a hypothetical scenario where swimming lessons were held five days a week in the community pool. She emphasized that such a situation would likely cause significant resident outrage, highlighting that this is the only vendor allowed to include non-residents in their program. She noted that Peter is generating income through private lessons on CDD property and has been granted access to the courts five days a week. She stressed the importance of a balanced give-and-take, asking that Peter also compromise, given the generous access already granted. Ms. Clawson pointed out that, according to the community's rules and regulations, non-residents are required to pay \$2,000 annually to use the facilities. He emphasized that each non-resident participating in the tennis program should be paying this fee in addition to the amount charged by Peter, as stated in the official guidelines.

A resident expressed concern about reports of poor treatment of Breeze employees, noting that such behavior can create a negative work environment and indirectly cost the district money through staff turnover. The resident suggested that action should be considered against individuals responsible for mistreatment, advocating for a zero-tolerance policy similar to what is enforced in their own workplace. They emphasized the importance of a respectful environment to ensure employee performance and morale. Ms. Thibault reminded the board and attendees that a motion had already been passed stating supervisors should not directly approach employees. Instead, any immediate concerns should be communicated to her via text, as she remains available and responsive. She added that if there are any further incidents involving board members, the matter will be brought back to the board for discussion.

ELEVENTH ORDER OF BUSINESS – Supervisor Request

Mr. Sakellarides provided an update related to staffing. He stated that they are preparing to post the seasonal position that runs from Memorial Day to Labor Day. The goal is to open the position in mid-April, allowing four to six weeks to review applications, conduct interviews, and hire. This timeline is intended to avoid hiring too early and risking candidates dropping out before the season begins.

Mr. Thompson shared an example of a resident helping with CDD matters, specifically regarding the posting of signs. He mentioned that a resident noticed person posting signs, informed his wife, and later returned to post a second set. Mr. Thompson then questioned whether law enforcement had requested surveillance footage related to the CDD mailbox area in 2024, and whether evidence was provided or the identity of the person who posted the signs was determined. He requested that Ms. Sandy respond to the inquiry. Ms. Thibault deferred to the Chairwoman for direction regarding the signage matter, as questions had been posed. She reminded the board that a previous motion had been passed stating the signage issue was not to be addressed further. She also invited Sarah to provide legal advice if needed.

Ms. Sandy stated that Mr. Thompson had been reading from a previously sent email and summarized that he had posed questions regarding posted signage and whether it constituted evidence of various criminal statutes. She had responded that only a prosecutor or law enforcement could determine whether a crime had occurred or whether something was considered criminal evidence. As she was not a criminal attorney, she could not provide an opinion on the matter and noted that, to her knowledge, no crimes had been charged at that point. She reiterated that if there was a topic Daryl wanted the board to consider for a future agenda, he should state it succinctly, and the board could decide whether to take it under consideration and make a motion accordingly.

Mr. Thompson asked a straightforward question: whether law enforcement had requested surveillance footage of the CDD mailbox areas, whether any incentives had been involved, and whether anyone had been given administrative information in 2024 that identified the person who posted unauthorized signage on the CDD mailboxes. Ms. Sandy stated that she had been contacted by the sheriffs and was asked for certain video surveillance. She confirmed that they had provided the footage they had available, although she did not recall the specific dates. Mr. Thompson asked whether they had been given evidence during 2024 that explained the identity of the person who posted the unauthorized CDD mailbox signs. Ms. Thibault clarified that the request for certain video came from the chair's office, and the team provided it. She emphasized that it was not within their responsibility to identify individuals involved, as that was left to the Sheriff's department.

Ms. Thibault deferred to the Chairwoman, reminding the board that a motion had previously been passed stating that the signage issue was not to be discussed again. Ms. Clawson stated that a motion had previously been passed to not discuss the signage issue and emphasized that she did not understand why it was being brought up again.

TWELFTH ORDER OF BUSINESS – Adjournment

Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Smith made a motion to adjourn the meeting.

On a MOTION by Mr. Smith, SECONDED by Ms. Clawson, WITH ALL IN FAVOR, the Board adjourned the meeting , for the Long Lake Ranch Community Development District.
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**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman