



Brighton Lakes Community Development District

March 11, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 242 572 715 486

PASSCODE: CrkZ63

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313 Campus St,
Celebration, Florida 34747

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Brighton Lakes Community Development District

Board of Supervisors

Marcial Rodriguez, Jr., Chairman
John Crary, Vice Chairman
Michelle Incandela, Assistant Secretary
Mark Peters, Assistant Secretary
Nadine Singh, Assistant Secretary

Staff:

Michael Perez, District Manager
Ryan Dugan, District Counsel
Pete Glasscock, District Engineer
Kyle Goldberg, Field Inspection Coordinator
Dennis Hisler, CDD Landscaping & Maintenance Liaison
John Khatiblou, District Accountant
Melinda Gallo, Administrative Assistant

Meeting Agenda
Wednesday, March 11, 2026 – 6:00 p.m.

-
- 1. Call to Order and Roll Call**
 - 2. Approval of Agenda**
 - 3. Audience Comments - Three (3) Minute Time Limit**
 - 4. Staff Reports**
 - A. District Accountant
 - i. Review of Financials.....P. 3
 - ii. Acceptance of Check RegisterP. 19
 - B. Blade Runners Report.....P. 23
 - i. Review of Irrigation ReportP. 26
 - C. District Engineer
 - D. Field Inspection ReportP. 33
 - E. Magnosec Report
 - F. Envera Report
 - i. Consideration of Volta - Exit Barrier Arm (15') Proposal.....P. 42
 - ii. Consideration of Volta - Exit Barrier Arm (20') Proposal.....P. 43
 - G. Solitude Lake Management Report.....P. 44
 - H. CDD Liaison Report.....P. 47
 - I. District Counsel
 - J. District Manager
 - i. Review of Project Board..... P. 56
 - 5. Business Items**
 - A. Consideration of Resolution 2026-04, Authorizing Trespass Enforcement for Violations of Amenity RulesP. 58
 - B. Ratification of Resolution 2026-03, Authorizing Bank Account SignatoriesP. 84
 - 6. Business Administration Items**
 - A. Consideration of Minutes from the Meeting held January 14, 2026.....P. 85
 - 7. Supervisors’ Requests**
 - 8. Adjournment**

The next meeting is scheduled for Wednesday, April 8, 2026, at 6:00 p.m.

District Office:
313 Campus Street
Celebration, FL 34747
407-566-1935

Meeting Location:
Brighton Lakes Clubhouse
4250 Brighton Lakes Boulevard
Kissimmee, FL 34746

***Brighton Lakes
Community
Development
District***

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



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BRIGHTON LAKES
Community Development District

Financial Statements

(Unaudited)

January 31, 2026

BRIGHTON LAKES

Community Development District

Governmental Funds

Balance Sheet
January 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2022-1 DEBT SERVICE FUND	SERIES 2022-2 DEBT SERVICE FUND	TOTAL
ASSETS					
Cash - Checking Account	\$ 299,222	\$ -	\$ -	\$ -	\$ 299,222
Due From Other Funds	-	38,840	1,743	14,858	55,441
Investments:					
Money Market Account	2,967,737	-	-	-	2,967,737
SBA Account	15,225	-	-	-	15,225
Reserve Fund	-	23,674	-	-	23,674
Revenue Fund	-	182,578	344,594	162,275	689,447
TOTAL ASSETS	\$ 3,282,184	\$ 245,092	\$ 346,337	\$ 177,133	\$ 4,050,746
LIABILITIES					
Accounts Payable	\$ 28,786	\$ -	\$ -	\$ -	\$ 28,786
Accrued Expenses	8,437	-	-	-	8,437
Due To Other Funds	55,441	-	-	-	55,441
TOTAL LIABILITIES	92,664	-	-	-	92,664
FUND BALANCES					
Restricted for:					
Debt Service	-	245,092	346,337	177,133	768,562
Assigned to:					
Operating Reserves	330,036	-	-	-	330,036
Reserves - Capital Projects	1,150,477	-	-	-	1,150,477
Reserves - Clubhouse	47,478	-	-	-	47,478
Reserves - Field	91,995	-	-	-	91,995
Reserves - Landscape	190,967	-	-	-	190,967
Reserves - Recreation Facilities	101,817	-	-	-	101,817
Reserves - Roadways	350,094	-	-	-	350,094
Unassigned:	926,656	-	-	-	926,656
TOTAL FUND BALANCES	\$ 3,189,520	\$ 245,092	\$ 346,337	\$ 177,133	\$ 3,958,082
TOTAL LIABILITIES & FUND BALANCES	\$ 3,282,184	\$ 245,092	\$ 346,337	\$ 177,133	\$ 4,050,746

BRIGHTON LAKES

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 75,000	\$ 25,000	\$ 27,161	\$ 2,161	36.21%
Room Rentals	50	17	-	(17)	0.00%
Interest - Tax Collector	2,800	1,867	1,214	(653)	43.36%
Special Assmnts- Tax Collector	1,246,851	1,148,126	1,165,368	17,242	93.46%
Special Assmnts- Discounts	(49,874)	(45,925)	(46,452)	(527)	93.14%
Gate Bar Code/Remotes	1,500	375	568	193	37.87%
Access Cards	100	50	-	(50)	0.00%
TOTAL REVENUES	1,276,427	1,129,510	1,147,859	18,349	89.93%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	14,400	4,800	4,800	-	33.33%
FICA Taxes	1,102	367	275	92	24.95%
ProfServ-Arbitrage Rebate	600	-	-	-	0.00%
ProfServ-Engineering	35,000	11,667	2,183	9,484	6.24%
ProfServ-Legal Services	30,000	10,000	9,326	674	31.09%
ProfServ-Mgmt Consulting	60,742	20,247	20,247	-	33.33%
ProfServ-Property Appraiser	387	-	-	-	0.00%
ProfServ-Special Assessment	5,305	5,305	5,305	-	100.00%
ProfServ-Trustee Fees	11,045	4,041	4,256	(215)	38.53%
Auditing Services	3,800	-	3,700	(3,700)	97.37%
Website Compliance	2,000	667	776	(109)	38.80%
Communication - Telephone	15,000	5,000	5,383	(383)	35.89%
Postage and Freight	1,200	400	152	248	12.67%
Insurance - General Liability	27,008	6,752	10,556	(3,804)	39.08%
Printing and Binding	1,500	500	120	380	8.00%
Legal Advertising	2,500	833	2,113	(1,280)	84.52%
Miscellaneous Services	2,000	667	1,070	(403)	53.50%
Misc-Assessment Collection Cost	24,151	22,239	22,378	(139)	92.66%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	237,915	93,660	92,815	845	39.01%
Field					
ProfServ-Field Management	43,911	14,637	14,637	-	33.33%
ProfServ - Field Management Onsite Staff	63,851	21,284	21,284	-	33.33%
Contracts-Landscape	255,000	85,000	81,667	3,333	32.03%
Electricity - General	71,000	23,667	21,511	2,156	30.30%

BRIGHTON LAKES

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Utility - Water & Sewer	5,000	1,667	1,568	99	31.36%
R&M-Common Area	60,000	20,000	30,735	(10,735)	51.23%
R&M-Irrigation	20,000	6,667	5,441	1,226	27.21%
R&M-Lake	51,000	17,000	15,530	1,470	30.45%
R&M-Trees and Trimming	10,000	-	-	-	0.00%
R&M-Bush Hogging	12,000	4,000	3,070	930	25.58%
Misc-Contingency	750	250	3,324	(3,074)	443.20%
Total Field	592,512	194,172	198,767	(4,595)	33.55%
<u>Gatehouse</u>					
Contracts-Security Services	74,574	24,858	21,166	3,692	28.38%
R&M-Gate	10,000	3,333	3,139	194	31.39%
Total Gatehouse	84,574	28,191	24,305	3,886	28.74%
<u>Capital Expenditures & Projects</u>					
Capital Reserve	263,100	-	-	-	0.00%
Total Capital Expenditures & Projects	263,100	-	-	-	0.00%
<u>Road and Street Facilities</u>					
R&M-Roads & Alleyways	15,000	5,000	-	5,000	0.00%
R&M-Sidewalks	5,000	1,667	13,978	(12,311)	279.56%
R&M-Signage	2,000	667	2,301	(1,634)	115.05%
Total Road and Street Facilities	22,000	7,334	16,279	(8,945)	74.00%
<u>Community Center</u>					
Contracts-Security Services	66,000	22,000	23,472	(1,472)	35.56%
R&M-Clubhouse	10,000	3,333	941	2,392	9.41%
R&M-Pools	30,000	10,000	16,575	(6,575)	55.25%
Miscellaneous Services	3,500	1,167	-	1,167	0.00%
Capital Projects	10,545	-	-	-	0.00%
Total Community Center	120,045	36,500	40,988	(4,488)	34.14%
TOTAL EXPENDITURES	1,320,146	359,857	373,154	(13,297)	28.27%
Excess (deficiency) of revenues Over (under) expenditures	(43,719)	769,653	774,705	5,052	-1772.01%
Net change in fund balance	\$ (43,719)	\$ 769,653	\$ 774,705	\$ 5,052	-1772.01%
FUND BALANCE, BEGINNING (OCT 1, 2025)	2,414,815	2,414,815	2,414,815		
FUND BALANCE, ENDING	\$ 2,371,096	\$ 3,184,468	\$ 3,189,520		

BRIGHTON LAKES
Community Development District

Debt Service Schedules

January 31, 2026

BRIGHTON LAKES

Community Development District

Series 2017 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>					
Interest - Investments	\$ 2,400	\$ 800	\$ 718	\$ (82)	29.92%
Special Assmnts- Tax Collector	220,651	203,180	206,231	3,051	93.46%
Special Assmnts- Discounts	(8,826)	(7,870)	(8,220)	(350)	93.13%
TOTAL REVENUES	214,225	196,110	198,729	2,619	92.77%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	4,413	4,064	3,960	104	89.73%
Total Administration	4,413	4,064	3,960	104	89.73%
<u>Debt Service</u>					
Principal Debt Retirement	173,000	-	-	-	0.00%
Interest Expense	36,693	18,346	18,346	-	50.00%
Total Debt Service	209,693	18,346	18,346	-	8.75%
TOTAL EXPENDITURES	214,106	22,410	22,306	104	10.42%
Excess (deficiency) of revenues Over (under) expenditures	119	173,700	176,423	2,723	148254.62%
Net change in fund balance	\$ 119	\$ 173,700	\$ 176,423	\$ 2,723	148254.62%
FUND BALANCE, BEGINNING (OCT 1, 2025)	68,669	68,669	68,669		
FUND BALANCE, ENDING	\$ 68,788	\$ 242,369	\$ 245,092		

BRIGHTON LAKES

Community Development District

Series 2022-1 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 1,500	\$ 500	\$ 1,577	\$ 1,077	105.13%
Special Assmnts- Tax Collector	269,315	247,991	251,715	3,724	93.46%
Special Assmnts- Discounts	(10,773)	(9,921)	(10,033)	(112)	93.13%
TOTAL REVENUES	260,042	238,570	243,259	4,689	93.55%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	5,386	4,959	4,834	125	89.75%
Total Administration	5,386	4,959	4,834	125	89.75%
Debt Service					
Principal Debt Retirement	192,000	-	-	-	0.00%
Interest Expense	62,714	31,357	31,357	-	50.00%
Total Debt Service	254,714	31,357	31,357	-	12.31%
TOTAL EXPENDITURES	260,100	36,316	36,191	125	13.91%
Excess (deficiency) of revenues Over (under) expenditures	(58)	202,254	207,068	4,814	-357013.79%
Net change in fund balance	\$ (58)	\$ 202,254	\$ 207,068	\$ 4,814	-357013.79%
FUND BALANCE, BEGINNING (OCT 1, 2025)	139,269	139,269	139,269		
FUND BALANCE, ENDING	\$ 139,211	\$ 341,523	\$ 346,337		

BRIGHTON LAKES

Community Development District

Series 2022-2 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>					
Interest - Investments	\$ 750	\$ 250	\$ 361	\$ 111	48.13%
Special Assmnts- Tax Collector	179,405	165,200	167,680	2,480	93.46%
Special Assmnts- Discounts	(7,176)	(6,608)	(6,684)	(76)	93.14%
TOTAL REVENUES	172,979	158,842	161,357	2,515	93.28%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	3,588	3,304	3,220	84	89.74%
Total Administration	3,588	3,304	3,220	84	89.74%
<u>Debt Service</u>					
Principal Debt Retirement	135,000	-	-	-	0.00%
Interest Expense	35,227	17,613	17,613	-	50.00%
Total Debt Service	170,227	17,613	17,613	-	10.35%
TOTAL EXPENDITURES	173,815	20,917	20,833	84	11.99%
Excess (deficiency) of revenues Over (under) expenditures	(836)	137,925	140,524	2,599	-16809.09%
Net change in fund balance	\$ (836)	\$ 137,925	\$ 140,524	\$ 2,599	-16809.09%
FUND BALANCE, BEGINNING (OCT 1, 2025)	36,610	36,610	36,610		
FUND BALANCE, ENDING	\$ 35,774	\$ 174,535	\$ 177,133		

Notes to the Financial Statements

January 31, 2026

General Fund

▶ **Assets**

■ **Cash and Investments** - The District has one Money Market and Checking account with Bank United (See Cash & Investments Report for further details) and one trust fund account with the State Board of Administration.

■ **Due From Other Funds** - Assessment collected by tax collector to be transferred from the GF in January.

▶ **Liabilities**

■ **Accounts Payable** - Invoices for current month not paid in current month.

■ **Accrued Expenses** - Electric water and security.

■ **Due To Other Funds** - Assessments collected by tax collector. Payments to US Bank transferred in January.

▶ **Fund Balance**

■ **Assigned To** - Reserves approved by board:

Operating Reserve	330,036	1st Q Operating reserves sch A FY25-26 budget.
Reserves - Capital Projects	1,150,477	Reserves approved by board.
Reserves - Clubhouse	47,478	" "
Reserves - Field	91,995	" "
Reserves - Landscape	190,967	" "
Reserves - Recreation Facilities	101,817	" "
Reserves - Roadways	350,094	" "
Total Reserves	<u>\$ 2,262,864</u>	

Notes to the Financial Statements

January 31, 2026

Financial Overview / Highlights

- ▶ Interest revenue from the Money Market is 36% and total revenue is 91% of adopted budget.
- ▶ General Fund expenditures are approximately 28% of the Adopted budget.
- ▶ Significant variances explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% YTD Budget	Explanation
Expenditures				
<u>Administrative</u>				
ProfServ-Special Assessment	\$ 5,305	\$ 5,305	100%	Assessments paid in full.
ProfServ-Trustee Fees	\$ 11,045	\$ 4,256	39%	Trustee fees paid for 2017 series.
Auditing Services	\$ 3,800	\$ 3,700	97%	FY25 Audit fees paid in full.
Website Compliance	\$ 2,000	\$ 776	39%	Website compliance fees YTD.
Communication - Telephone	\$ 15,000	\$ 5,383	36%	Charter Communications & Century Link YTD fees.
Insurance - General Liability	\$ 27,008	\$ 10,556	39%	Florida Municipal Insurance Trust - 2nd. Install FY26.
Legal Advertising	\$ 2,500	\$ 2,113	85%	Notices for workshops & public hearings.
Miscellaneous Services	\$ 2,000	\$ 1,070	54%	ADP fees, domain renewals & supplies.
Annual District Filing Fee	\$ 175	\$ 175	100%	Filing fees paid in full.
<u>Field</u>				
R&M-Common Area	\$ 60,000	\$ 30,735	51%	Improvements to Star Glass Circle & supplies.
Misc.-Contingency	\$ 750	\$ 3,324	443%	Maintenance supplies & holiday lighting.
<u>Road and Street Facilities</u>				
R&M-Sidewalks	\$ 5,000	\$ 13,978	280%	Sidewalk grinding and replacement.
R&M-Signage	\$ 2,000	\$ 2,301	115%	New aluminum & vinyl signs YTD.
<u>Community Center</u>				
Contracts-Security Services	\$ 66,000	\$ 23,472	36%	Monthly fee based on number of hours worked.
R&M-Pools	\$ 30,000	\$ 16,575	55%	Monthly pool maintenance and new pump for kiddie pool.

BRIGHTON LAKES
Community Development District

Supporting Schedules

January 31, 2026

**Non-Ad Valorem Special Assessments - Osceola County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2026**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND			
					General Fund	Series 2017 Debt Service Fund	Series 2022-1 Debt Service Fund	Series 2022-2 Debt Service Fund
Assessments Levied FY 2025				\$ 1,916,220	\$ 1,246,850	\$ 220,651	\$ 269,315	\$ 179,405
Allocation %				100%	65.07%	11.51%	14.05%	9.36%
11/14/25	\$ 40,485	\$ 2,228	\$ 826	\$ 43,539	\$ 28,330	\$ 5,013	\$ 6,119	\$ 4,076
11/21/25	138,099	5,872	2,818	146,789	95,513	16,903	20,630	13,743
12/12/25	2,507	39	51	2,597	1,690	299	365	243
12/12/25	1,345,407	57,203	27,457	1,430,067	930,519	164,671	200,988	133,889
12/22/25	112,560	4,624	2,297	119,481	77,744	13,758	16,792	11,186
01/12/26	26,666	867	544	28,077	18,269	3,233	3,946	2,629
01/12/26	19,489	556	398	20,443	13,302	2,354	2,873	1,914
TOTAL	\$ 1,685,213	\$ 71,389	\$ 34,392	\$ 1,790,993	\$ 1,165,368	\$ 206,231	\$ 251,715	\$ 167,680
% COLLECTED				93%	93%	93%	93%	93%
Total O/S				\$ 125,227	\$ 81,484	\$ 14,420	\$ 17,600	\$ 11,724

Cash and Investment Report
January 31, 2026

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>INVESTMENT TYPE</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
Checking Account - Operating	BankUnited	Public Funds Checking	N/A	0.00%	\$ 299,222 ⁽¹⁾
Money Market Account	BankUnited	MMA	N/A	3.40%	\$ 2,967,737
Operating Account- Fund A	SBA	Local Gov. Surplus Trust Fund	N/A	3.88%	\$ 15,225
				GF Subtotal	<u>\$ 3,282,184</u>
 <u>DEBT SERVICE FUNDS</u>					
Series 2017 Reserve Account	US Bank	Open-Ended CP	N/A	5.25%	\$ 23,674
Series 2017 Revenue Account	US Bank	Open-Ended CP	N/A	5.25%	\$ 182,578
Series 2022-1 Revenue Fund	US Bank	Open-Ended CP	N/A	4.90%	\$ 344,594
Series 2022-2 Revenue Fund	US Bank	Open-Ended CP	N/A	4.90%	\$ 162,275
				DS Subtotal	<u>\$ 713,121</u>
				Total	<u><u>\$ 3,995,305</u></u>

Note (1) - Transferring \$55K to US Bank for Debt Service in February.

Bank Account Statement

Brighton Lakes CDD

Bank Account No. 9878
Statement No. 01-26

Statement Date 01/31/2026

G/L Account No. 101003 Balance	299,222.36	Statement Balance	305,401.24
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	305,401.24
Subtotal	299,222.36	Outstanding Checks	-6,178.88
Negative Adjustments	0.00	Ending Balance	299,222.36
Ending G/L Balance	299,222.36		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
01/14/2026	Payment	300094	CHARTER COMMUNICATION S - ACH	Inv: 1981488111425			-317.35
01/29/2026	Payment	300095	TOHO WATER AUTHORITY - ACH	Inv: 01226-ACH			-290.88
01/22/2026	Payment	300099	KUA - ACH	Inv: 010526-ACH			-5,570.65
Total Outstanding Checks							-6,178.88

Outstanding Deposits

Total Outstanding Deposits

BRIGHTON LAKES
Community Development District

Check Register and Invoices

January 2026

BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100216							
001	01/09/26	MAGNOSEC CORP	2278	12/8 - 12/21/2025 Security services	Contracts-Security Services	534037-57204	\$2,576.00
001	01/09/26	MAGNOSEC CORP	2291	12/22 - 1/4/2026 Security services	Contracts-Security Services	534037-57204	\$2,760.00
Check Total							\$5,336.00
CHECK # 100217							
001	01/09/26	INFRAMARK LLC	167716	January 2026 District Management Services	ProfServ-Mgmt Consulting	531027-51201	\$5,061.83
001	01/09/26	INFRAMARK LLC	167716	January 2026 District Management Services	ProfServ-Field Management	531016-53901	\$3,659.25
001	01/09/26	INFRAMARK LLC	167716	January 2026 District Management Services	ProfServ - Field Management Onsite Staff	531106-53901	\$5,320.92
Check Total							\$14,042.00
CHECK # 100218							
001	01/09/26	ENVERA SYSTEMS LLC	103744	12/23/2025 Gate repair, entry barrier arm	R&M-Gate	546034-53904	\$1,185.00
001	01/09/26	ENVERA SYSTEMS LLC	104042	12/31/2025 Port manage switch replacement	R&M-Gate	546034-53904	\$1,954.00
Check Total							\$3,139.00
CHECK # 100219							
001	01/09/26	KUTAK ROCK LLP	3673759	November 2025 District counsel services	ProfServ-Legal Services	531023-51401	\$3,936.39
Check Total							\$3,936.39
CHECK # 100220							
001	01/09/26	FLORIDA MUNICIPAL INSURANCE TR	2526-0934-Q2-2	FY2026 Insurance renewal - 2nd payment	Insurance - General Liability	545002-51301	\$4,381.75
Check Total							\$4,381.75
CHECK # 100221							
001	01/09/26	TERMINIX PROCESSING CENTER	467086569	12/17/2025 Pest control	R&M-Clubhouse	546015-57204	\$81.32
001	01/09/26	TERMINIX PROCESSING CENTER	467086426	12/17/2025 Pest control	R&M-Clubhouse	546015-57204	\$93.81
Check Total							\$175.13
CHECK # 100222							
001	01/09/26	BLADE RUNNERS COMMERCIAL	185818	January 2026 Monthly landscaping services	Contracts-Landscape	534050-53901	\$20,416.67
Check Total							\$20,416.67
CHECK # 100223							
001	01/09/26	HANSON, WALTER & ASSOCIATES	5295260	November 2025 District Engineer services	ProfServ-Engineering	531013-51501	\$526.26
Check Total							\$526.26
CHECK # 100224							
001	01/09/26	SOLITUDE LAKE MGMT	PSI227899	January 2026 Monthly pond services	R&M-Lake	546042-53901	\$4,054.50
Check Total							\$4,054.50
CHECK # 100225							
001	01/15/26	OSCEOLA NEWS GAZETTE	2025-39009	7/31/2025 NOTICE OF MEETING	Legal Advertising	548002-51301	\$1,056.60
001	01/15/26	OSCEOLA NEWS GAZETTE	2025-38817	NOTICE OF MEETING - JUL'25	Legal Advertising	548002-51301	\$1,056.60
Check Total							\$2,113.20
CHECK # 100226							
001	01/15/26	GRAU & ASSOCIATES	28396	9/25 Audit services - ties to EL	Auditing Services	532002-51301	\$3,700.00

BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
							Check Total	<u>\$3,700.00</u>
CHECK # 1355								
001	01/07/26	NADINE SINGH	12112025-01	12/11/2025 Holiday lights reimbursement	Misc-Contingency	549900-53901	\$3,000.00	
							Check Total	<u>\$3,000.00</u>
CHECK # 1356								
001	01/21/26	CHARTER COMMUNICATIONS - ACH	2009180120925-ACH	SVC PRD 12/09-01/08/26	Communication - Telephone	541003-51301	\$175.00	
							Check Total	<u>\$175.00</u>
CHECK # 300087								
001	01/05/26	CHARTER COMMUNICATIONS - ACH	1981488121425-ACH	BILLPRD 12/14-1/13/26	Communication - Telephone	541003-51301	\$317.35	
							Check Total	<u>\$317.35</u>
CHECK # 300088								
001	01/08/26	CENTURYLINK - ACH	122225-2871-ACH	service period 12/22 - 01/21	Communication - Telephone	541003-51301	\$402.34	
							Check Total	<u>\$402.34</u>
CHECK # 300092								
001	01/08/26	CHARTER COMMUNICATIONS - ACH	2002334122125-ACH	SVC PRD 12/21/25-01/20/26	Communication - Telephone	541003-51301	\$40.00	
							Check Total	<u>\$40.00</u>
CHECK # 300093								
001	01/14/26	CENTURYLINK - ACH	010126-8906	service period 12/22 - 01/21	Communication - Telephone	541003-51301	\$226.02	
							Check Total	<u>\$226.02</u>
CHECK # 300094								
001	01/14/26	CHARTER COMMUNICATIONS - ACH	1981488111425	BILL PRD 11/14-12/13/25	Communication - Telephone	541003-51301	\$317.35	
							Check Total	<u>\$317.35</u>
CHECK # 300096								
001	01/29/26	CHARTER COMMUNICATIONS - ACH	2009172010826-ACH	SVC PRD 1/08/26-02/07/26	Communication - Telephone	541003-51301	\$160.00	
							Check Total	<u>\$160.00</u>
CHECK # DD893								
001	01/21/26	KUA - ACH	010526-ACH	PRD SERV 1/05-01/24/26	Electricity - General	543006-53901	\$5,570.65	
001	01/21/26	KUA - ACH	010526-ACH	Credit Memo 000174	PRD SERV 1/05-01/24/26	543006-53901	(\$25.97)	
							Check Total	<u>\$5,544.68</u>
CHECK # DD894								
001	01/21/26	TOHO WATER AUTHORITY - ACH	01226-ACH	PRD SERV 12/23-01/22/26	Utility - Water & Sewer	543021-53901	\$290.88	
001	01/21/26	TOHO WATER AUTHORITY - ACH	01226-ACH	Credit Memo 000175	PRD SERV 12/23-01/22/26	543021-53901	(\$97.47)	
							Check Total	<u>\$193.41</u>
							Fund Total	<u>\$72,197.05</u>

BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 1352								
205	01/07/26	BRIGHTON LAKES CDD C/O U.S BANK N.A.	121625-2017 SERIES	Transfer Assessments-2017 Series FY25-26	Due From Other Funds	131000	\$155,210.82	
							Check Total	\$155,210.82
							Fund Total	\$155,210.82

SERIES 2022-1 DEBT SERVICE FUND - 206

CHECK # 1353								
206	01/07/26	BRIGHTON LAKES CDD C/O U.S BANK N.A.	121625-2022-1 SERIES	Transfer Assessments-2022 Series FY25-26	Due From Other Funds	131000	\$189,442.30	
							Check Total	\$189,442.30
							Fund Total	\$189,442.30

SERIES 2022-2 DEBT SERVICE FUND - 207

CHECK # 1354								
207	01/07/26	BRIGHTON LAKES CDD C/O U.S BANK N.A.	121625-2022-2 SERIES	Assessments-2022-2 Series FY25-26	Due From Other Funds	131000	\$126,197.33	
							Check Total	\$126,197.33
							Fund Total	\$126,197.33

Total Checks Paid	\$543,047.50
--------------------------	---------------------

Landscape Check List for (Month) <u>February</u>		(Year) 20 <u>26</u>			
Item	Day (M T W R F)	Date	Section	Done (✓)	Rain Day Notes (if any) Work Authorization # (if any)
I	Irrigated Turf - St Augustine - Weekly (1 or full weeks starting with Monday) (except November through February when it is mowed every other week)		111		
A	Mowing		411(a)		
	Week 1 ✓				
	Week 2 ✓				
	Week 3 ✓				
	Week 4 ✓				
	Week 5				
B	Hard Edging - Same Day as Mowing		412		
	Week 1 ✓				
	Week 2 ✓				
	Week 3 ✓				
	Week 4 ✓				
	Week 5				
C	Removal of Clippings - Same Day as Mowing		412(d)		
	Week 1 ✓				
	Week 2 ✓				
	Week 3 ✓				
	Week 4 ✓				
	Week 5				
II	Non-Irrigated Bahia Turf - Weekly (except for November through April when it is mowed every other week)				
A	Mowing		411(a)		
	Week 1 ✓				
	Week 2 ✓				
	Week 3 ✓				
	Week 4 ✓				
	Week 5				
B	Hard Edging - Same Day as Mowing		412		
	Week 1 ✓				
	Week 2 ✓				
	Week 3 ✓				
	Week 4				
	Week 5				
C	Removal of Clippings - Same Day as Mowing		412(d)		
	Week 1 ✓				
	Week 2 ✓				
	Week 3 ✓				
	Week 4 ✓				
	Week 5				
III	Soft Edging (Twice a month March through October - Once a month November through February)		412(b)		
	Week 1 ✓				
	Week 2 ✓				
IV	Trimming (Areas Inaccessible to Mowers & Completed Same Day as Mowing)		413		

	St Augustine	
	Week 1 ✓	
	Week 2 ✓	
	Week 3 ✓	
	Week 4 ✓	
	Week 5	
	Flora	
	Week 1 ✓	
	Week 2 ✓	
	Week 3 ✓	
	Week 4 ✓	
	Week 5	
V	Weed Control (If Acceptable To Contractor - S)	4.1.3(a)
	[Contractor to list Areas of Application]	
	Beds around pool, Play ground and camera poles, as requested by CDD	
VI	Disease/Fungus Control (If Acceptable to Contractor - S)	4.1.3(b)
	[Contractor to list Areas of Application]	
	Yes V.O Insecticides and cleaners Re-check	
VII	Pruning of Shrubs & Ground Cover	
A	Detailing of Planted Areas (Monthly) ✓	4.2.1(a)
B	Summer Flowering Shrubs (April)	4.2.1(b)
C	Spring Flowering Shrubs (After Blooming)	4.2.1(c)
D	Broad Leaf Evergreen Shrubs (Yearly)	4.2.1(d)
E	Conifers (Yearly)	4.2.1(g)
F	Selective Pruning to Expose Landscape Lights (As Needed)	4.2.1(f)
G	Remove All Dead Wood (As Needed) ✓	4.2.1(i)
VIII	Fertilization (Fert)(Four Times Per Year)	4.1.5(a)
	First Application	
	Second Application	
	Third Application	
	Fourth Application	
	trugreen will fert on schedule late.	
IX	Pest Control (If Acceptable To Contractor - S)	4.1.6
	[Contractor to list below the Areas of Application(s)]	
	Ants on Blvd + play grounds + Camera poles.	
X	A Soil Tests for Turf Care and Tree Care (Listed as "As Needed")	4.1.7 and 4.3.5
	First Test	
	Second Test	
	Third Test	
	Fourth Test	
	Fifth Test	
	Sixth Test	
	B pH Adjustments for Turf Care and Tree Care (Invoked Separately - Work Authorization Required)	4.1.7
	[Contractor list below each adjustment]	
XI	Weeding (Weekly)	4.2.2(a)
	Week 1 ✓	
	Week 2 ✓	
	Week 3 ✓	
	Week 4 ✓	

Week 5		
XII	Fertilization (Shrubs/Round Cover) Three Times Per Year (Reapplication at contractor's expense) First Application Second Application Third Application	423
	<i>Feb - March</i>	
XIII	Mulching (Invoiced Separately, Work Authorization Required) Planting Beds Tree Rings	425 434
	<i>N/A</i>	
XIV	Tree Care	
A	Pruning - Removal of Dead Branches to 15 Feet (one time per year) First Pruning	431(a)
	<i>done</i>	
B	Pruning - Trees in Buffer areas (one time per year) First Pruning	431(b)
	<i>working on</i>	
C	Pruning - Ornamental Trees (Yearly) Date(s) of Pruning	431(d)
D	Fertilization (Trees) Three Times Per Year First Application Second Application Third Application	432
	<i>done</i>	
E	Pest Control (Invoiced Separately, Work Authorization Required) [Contractor to list below the Areas of Application(s)]	433
XV	Quarterly Bush Hogging (Invoiced Separately, Work Authorization Required) First Service Second Service Third Service Fourth Service	411h
	<i>done</i>	
XVI	Mowing between Devon Court and Wingham Place (Every Other Week) Week 1 Week 2	411h
XVII	Litter Removal - Every Weekday Contractor Present (Includes all turf, road ways adjacent to turf, parks, and planting beds) [Contractor to list below each date of litter removal for this month]	452



COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N TEXAS AVE, ORLANDO, FL 32805
 TEL 407.306.0600
 WWW.BLADERUNNERSORLANDO.COM

PROPERTY Brighton lakes
 NAME A.7
 DATE 2-9-26 TIME
 PAGE 2 of 3

CURRENT

ADJUSTED

START	
END	
DATE	
TIME	

M	T	W	T	F	S	S	WORK DAYS	M	T	W	T	F	S	S	WORK DAYS
M	T	W	T	F	S	S	WORK DAYS	M	T	W	T	F	S	S	WORK DAYS

ZONE NUMBER	13	14	15	16	17	18	19	20	21	22	23	24
SPRAY OR ROTOR S OR R	S	S	S	R/S	S	S	S	S	S	R	R	R
CURRENT												
ADJUSTED RUN TIME												
MAINTENANCE REPAIR				2x					1x		1x	
PARTIAL CLOG												
ARC OR RADIUS ADE												
HEAD STRAIGHTENED												
HEAD MISSING BROKEN												
CHANGE 4" TO 6" POP UP												
CHANGE 6" TO 12" POP UP												
HEAD RAISED STRIKE												
SEWER CLOG												
INCORRECT NOZZLE												
RELOCATION												
LEAK IN HEAD												
LEAK IN PIPE						1x						
HEAD NOT ROTATING											1x	
VALVE NOT OPERATING												
OTHER - SEE COMMENTS												

COMMENTS: (Attach extra sheet if necessary) _____

CUSTOMER SIGNATURE

DATE

INSPECTED BY BLADE RUNNERS TECH



COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N TEXAS AVE, ORLANDO, FL 32805
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CURRENT

PROPERTY Brighton Lakes

NAME A.M

DATE 2-9-26 TIME _____

PAGE _____ OF _____

Timer B
 ADJUSTED

START TIME	12:00 AM
STOP TIME	

M	T	W	T	F	S	S	M	T	W	T	F	S	S
0		0			0								
OPEN DAYS							OPEN DAYS						
CLOSED DAYS							CLOSED DAYS						

ZONE NUMBER	1	2	3	4	5	6												
SPRAY OR ROTOR NO. R	R/S	R/S	R	S	S	R												
CURRENT	20	20	20	70	20	20												
ADJUSTED RUN TIME																		
MAINTENANCE REPAIR	1x																	
PARTIAL CLOG																		
ARC OR RADII S ADD																		
HEAD STRAIGHTENED																		
HEAD MISSING BROKEN																		
CHANGE 4" TO 6" POP UP																		
CHANGE 6" TO 12" POP UP																		
HEAD RAISED SHIRT B																		
SEVERE CLOG																		
INCORRECT NOZZLE																		
RELOCATION																		
LEAK IN HEAD																		
LEAK IN PIPE																		
HEAD NOT ROTATING					1x													
VALVE NOT OPERATING																		
OTHER - SEE COMMENTS																		

COMMENTS: (Attach extra sheet if necessary) Zone #6 with extra time rotors to help the v.o as requested by COO.

CUSTOMER SIGNATURE _____ DATE _____ INSPECTED BY BLADE RUNNERS TECH _____



COMMERCIAL LANDSCAPING ORLANDO, LLC.

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PROPERTY Brighton Lakes

NAME A. M

DATE 2-9-26 TIME

PAGE 1 OF 1

Timer C POOL

CURRENT

ADJUSTED

START TIME	10:00 PM
STOP TIME	
DATE	

M	T	W	T	F	S	S	M	T	W	T	F	S	S
1	2	3	4	5	6	7	8	9	10	11	12	13	14
M	T	W	T	F	S	S	M	T	W	T	F	S	S
15	16	17	18	19	20	21	22	23	24	25	26	27	28

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13
SPRAY OR ROTOR NO. OR	S	S	-	R	R	R	R	R	R	R/S	S	S	S
CURRENT min -	20	20	20	20	20	20	20	20	20	20	20	20	20
ADJUSTED RUN TIME													
MAINTENANCE/REPAIR	1x					2x				1x		1x	
PARTIAL CLOG													
ARC OR RADIUS ADE													
HEAD STRAIGHTENED													
HEAD MISSING/BROKEN													
CHANGE 4" TO 6" POP UP													
CHANGE 6" TO 12" POP UP													
HEAD RAISED SHRI B													
SEVERE CLOG	1x												1x
INCORRECT NOZZLE													
RELOCATION													
LEAK IN HEAD													
LEAK IN PIPE													
HEAD NOT ROTATING						2x					1x		
VALVE NOT OPERATING													
OTHER - SEE COMMENTS													

COMMENTS: (Attach extra sheet if necessary) Irrigation working with OK psi

CUSTOMER SIGNATURE

DATE

INSPECTED BY BLADE RUNNERS TECH



COMMERCIAL LANDSCAPING ORLANDO, LLC.

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PROPERTY Brighton Lakes

NAME A M

DATE 2-9-2026 TIME

PAGE 1 OF 1

timer D

ADJUSTED

START TIME 10:00 pm

CURRENT

M	0	W	0	T	0	S	S	CRS. DAYS	M	T	W	T	F	S	S	CRS. DAYS
M	T	W	T	F	S	S	S	CRS. DAYS	M	T	W	T	F	S	S	CRS. DAYS

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13
SPRAY OR ROTOR NO. OR R	S	S	S	S	S/R	S	S	S	S	R	S	S	S/R
CURRENT min	15	15	15	15	15	15	15	15	15	15	15	15	15
ADJUSTED RUN TIME													
MAINTENANCE REPAIR					2x			1x		1x			
PARTIAL CLOG													
ARC OR RADII'S ADE													
HEAD STRAIGHTENED													
HEAD MISSING/BROKEN													
CHANGE 4" TO 6" POP UP													
CHANGE 6" TO 12" POP UP													
HEAD RAISED SHURB													
NOV RE CLOG								1x					
INCORRECT NOZZLE													
RELOCATION													
LEAK IN HEAD													
LEAK IN PIPE													
HEAD NOT ROTATING					2x						1x		
VALVE NOT OPERATING													
OTHER - SEE COMMENTS													

COMMENTS: (Attach extra sheet if necessary) Timer working correctly.

CUSTOMER SIGNATURE

DATE

INSPECTED BY BLADE RUNNERS TECH



COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N TEXAS AVE, ORLANDO, FL 32805
 TEL 407.306 0600
 WWW.BLADERUNNERSORLANDO.COM

PROPERTY Brighton Lakes

NAME A-M

DATE 2-9-20

TIME

PAGE 1

OF 1

Timer E

CURRENT

ADJUSTED

START TIME	10:00
STOP TIME	PM

<input checked="" type="checkbox"/> M	<input checked="" type="checkbox"/> T	<input checked="" type="checkbox"/> W	<input checked="" type="checkbox"/> T	<input type="checkbox"/> F	<input type="checkbox"/> S	<input type="checkbox"/> S	SPRINKLER DAYS	<input type="checkbox"/> M	<input type="checkbox"/> T	<input type="checkbox"/> W	<input type="checkbox"/> T	<input type="checkbox"/> F	<input type="checkbox"/> S	<input type="checkbox"/> S	SPRINKLER DAYS
<input type="checkbox"/> M	<input type="checkbox"/> T	<input type="checkbox"/> W	<input type="checkbox"/> T	<input type="checkbox"/> F	<input type="checkbox"/> S	<input type="checkbox"/> S	SPRINKLER DAYS	<input type="checkbox"/> M	<input type="checkbox"/> T	<input type="checkbox"/> W	<input type="checkbox"/> T	<input type="checkbox"/> F	<input type="checkbox"/> S	<input type="checkbox"/> S	SPRINKLER DAYS

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11
SPRAY OR ROTOR SORR	S	S	R/S	S	S	S	S	S	S	S	R
CURRENT	20	20	20	20	20	20	20	20	20	20	20
ADJUSTED RUN TIME											
MANIFOLD REPAIR		1X				1X					2X
PARTIAL CLOG											
ARC OR RADIUS ADJ											
HEAD STRAIGHTENED											
HEAD MISSING BROKEN											
CHANGE 4" TO 6" POP UP											
CHANGE 6" TO 12" POP UP											
HEAD RAISED SHRUB											
SEVERE CLOG		1X				1X					
INCORRECT NOZZLE											
RELOCATION											
LEAK IN HEAD											
LEAK IN PIPE											
HEAD NOT ROTATING											2X
VALVE NOT OPERATING											
OTHER - SEE COMMENTS											

COMMENTS: (Attach extra sheet if necessary)

CUSTOMER SIGNATURE

DATE

INSPECTED BY BLADE RUNNERS TECH



Brighton Lakes February Field Inspection

Monday, February 23, 2026

Prepared For Board of Supervisors

28 Items Identified

28 Items Incomplete

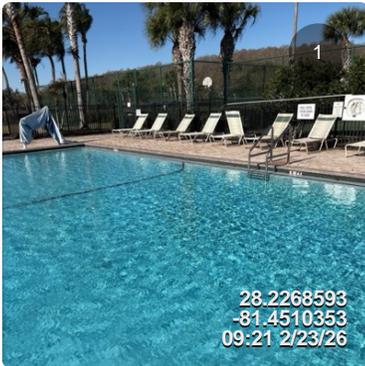
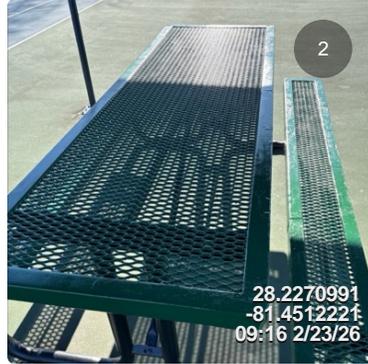
Justin Fisher

Inframark

Item 1 - Picnic Table at Tennis Courts

Assigned To: Board Update

Picnic table was repainted with a colored sealant.



Item 2 - Pool Lights

Assigned To: Techni-Pool

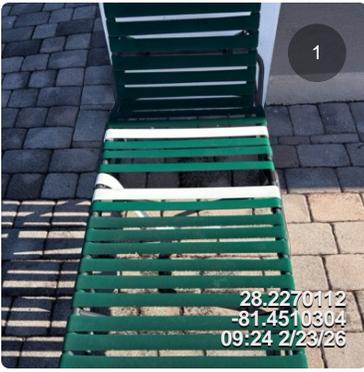
Maintenance request on new bulbs has not been completed.



Item 3 - Pool Deck Drainage

Assigned To: Inframark

Inframark field services to fill in gaps in drainage system.



Item 4 - Pool Furniture

Assigned To: Inframark

Straps need to be secured on pool furniture.



Item 5 - Freeze Damage

Assigned To: Inframark

Replacement parts have been ordered to repair the drinking fountain.



Item 6 - Drainage

Assigned To: Inframark

Proposal to install French drain will be provided. Irrigation has been capped for now.

Item 7 - Clean Up

Assigned To: Inframark

Maintenance request to clean up area will be submitted. Do not throw away t-coupler pictured.



Item 8 - Clean Up

Assigned To: Inframark

Salvage the LED lights on the boom. Discuss what to throw away with the maintenance crew.



Item 9 - Exercise Equipment

Assigned To: Exercise Systems

Maintenance request to eliminate the slack in the cable.



Item 10 - Exercise Equipment

Assigned To: Inframark

Maintenance request to repair frayed cable.



Item 11 - Latex Paint Peeling

Assigned To: Inframark

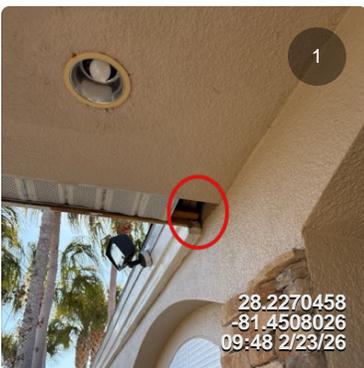
Maintenance request to repaint the inside of the entrance door.



Item 12 - Missing Screws

Assigned To: Inframark

Maintenance request to replace the missing screws on sign.



Item 13 - Soffit Repair

Assigned To: Inframark

Maintenance request to repair the soffit at Amenity Center entrance.



Item 14 - Gutter Repair

Assigned To: Inframark

Maintenance request to repair gutter.

Location: Guardhouse Westside of structure.



Item 15 - Aquatic Weeds/Trash

Assigned To: Solitude

Weeds/Trash to be treated/collected during routine maintenance.

Location: Pond 3

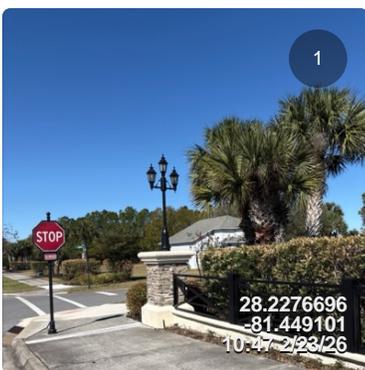


Item 16 - Sensors

Assigned To: Inframark

Maintenance request to check/replace sensors.

Location: Pond 3



Item 17 - Light Bulb Out

Assigned To: Inframark

Bridge light out.

Location: Corner of Brighton Lakes Blvd and Huron Cir



Item 18 - Freeze Damage

Assigned To: Blade Runners

There is substantial freeze damage to vegetation throughout the community. Vendor to monitor and provide proposal for replacements.



Item 19 - Lighting

Assigned To: Inframark

Lights at the Main entrance northside of entrance were not working.



Item 20 - Irrigation Intstall

Assigned To: Blade Runners

Vendor to provide proposal to add multiple zones feeding water to Viburnum hedge.

Location: 3608 behind Kariba Ct along Brighton Lakes Blvd



Item 21 - Viburnum Install

Assigned To: Blade Runners

Vendor to provide proposal for plant replacement along Brighton Lakes Blvd. between entrance and Kariba.

Location: behind 3608 Kariba Ct

Item 22 - Viburnum Install

Assigned To: Blade Runners

Vendor to provide proposal for hedge replacement between Kariba and guardhouse.

Location: behind 3641 Kariba Ct along Brighton Lakes Blvd



Item 23 - Viburnum Install

Assigned To: Blade Runners

Vendor to provide proposal for Viburnum install along Brighton Lakes Blvd between Patrician Cir and Sweetspire Cir

Location: behind 2754 Patrician Cir along Brighton Lakes Blvd



Item 24 - Picnic Table

Assigned To: Inframark

Picnic table requires another layer of sealant.

Location: Pond 8



Item 25 Aquatic Weeds

Assigned To: Solitude

Submerged weeds to be treated during routine maintenance

Pond 8

Location: 2805 Sweetspire Cir



Item 26 - Remove Sign

Assigned To: Inframark

Maintenance request to remove sign near Pond 9.

Location: 4394 Devon Ct



Item 27 - Aquatic Weeds

Assigned To: Solitude

Submerged weeds to be treated during routine maintenance.

Location: Pond 9



Item 28 - Ant Mounds

Assigned To: Blade Runners

Continue to treat active ant mounds and rake out inactive mounds.

Location: Community-wide.



Service Team Quotation

Quote #: Q-18759-1
Date: 2/18/2026
Expires On: 3/20/2026

Envera Systems

Next Generation Security
 1659 Achieva Way
 Dunedin, FL 33648
 Phone: (877) 936-8372 | Email: info@enverasystems.com

Prepared for

Brighton Lakes CDD - Kissimmee FL
 4250 Brighton Lake Blvd
 Kissimmee, Florida 34746

SERVICE TEAM MEMBER	PHONE	EMAIL
Envera Service Admin Team	941-556-0734	serviceadmin@enverasystems.com

Replace 20' exit barrier arm with a 15' barrier arm.

Volta Exit 15' Barrier Arm

QTY	PRODUCT	UNIT PRICE	TOTAL
1	15' Octagonal boom for ACCESS Operator W/LED'S & Foam	\$1,374.00	\$1,374.00
1	Octagonal Swing Away Flange	\$535.50	\$535.50
1.00	Service Labor	\$185.00	\$185.00
1	TRIP CHARGE	\$60.00	\$60.00
Volta Exit TOTAL:			\$2,154.50

TOTAL: \$2,154.50

0.00% Sales Tax: \$0.00

TOTAL WITH SALES TAX: \$2,154.50

Upon completion of the necessary part replacements by our technician, please be advised that additional labor or parts may be required. Any such costs will be communicated and require your approval before proceeding with further work.

Client authorizes Envera to proceed with the work as described for the agreed upon Total listed above.

CLIENT:	HIDDEN EYES, LLC d/b/a ENVERA SYSTEMS:
Signature: _____	Signature: _____
Name: _____	Name: _____
Title: _____	Title: _____
Date: _____	Date: _____



Service Team Quotation

Quote #: Q-18760-1
Date: 2/18/2026
Expires On: 3/20/2026

Envera Systems

Next Generation Security
1659 Achieva Way
Dunedin, FL 33648
Phone: (877) 936-8372 | Email: info@enverasystems.com

Prepared for

Brighton Lakes CDD - Kissimmee FL
4250 Brighton Lake Blvd
Kissimmee, Florida 34746

SERVICE TEAM MEMBER	PHONE	EMAIL
Envera Service Admin Team	941-556-0734	serviceadmin@enverasystems.com

Replace 20' Exit Barrier Arm.

Volta Exit 20' Barrier Arm

QTY	PRODUCT	UNIT PRICE	TOTAL
1	White MicroBoom 20 ft with LED strips installed	\$1,516.00	\$1,516.00
1	20' Barrier Arm Pendulum Support	\$465.00	\$465.00
1.00	Microdrive Flange Small Parts Set	\$130.00	\$130.00
1.00	Service Labor	\$185.00	\$185.00
1	TRIP CHARGE	\$60.00	\$60.00
Volta Exit TOTAL:			\$2,356.00

TOTAL: \$2,356.00

0.00% Sales Tax: \$0.00

TOTAL WITH SALES TAX: \$2,356.00

Upon completion of the necessary part replacements by our technician, please be advised that additional labor or parts may be required. Any such costs will be communicated and require your approval before proceeding with further work.

Client authorizes Envera to proceed with the work as described for the agreed upon Total listed above.

CLIENT: _____

HIDDEN EYES, LLC d/b/a ENVERA SYSTEMS:

Signature: _____

Signature: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____



Work Order	00931500	Account	Brighton Lakes CDD
Work Order	00931500	Contact	Michael Perez
Number		Address	4250 Brighton Lakes Blvd Kissimmee, FL 34746 United States
Created Date	2/18/2026		

Work Details

<p>Specialist Comments to Customer</p>	<p>For today's visit we used copper sulfate to help slow the growth of algae.</p> <p>We also used a herbicide with an aquatic surfactant. This mixture will help stop weed growth and invasive plant species. Improvements should be noticeable over the coming weeks.</p>	<p>Prepared By</p> <p>Tristan Burch</p>
--	--	---

Work Order Assets

Asset	Status	Product Work Type
pond 6	Inspected	
pond 5	Inspected	
pond 4	Inspected	
pond 2	Inspected	
pond 1	Inspected	
pond 8	Inspected	
pond 3	Inspected	
pond 9	Inspected	
pond 7	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
pond 8	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 3	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 9	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 7	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 6	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 5	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 4	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 2	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 1	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 8	DYE APPLICATION	
pond 3	DYE APPLICATION	



Work Order	00931500	Account	Brighton Lakes CDD
Work Order	00931500	Contact	Michael Perez
Number		Address	4250 Brighton Lakes Blvd Kissimmee, FL 34746 United States

Created Date 2/18/2026

pond 9	DYE APPLICATION	
pond 7	DYE APPLICATION	
pond 6	DYE APPLICATION	
pond 5	DYE APPLICATION	
pond 4	DYE APPLICATION	
pond 2	DYE APPLICATION	
pond 1	DYE APPLICATION	
pond 8	SHORELINE WEED CONTROL	
pond 8	MONITORING	
pond 8	LAKE WEED CONTROL	
pond 8	ALGAE CONTROL	
pond 3	SHORELINE WEED CONTROL	
pond 3	MONITORING	
pond 3	LAKE WEED CONTROL	
pond 3	ALGAE CONTROL	
pond 9	SHORELINE WEED CONTROL	
pond 9	MONITORING	
pond 9	LAKE WEED CONTROL	
pond 9	ALGAE CONTROL	
pond 7	SHORELINE WEED CONTROL	
pond 7	MONITORING	
pond 7	LAKE WEED CONTROL	
pond 7	ALGAE CONTROL	
pond 6	SHORELINE WEED CONTROL	
pond 6	MONITORING	
pond 6	LAKE WEED CONTROL	
pond 6	ALGAE CONTROL	
pond 5	SHORELINE WEED CONTROL	
pond 5	MONITORING	
pond 5	LAKE WEED CONTROL	
pond 5	ALGAE CONTROL	
pond 4	SHORELINE WEED CONTROL	
pond 4	MONITORING	
pond 4	LAKE WEED CONTROL	



Work Order	00931500	Account	Brighton Lakes CDD
Work Order	00931500	Contact	Michael Perez
Number		Address	4250 Brighton Lakes Blvd Kissimmee, FL 34746 United States

Created Date 2/18/2026

pond 4	ALGAE CONTROL	
pond 2	SHORELINE WEED CONTROL	
pond 2	MONITORING	
pond 2	LAKE WEED CONTROL	
pond 2	ALGAE CONTROL	
pond 1	SHORELINE WEED CONTROL	
pond 1	MONITORING	
pond 1	LAKE WEED CONTROL	
pond 1	ALGAE CONTROL	
pond 7		
pond 9		
pond 3		
pond 8		
pond 1		
pond 2		
pond 4		
pond 5		
pond 6		

CDD Monthly Board Report

March 11, 2026

The following is a result of 2/23/2026

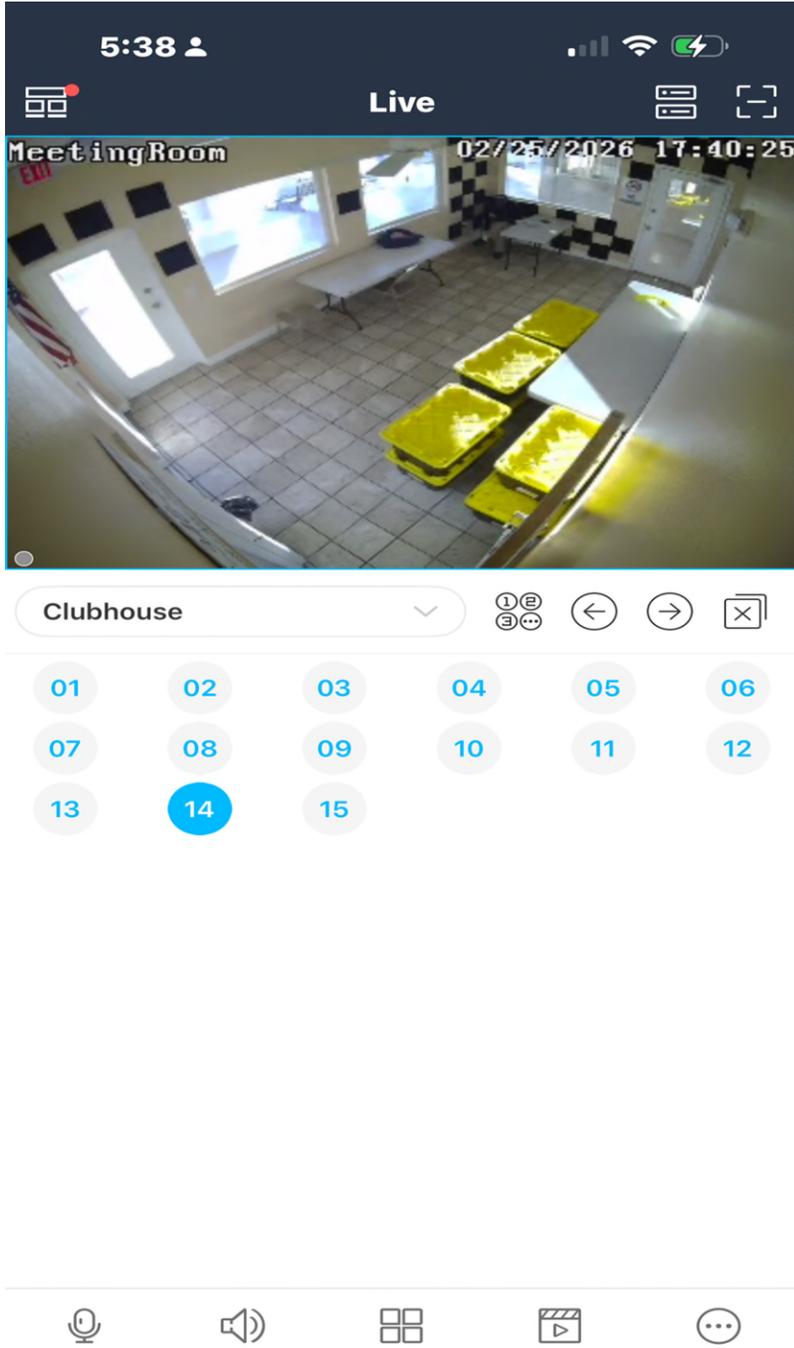
Completed Projects

- Kariba gate exit is repaired and back in service.
- Toho Water company repaired sod at the station near basketball courts.
- Christmas lights removed and placed in bins for Nadine to collect and inspect.
- Chapala playground 6-foot white fence section blew out from recent windstorm, repaired same day as reported.
- Metal tables at tennis courts and Sweetspire park have been repainted with rubber seal and look good.
- Accident at entrance, car parts and glass not cleaned up by county; inframark cleaned up last minute. Thank you.
- Outdoor chairs and lounges re strapped and look like new.

Pending Project

- BLB bridge light out at corner of Heron.
- Entrance northbound side wall lights out.
- Streetlight out on BLB pole number to follow.
- Paver drainage at the pool gaps in drainage covers; given to inframark to correct.
- Gym machine cable needed given to Inframark as the equipment vendor recommended to replace with new machine.
- At resident's request while inspecting the gym; they would like to see a curl bar with some plates and a fly machine.
- Main entrance visitors side overhead gutter has a gap with a coupling that keeps sliding over, infrmark to put sheet metal screw to repair.
- Sink hole on Patrician needs to be filled and seeded.
- Volta exit arm broken; leg failed and was torn off by wind.
- Basketball court water fountain froze during cold spell, given to infromark.
- Community center entrance sofit missing.
- Juan to bring proposal for shrubs missing on homeowners property.
- Waiting for Envira to level the front gates.

Brighton Lakes CDD Landscape and Maintenance Liaison **CDD Board, DO NOT REPLY ALL**



















Brighton Lakes CDD - Project Board

Next Scheduled Management Inspection walk:

Magnosec Incident Reports that involve an incident will be sent with this Project Board

Number	Project	District Management Updates	Agenda Item
149	Ham Brown - Osceola Response	Ongoing discussion as project progresses for Ham Brown Development. 9.26.2025 DM Reached out to Osceola Representative Mahmoud Najda about phasing and grading concerns.	Yes
150	KUA Lights	2.5.2026 DM followed up with KUA 1.21.2026 DM followed up with KUA. 1.7.2026 DM has followed up again 12.19.2025 DM has followed up about the proposal for new lights. 10.22.2025 DM reached out to KUA and sent letterhead again approving to speak with Michael. 10.13.2025 Marcial has reached out to KUA about lights and they sent the same email asking about the letter of authority. DM has provided this letter to discuss the item of replacing lights with KUA.	
154	Envera Credit	2.11.2026 DM discussed this at the meeting and Envera is working on it but is attempting to link it to the district upgrading the system. Board is opposed to this and will discuss at each meeting until it is received. 1.7.2026 DM followed up with Envera as he has not received the paperwork to sign and invoices are still coming through for the monthly services. 10.31.2025 Agreement signed and waiting for the credit to show on the account. 10.14.2025 Envera supplied proposal for 7 months credited but contract extended 7 months for previous services. DC reviewing	Yes
156	Broken Gate Arm	2.26.2026 still waiting for the stop loss cost from Envera to send to Progressive. 2.5.2026 All is complete repair wise but need Envera cost for downtime to submit to UHaul's insurance. 12.2.2025 DM has been in contact with the insurance provider for Uhaul and they are awaiting the invoice for the repair. This will be completed this week 11.22.2025 Driver of a Uhaul truck seen driving through the arm. Uhaul has been contacted	Yes
160	GigaPower	HOA to Discuss and handle 12.10.2025 Representatives from GigaPower presented a proposal to run FiberOptics through the district. Information was sent to the board and counsel to review	Yes



Brighton Lakes CDD - Project Board

Next Scheduled Management Inspection walk:

Magnosec Incident Reports that involve an incident will be sent with this Project Board

Number	Project	District Management Updates	Agenda Item
161	Hotwire	HOA to Discuss and handle 1.5.2026 Upon the presentation of GigaPower, John has reached out to Hotwire to see if this is something they will be interested in. They are and will be onsite 1/7/2026 with engineers to review the district.	Yes
162	Flooded Sidewalk Project	1.14.2026 Sidewalks holding water, inventory needed	Yes
163	Sidewalk pressure washing	1.14.2026 Board wants pressure washing proposal, same as last month.	Yes
164	French drains for sidewalk water	To stop flood zone and mulch washout. Juan showed to Howard for his work.	Yes
165	Kariaba Exit Gate Bar	2 options received to discuss at the March meeting as the chair would like to change the size of the arm.	Yes
166	Bike Rack Repair	02.11.2026 Board approved repairs of the bike rack	Yes
167	Arrow Painting at entrance	Completed	No
168	Picnic Table Paint	02.11.2026 Discussed paint is peeling. Inframark to come up with a solution.	Yes
169	No Parking Signs	02.11.2026 Board discussed no parking signs for residents parking on the street. Awaiting direction from counsel about signage needs.	Yes

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING REPRESENTATIVES TO ADDRESS RULE, POLICY AND TRESPASS VIOLATIONS; AUTHORIZING FORMS OF TRESPASS LETTER; DESIGNATING AUTHORIZED REPRESENTATIVES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Brighton Lakes Community Development District (the “**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District owns and maintain numerous recreation facilities, ponds, lake banks and common areas that are located within the boundaries of the District (the “**District Facilities**”); and

WHEREAS, in accordance with Chapters 190 and 120 of the Florida Statutes, on January 5, 2023, at a duly noticed public hearing, the District adopted rules related to the use of the District Facilities, which include suspension, termination and trespass provisions (“**District Policies**”); and

WHEREAS, in order to prevent the use of the District’s Facilities without authorization or in a manner inconsistent with the District Policies, the District desires to authorize community representatives to assist with rule, policy and trespass enforcement, and to secure the assistance of the Osceola County Sheriff’s Office or such other law enforcement agencies as may be available, to prevent trespassing on District property; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT:

1. AUTHORIZATION; FORM OF TRESPASS LETTER. The Board hereby authorizes the individual members of the CDD’s Board of Supervisors and representatives of the District Manager (“**Authorized Representatives**”) to act on behalf of the District with respect to the enforcement of the District Policies, including trespass enforcement. Without limiting such authorization, as a point of clarity, if the CDD’s Board of Supervisors suspends a person’s access to the District Facilities in accordance with the District Policies, the Authorized Representatives are authorized to contact law enforcement representatives for trespass enforcement assistance. Further, the Board hereby authorizes and directs the District Manager to issue a trespass letter substantially in the form attached as **Exhibit A**, and, subject to approval of the Chairman, to finalize the attachments to the letter as well as to re-issue such letter to the extent necessary.

2. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

3. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption by the Board of Supervisors of District.

[Continued to next page]

PASSED AND ADOPTED on the 11th day of March 2026.

ATTEST:

**BRIGHTON LAKES COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: _____

EXHIBIT A: Trespass Letter

EXHIBIT A

Brighton Lakes Community Development District

313 Campus Street, Celebration, FL 34747
407-566-1935

Osceola County Sheriff's Office
2601 E Irlo Bronson Memorial Highway
Kissimmee, FL 34744

Re: Brighton Lakes Community Development District Authorization for
Law Enforcement Officers to Enforce Trespass Violations

I serve as District Manager for the Brighton Lakes Community Development District (“**District**”), a local unit of special-purpose government located in Osceola County, Florida, and am writing on behalf of the District. Please accept this letter as authorization for the Osceola County Sheriff’s Office to order trespassers to leave the District’s property and to otherwise enforce section 810.09, *Florida Statutes*, or any other applicable law related to trespasses on the District’s property. The parcel IDs for the District’s property are listed on **Attachment 1** attached hereto, all of which are owned, operated and maintained by the District. For purposes of this authorization, “trespassers” refers to any person who, without being authorized, licensed or invited, willfully enters upon or remains on the District’s property, as determined by any of the Authorized Representatives (defined below) in violation of the District’s Rules Relating to District Facilities (“**District Policies**”), a copy of which is attached to this letter as **Attachment 2**. As a point of clarity, “trespassers” also includes any person who’s access to District property has been suspended pursuant to the suspension provisions set forth in the District Policies. Pursuant to District Resolution 2026-___, a copy of which is attached hereto as **Attachment 3**, the following individuals (together, “**Authorized Representatives**”) are authorized to contact law enforcement officers in Osceola County, Florida and provide this written authorization to law enforcement officers for the purpose of enforcing the District’s policy and Florida law:

1. Michael Perez, the District’s Manager, with an address of 313 Campus Street, Celebration, FL 34747;
2. _____, with an address of _____;
3. _____, with an address of _____;
4. _____, with an address of _____;
5. _____, with an address of _____;
6. _____, with an address of _____;
7. _____, with an address of _____.

[NAME], the [TITLE], will serve as the District’s on-site emergency contact. [He/she] can be reached at [PHONE NUMBER], [EMAIL ADDRESS], or [313 Campus Street, Celebration, FL 34747]. We commit to keep the OCSO Communications Division apprised of any changes in the District’s emergency contact information.

The Authorized Representatives will aid in the prosecution of any individuals arrested pursuant to this grant of authority. The District desires to cooperate with the OCSO in its effort to prosecute trespassers and are willing to attend any hearings or trials that may be needed. The District understands

that the decision to arrest is solely within the reporting deputy’s discretion and that trespass laws can only be enforced pursuant to our authorization in case of a threat to public safety or welfare, pursuant to Section 810.09 of the Florida Statutes. Further, the District understands that the OCSO is not assuming any greater liability or law enforcement responsibility and/or duties by accepting this trespass authorization.

Upon acceptance of this trespass authorization and issuance of a Premise ID Number by the Communications Section of the OCSO, the District will comply with the statutory and OCSO requirements relating to any necessary posting of signage, including but not limited to printing or affixing to each “No Trespassing” sign the assigned Premise ID Number. The District understands that it is the District’s responsibility to contact the OCSO and confirm the Premise ID Number.

The trespass authorization provided in this letter will remain in full force and effect until removed by a written letter specifically stating the District’s intent to remove such authorization. If you have any questions, please do not hesitate to contact me at [PHONE] or via e-mail at [EMAIL].

Should you have any questions regarding this authorization, please contact me at _____.

Sincerely,

District Manager

Attachment 1: List of District Property

Attachment 2: Rules Relating to District Facilities adopted January 5, 2023

Attachment 3: Resolution 2026-__

ATTACHMENT 1

Parcel ID

18-26-29-2655-0001-0JEO
 18-26-29-2622-0001-0AAO
 18-26-29-2624-0001-AG40
 18-26-29-2622-0001-0AGO
 18-26-29-2654-0001-00IE
 18-26-29-2622-0001-0ADO
 18-26-29-2622-0001-0AEO
 18-26-29-2622-0001-00QO
 18-26-29-2622-0001-00WO
 18-26-29-2638-0001-0C2O
 18-26-29-2622-0001-00HO
 18-26-29-2637-0001-0F2O
 18-26-29-2654-0001-00IB
 18-26-29-2622-0001-00OO
 18-26-29-2622-0001-00PO
 18-26-29-2622-0001-0AF0
 18-26-29-2624-0001-AG5O
 18-26-29-2625-0001-0C3O
 18-26-29-2624-0001-AG2O
 18-26-29-2655-0001-0JAO
 18-26-29-2622-0001-00UO
 18-26-29-2622-0001-00ZO
 18-26-29-2622-0001-00RO
 18-26-29-2655-0001-0JDO
 18-26-29-2622-0001-00GO
 18-26-29-2622-0001-00SO
 18-26-29-2622-0001-0ACO
 18-26-29-2626-0001-0D1O
 18-26-29-2653-0001-0HCO
 18-26-29-2655-0001-0JFO
 18-26-29-2622-0001-00YO
 18-26-29-2624-0001-AG3O
 18-26-29-2637-0001-0F1O
 18-26-29-2653-0001-0HGO
 18-26-29-2622-0001-00LO
 18-26-29-2622-0001-00VO
 18-26-29-2622-0001-00XO
 18-26-29-2655-0001-0JGO
 18-26-29-2622-0001-00NO
 18-26-29-2625-0001-0C1O
 18-26-29-2653-0001-0HDO
 18-26-29-2653-0001-0HIO

Full Physical Address

0 SWEETSPIRE CIR KISSIMMEE FL 34746
 0 BRIGHTON LAKES BLVD KISSIMMEE FL 34746
 0 CHAPALA DR KISSIMMEE FL 34746
 4101 BRIGHTON LAKES BLVD KISSIMMEE FL 34746
 0 STAR GRASS CIR KISSIMMEE FL 34746
 0 CHAPALA DR KISSIMMEE FL 34746
 0 BRIGHTON LAKES BLVD KISSIMMEE FL 34746
 0 BIEL CT KISSIMMEE FL 34746
 0 BRIGHTON LAKES BLVD KISSIMMEE FL 34746
 0 KARIBA CT KISSIMMEE FL 34746
 0 PLEASANT HILL RD KISSIMMEE FL 34746
 0 VOLTA CIR KISSIMMEE FL 34746
 0 BRIGHTON LAKES BLVD KISSIMMEE FL 34746
 0 HURON CIR KISSIMMEE FL 34746
 0 BIEL CT KISSIMMEE FL 34746
 0 PLEASANT HILL RD KISSIMMEE FL 34746
 0 BRIGHTON LAKES BLVD KISSIMMEE FL 34746
 0 KARIBA CT KISSIMMEE FL 34746
 0 SEVAN WAY KISSIMMEE FL 34746
 0 SWEETSPIRE CIR KISSIMMEE FL 34746
 0 BRIGHTON LAKES BLVD KISSIMMEE FL 34746
 0 MAGGIORE CIR KISSIMMEE FL 34746
 0 BRIGHTON LAKES BLVD KISSIMMEE FL 34746
 0 HELIOTROPE LOOP KISSIMMEE FL 34746
 0 BRIGHTON LAKES BLVD KISSIMMEE FL 34746
 0 LUGANO CT KISSIMMEE FL 34746
 0 BRIGHTON LAKES BLVD KISSIMMEE FL 34746
 0 BAYKAL DR KISSIMMEE FL 34746
 0 BRIGHTON LAKES BLVD KISSIMMEE FL 34746
 0 SWEETSPIRE CIR KISSIMMEE FL 34746
 0 MARACAIBO DR KISSIMMEE FL 34746
 0 SEVAN WAY KISSIMMEE FL 34746
 0 VOLTA CIR KISSIMMEE FL 34746
 0 PATRICIAN CIR KISSIMMEE FL 34746
 0 BRIGHTON LAKES BLVD KISSIMMEE FL 34746
 0 BRIGHTON LAKES BLVD KISSIMMEE FL 34746
 0 MARACAIBO DR KISSIMMEE FL 34746
 0 SWEETSPIRE CIR KISSIMMEE FL 34746
 0 BRIGHTON LAKES BLVD KISSIMMEE FL 34746

18-26-29-2653-0001-0HJ0	0 BRIGHTON LAKES BLVD KISSIMMEE FL 34746
18-26-29-2655-0001-0JH0	0 BRIGHTON LAKES BLVD KISSIMMEE FL 34746
18-26-29-2655-0001-0JIO	0 SWEETSPIRE CIR KISSIMMEE FL 34746
18-26-29-2622-0001-00J0	0 BRIGHTON LAKES BLVD KISSIMMEE FL 34746
18-26-29-2622-0001-00T0	4250 BRIGHTON LAKES BLVD KISSIMMEE FL 34746
18-26-29-2622-0001-0AJ0	0 CHAPALA DR KISSIMMEE FL 34746
18-26-29-2627-0001-0F30	0 BRIGHTON LAKES BLVD KISSIMMEE FL 34746
18-26-29-2653-0001-0HBO	0 PATRICIAN CIR KISSIMMEE FL 34746
18-26-29-2622-0001-00K0	0 BRIGHTON LAKES BLVD KISSIMMEE FL 34746
18-26-29-2626-0001-0D20	0 BAYKAL DR KISSIMMEE FL 34746
18-26-29-2653-0001-0HA0	0 BRIGHTON LAKES BLVD KISSIMMEE FL 34746
18-26-29-2653-0001-0HH0	0 BRIGHTON LAKES BLVD KISSIMMEE FL 34746
18-26-29-2654-0001-00ID	0 BRIGHTON LAKES BLVD KISSIMMEE FL 34746
18-26-29-2622-0001-00IO	0 PLEASANT HILL RD KISSIMMEE FL 34746
18-26-29-2622-0001-00M0	0 BRIGHTON LAKES BLVD KISSIMMEE FL 34746
18-26-29-2627-0001-0F40	0 VOLTA CIR KISSIMMEE FL 34746
18-26-29-2638-0001-0C30	0 KARIBA CT KISSIMMEE FL 34746
18-26-29-2655-0001-0JCO	0 SWEETSPIRE CIR KISSIMMEE FL 34746
18-26-29-2654-0001-00IA	0 STAR GRASS CIR KISSIMMEE FL 34746
18-26-29-2654-0001-00IC	0 BRIGHTON LAKES BLVD KISSIMMEE FL 34746
18-26-29-2655-0001-0JB0	0 SWEETSPIRE CIR KISSIMMEE FL 34746
18-26-29-2622-0001-0AH0	0 VOLTA CIR KISSIMMEE FL 34746
18-26-29-2624-0001-AG10	0 CHAPALA DR KISSIMMEE FL 34746
18-26-29-2653-0001-0HF0	0 PATRICIAN CIR KISSIMMEE FL 34746

ATTACHMENT 2

BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

RULES RELATING TO DISTRICT FACILITIES

In accordance with Chapters 190 and 120 of the Florida Statutes, and on January 5, 2023, at a duly noticed public hearing, the Board of Supervisors (“Board”) of the Brighton Lakes Community Development District (“District”) adopted the following rules to govern its recreational facilities (“District Facilities”), which consist of the Fitness Room, Pool, Community Room, Playgrounds, and Basketball and Tennis Courts. This rule repeals and supersedes all prior rules governing the same subject matter.

The District has adopted these Rules (“Rules”) for the safety and security of the District and its residents and their guests. The Board may modify these rules from time to time as needed.

<h3>GENERAL POLICIES</h3>

In the event of an emergency, please call 911. After contacting 911, all emergencies and injuries occurring on the District Facilities must be reported to District Management.

If a resident observes or suspects unusual activity on the grounds, please report it to the police first and then to District Management. If a resident would like to report damage or hazards on District Facilities or a violation of the Rules, the resident may report it to District Management. District Management contact information:

Field Manager: Freddy Blanco.....407-947-2489
District Manager: Gabriel Mena.....754-399-8440
District Management Office.....407-566-1935

GOOD NEIGHBOR POLICY

We want everyone who lives in our community to enjoy a carefree lifestyle. In order to allow everyone the opportunity to enjoy the District Facilities, all residents and their guests are expected to maintain an appropriate level of decorum in dress and behavior. Residents and/or guests who do not abide by the policies stated herein, maintain the appropriate level of decorum, or are abusive to other patrons or District staff may be asked to leave the premises or be removed by appropriate means. Continued like behavior may result in action by the Board of Supervisors of the District including, but not limited to, a suspension or termination of the resident’s use of the District Facilities. Notice of the District Board’s intent to consider such action during a public meeting shall be provided to the resident against whom such action will be considered.

IN AN ATTEMPT TO PRESERVE OUR RESIDENTS’ PRIVACY, WE DO NOT PERMIT SOLICITATIONS OF ANY KIND AT THE DISTRICT FACILITIES.

ANNUAL USER FEE

The Annual User Fee for any non-resident user is \$1,200.00. This fee will permit the use of all District Facilities for one (1) full year from the date of receipt of payment by the District. Each subsequent renewal shall be paid in full on the anniversary date of application for use of the District Facilities by such non-resident user. Such fee may be increased, by action of the Board, to reflect increased costs of operation of the District Facilities; such increase may not exceed ten percent (10%) per year. The use of the District Facilities is not available for commercial purposes.

ACCESS CARDS

- (1) Residents can use their Access Cards to gain access to the District Facilities. Upon arrival, residents will scan their Access Cards in the card reader located outside of the main entrance doors in order to unlock the doors. Under no circumstance should a resident provide an Access Card to another person to allow him or her to use the District Facilities in violation of these Rules.
- (2) Each resident household will receive two (2) Access Cards per home upon registration with the District.
- (3) Access Cards are the property of the District and are non-transferable except in accordance with these Rules.
- (4) All lost or stolen cards need to be reported immediately to the District. Replacement cards are available for a fee of \$10. Residents with the lost or stolen Access Card will be financially responsible for damages resulting from unreported loss or theft of the access card.

GUESTS

All guests must be accompanied by a Brighton Lakes resident over the age of eighteen (18) when using the District Facilities at all times unless otherwise noted in these Rules.

Each Brighton Lakes family unit is limited to four (4) guests at any one time at the District Facilities. Residents may request an exception to this limit for additional guests that are non-resident family members by applying in writing to District Management. District Management may grant such permission, in its sole discretion, if District Management determines that it does not conflict with the health, safety and welfare of residents. In determining whether to grant permission, District Management may take into consideration, among other things, the amount of people currently using District Facilities based on the calendar of events, holidays, reservation schedules, and other resident applications for additional guest exceptions. The resident's application shall list the name, age, relationship to the resident, and expected length of stay in the District for all of their guests. The application shall be signed by the resident and shall be kept on record in the District Management office. District Management may prepare a form of the application and may require residents to use the form. Babysitters must provide a notarized

written statement from the child's or children's parents or guardians authorizing custodial rights and proof of proper identification listing an emergency contact.

Guests must strictly adhere to all rules and regulations of the District. Any violation of these rules will result in the revocation of the guest's privileges.

Brighton Lakes residents remain fully responsible for the behavior of their guests. Any damages and/or loss of equipment will be the responsibility of the resident.

RENTER'S PRIVILEGES

- (1) Property owners who rent out or lease out their residential unit(s) in the District shall have the right to designate the renter of their residential unit(s) as the beneficial users of the property owners' District Facilities privileges. All such designations must be in writing and contain an affirmative statement of the renter's rights for the use and enjoyment of the District Facilities. A copy of the written designation must be provided to the District Manager before the renter will be permitted to use the District Facilities.
- (2) A renter who is designated as the beneficial user of the property owner's privileges shall be entitled to the same rights and privileges to use the District Facilities as the property owner and shall assume all liabilities associated with the assignment of such rights and privileges.
- (3) During the period when a renter is designated as the beneficial user of the property owner's privilege to use the District Facilities, the property owner shall not be entitled to use the District Facilities with respect to that property.
- (4) Property owners shall be responsible for all charges incurred by their renters which remain unpaid after the customary billing and collection procedure established by the District. Property owners are responsible for the deportment of their respective renters.
- (5) Renters shall be subject to such other rules and regulations as the Board may adopt from time to time.

FACILITY HOURS

FITNESS ROOM

Open 5:00 a.m. to 9:30 p.m.

POOL AND COMMUNITY ROOM

Open dawn to dusk

PLAYGROUND

Open dawn to dusk

BASKETBALL AND TENNIS COURTS

Open dawn to 9:30 p.m.

POOL POLICIES

GENERAL RULES

In addition to the following pool rules, the State or local municipality has rules governing public pool use. For the safety of our residents and Management's desire to comply with governing regulations, Brighton Lakes will enforce whichever rule is more restrictive.

The pool facilities may be used during designated operating hours. The pool facilities are used at the resident's own risk and with the utmost of care. All residents and guests will use the pool facilities at their own risk and will comply with the written and posted rules and regulations of the pool. All rules and regulations will be strictly enforced at all times.

For their safety, all residents under the age of eighteen (18) must have an adult resident over the age of eighteen (18) with them when using the pool facilities.

Residents swim at their own risk; there is no lifeguard on duty. **NO DIVING, RUNNING OR HORSEPLAY** is allowed around the pool.

For our residents' safety, no glass or other breakable objects are allowed in the pool area.

All users must shower before entering the pool.

No chewing gum is permitted in the pool or pool deck area.

Swimmers are required to wear footwear and cover-up over their bathing suits when in other District Facilities.

Swimmers must dry off before entering other District Facilities.

Proper swim attire must be worn in the pool and on the pool deck area. Thong, t-back or Brazilian-cut bathing suits worn by either men or women are not considered proper swimming attire. **FOR PROPER POOL MAINTENANCE, NO CUT-OFFS, STREET CLOTHES, OR DIAPERS ARE TO BE WORN IN THE POOL!**

Please be considerate to neighbors by monitoring the noise level in and around the pool area. Running, rough-housing, loud music, and obscene language will not be tolerated. Residents and/or guests will be asked to leave the pool area immediately if this policy is violated.

Playing with emergency equipment (life ring, hook, etc.) is not allowed. Residents found tampering with these items will be subject to termination of pool privileges.

For safety reasons, no electrical cords can be run in the pool areas. All musical devices must be run by battery. Headphones are preferred for the enjoyment of everyone at the pool.

Reasonable inflatable toys and mattresses may be used. Boogie boards, kick boards and other similar objects are not allowed in the pool.

No alcoholic beverages are permitted in or around the pool area unless previously approved by the Board of Supervisors of the District.

For the comfort of others, changing of diapers, clothes, etc. is not allowed at the poolside. Please use the restroom facilities. Breast-feeding is permitted in accordance with Florida Law.

No one shall pollute the pool. Anyone who does so is liable for any costs incurred in treating or correcting the problem.

Infants and toddlers must wear swim diapers. Regular disposable and cloth diapers are not permitted in the pool.

Pool entrances must be kept clear at all times.

Smoking is not permitted at any time.

Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited in the pool and pool deck area. No animals are allowed in the pool or pool deck area unless as permitted by law for service animals.

No swinging on the ladders or railings is allowed.

Snapping of towels is not permitted.

Pool furniture may not be removed from the pool deck area.

Loud and abusive language is not allowed.

Unless otherwise authorized pursuant to Florida law, firearms or any other weapons are not permitted at District Facilities.

This community prides itself on the attractive appearance of our pool area. Please make use of the garbage cans.

Any person swimming when the facility is closed may be suspended from using the facility.

Management reserves the right to refuse anyone utilization of the pool facilities.

All residents must have their access cards with them at all times when using the facilities.

The maximum occupancy of the main pool is 112. Maximum occupancy of the kiddie pool is 24.

BRIGHTON LAKES DISTRICT MANAGEMENT ASSUMES NO RESPONSIBILITY FOR ACCIDENTS AND/OR INJURIES ASSOCIATED WITH ACTIVITIES RELATED TO POOL USE.

THUNDERSTORM POLICY

If lightning is sighted, regardless of location, the pool will be closed for 30 minutes. If lightning is sighted again during any 30-minute window when the pool is closed, the 30-minute window will be reset and the pool will be closed for an additional 30 minutes. If lightning is not observed after a full 30-minute window, the pool will reopen. In case of a thunderstorm (with thunder only) in the immediate area, the pool will be closed for 15 minutes. If no thunder is heard during this period, the pool will be reopened. Similar to lightning, the 15-minute window will be reset each time thunder is heard.

FECES POLICY

If contamination occurs, the pool will be closed for a minimum of 12 hours up to a maximum of 24 hours, and the water will be shocked with chlorine to kill the bacteria. Parents should take their children to the bathroom before entering the pool. If a child is not completely potty trained, they must wear a swim diaper at all times in the pool area.

HEAVY RAIN POLICY

If at any time it rains so hard that swimmers cannot see the bottom of the pool, the pool will be closed.

FITNESS ROOM POLICIES

The fitness room facilities may be used during designated operating hours. The fitness room facilities are used at the resident's own risk and with the utmost of care. Everyone is urged to contact a physician before starting an exercise workout routine. All residents and guests will use the facilities at their own risk and will comply with the written and posted rules and regulations. All rules and regulations will be strictly enforced at all times.

Proper fitness attire and footwear must be worn in the fitness room facilities. Bathing suits worn by either men or women are not considered proper fitness attire. Footwear that does not cover the entire foot is not considered proper footwear.

Young adults ages sixteen (16) and older may use the fitness room facilities without adult supervision.

Youths thirteen (13) to fifteen (15) years old may use the fitness room facilities when accompanied by an adult eighteen (18) or older. However, the District Office must have on file a parental release of liability, which lists the adults who will accompany the minor to the fitness room facilities.

Children under the age of thirteen (13) are not permitted to use the fitness room facilities under any circumstances. Children under the age of thirteen (13) may be present in the fitness room facilities as long as the child remains in the designated children's play area of the fitness room facilities and the child is accompanied by an adult at least eighteen (18) years of age.

Pets, roller blades, bikes, skates, skateboards, wheeled toys and scooters are prohibited in the Fitness Room. No animals are allowed in Fitness Room unless as permitted by law for service animals.

No horseplay is allowed. Persons acting in such a manner will be asked to leave the fitness room.

No loud music is permitted and musical devices must be battery operated. Headphones are preferred and suggested for use in the fitness room.

No loitering is permitted in the fitness room. Anyone loitering in the fitness room will be asked to leave the area.

There is to be no misuse of equipment or furnishings in the fitness room. Persons damaging any District facilities will be held financially responsible for the costs of repairs and may lose access privileges to the fitness room facilities.

PLAYGROUND POLICIES

The playground shall be available for use from dawn until dusk.

Children under the age of eight (8) must be accompanied by someone at least sixteen (16) years of age.

Alcoholic beverages, glass containers, and other breakable items are prohibited.

The use of profanity or disruptive behavior is prohibited.

No roughhousing on the playground.

Persons using the playground must clean up all food, beverages, and miscellaneous trash brought to the playground.

Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited on the playground. No animals are allowed on the playground unless as permitted by law for service animals.

Absolutely NO SMOKING is permitted on the playground.

BASKETBALL AND TENNIS COURT POLICIES

Basketball and tennis courts may be used during designated operating hours. All residents and guests using the courts are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules. Disregard for or violation of the District's policies and rules and misuse or destruction of equipment may result in the suspension or termination of court privileges.

The courts are available on a first-come, first-served basis. The use of the basketball court is limited to one-half of the basketball court when others are waiting, to allow two (2) groups to use a court at a time. The use of the tennis courts is limited to one hour per use when others are waiting. If no one is waiting, use of the courts may continue.

Notwithstanding anything contained herein, residents and guests thirteen (13) years of age and older are permitted to use the courts. Children who are under thirteen (13) years of age must be accompanied by a resident at least eighteen (18) years of age.

Proper athletic shoes and attire are required at all times.

Proper etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.

Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited on the basketball and tennis courts. No animals are allowed on the basketball and tennis courts unless as permitted by law for service animals. Beverages are permitted if contained in non-breakable containers with screw top or sealed lids. No alcoholic beverages, glass or other breakable items are permitted on the courts.

The courts must be left clean after use.

COMMUNITY ROOM AND POOL FACILITY USE FOR PRIVATE AND/OR COMMUNITY FUNCTIONS

Only District residents or paid users may use the District Facilities, including the Community Room and pool facilities, for private events. Residents or paid users interested in reserving space in the community for a private event should call the District Manager at 407-566-1935 to obtain a rental request form. Each rental is limited to 6 hours per event.

The Community Room may be used during designated operating hours, and any event reserving space in the Community Room must adhere to such operating hours in addition to the 6-hour rental term.

Current pool and fitness room policies apply in all circumstances.

A complete list of those invited to an event must be provided to the District office seven (7) days in advance of the event.

An exclusive area will be designated for the event; however, residents and paid users will continue to have access to the pool facility during the private event.

No glass containers are allowed in the pool or on the pool deck area. All eating is confined to the Community Room. Drinks in plastic bottles and aluminum cans are permitted on the pool deck. Alcoholic beverages are not permitted unless approved by the Board of Supervisors of the District. Residents and paid users are required to clean up after use of the Community Room and pool facilities, which includes, but is not limited to:

- Ensure that all garbage is removed and placed in the dumpster.
- Remove all displays, favors or remnants of the event.
- Restore the furniture and other items to their original position.
- Wipe off counters, table tops and sink area.
- Replace garbage liner.
- Clean out and wipe down the refrigerator, and all cabinets and appliances used.
- Clean any windows and doors in the rented area.
- Ensure that no damage has occurred to District property in the area of the event.

The volume of live or recorded music must not violate applicable Osceola County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes or the District's Facilities. Failure to comply with District staff's request to turn down volume will result in cancellation of the event.

Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited in the Community Room. No animals are allowed in Community Room unless as permitted by law for service animals. A deposit of \$300 will be required at least 14 days in advance of the event. Provided there are no damages or cleanup costs after the event, the deposit is fully refundable unless the event is cancelled with less than 24 hours' notice. The deposit is fully refundable if the event is cancelled due to inclement weather.

These Rules apply to any event on District Facilities, including resident events, events of a private party, or Homeowners Association sponsored events.

FEES

DEPOSIT: **\$300**

Per event (*refundable if no repairs or cleanup is required after the event*)

USER FEES: **\$100**

Per event (*non-refundable*)

NO MORE THAN 40 GUESTS ARE PERMITTED AT ANY TIME

THESE FEES DO NOT APPLY TO RESIDENTS FALLING WITHIN THE RULES OF FOUR GUESTS PER FAMILY UNIT.

THESE FEES ARE DESIGNED FOR RESIDENTS DESIRING TO BRING IN LARGER GROUPS TO USE THE DISTRICT FACILITIES.

RULES RELATING TO SUSPENSION AND TERMINATION OF PRIVILEGES

RELATING TO THE HEALTH, SAFETY AND WELFARE OF THE PERSONS AND DAMAGE TO DISTRICT FACILITIES:

Notwithstanding anything contained herein, District Management may, at any time, restrict, suspend or terminate any person's privileges to use any or all of the District Facilities when such action is necessary to protect the health, safety and welfare of residents and their guests or to protect the District Facilities from damage. Such restriction or suspension shall be for a maximum period of thirty (30) days or until the date of the next Board of Supervisors meeting, whichever occurs first. Such infraction and suspension shall be documented by District Management. The Board of Supervisors shall be notified to review this action at the next Board of Supervisors meeting.

Termination of a person's privileges to use District Facilities shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, landowners, or guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of Facility access.

RELATING TO DISTRICT POLICES AND FEES FOR ALL DISTRICT FACILITIES:

A person's privileges at any or all Districts Facilities may be subject to various lengths of suspension or termination by the Board of Supervisors for any of the following acts (each, a "Violation"):

- (1) Fails to abide by these Rules or the terms of facility applications.
- (2) Submits false information on facility applications.
- (3) Permits unauthorized use of an Access Card or otherwise facilitates or allows unauthorized use of the Facilities.
- (4) Exhibits inappropriate behavior, deportment or appearance.
- (5) Fails to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments).
- (6) Treats District supervisors, staff, facility management, contractors or other representatives or other residents in an unreasonable or abusive manner.
- (7) Engages in conduct that is improper or likely to endanger the health, welfare, safety, harmony or reputation of the District or its supervisors, staff, facility management, contractors, other representatives or other residents.
- (8) Damages, destroys or renders inoperable or interferes with the operation of District property, or other property located on District property.

(9) Commits or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, landowners, or guests is likely endangered.

(10) Engages in another Violation after a verbal warning has been given by staff (which verbal warning is not required).

(11) Such person's guest or a member of their household commits any of the above Violations.

ADMINISTRATIVE REIMBURSEMENT:

The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Facility access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

PROPERTY DAMAGE REIMBURSEMENT:

If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Facility access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

DISTRICT SUSPENSION AND TERMINATION PROCESS:

Removal Authority

District Management or its designee, such as onsite staff or onsite security personnel under contract with the District, if any, has the independent ability to remove any person from the Facilities if a Violation occurs, or if in his or her discretion, it is in the District's best interest to do so.

Process

In response to any Violation of the rules, regulations, policies and procedures specified herein, including, but not limited to, those set forth in the preceding paragraph, the District shall follow the process outlined below with regard to suspension or termination of a person's privileges:

- (1) Initial Suspension from Facilities. The District Manager or his or her designee may at any time restrict or suspend for cause or causes, including but not limited to a Violation, any person's access to the Facilities until a date not later than the next regularly scheduled meeting date of the Board that is scheduled to occur at least twenty-one (21) days after the date of initial suspension. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the minor's parent or guardian's address.
- (2) Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.
 - a. At the Board meeting referenced in the letter sent under Section (1) above, or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, a hearing shall be held at which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing.
 - b. After the presentations by District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.
 - c. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
 - d. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
 - e. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.
- (3) Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined herein. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section (1) above, and the hearing shall be conducted in accordance with Section (2) above.

- (4) Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all access cards or key fobs associated with an address within the District until such time as the outstanding amounts are paid.
- (5) Appeal of Board Suspension. After the hearing held by the Board required by Section (2) above, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal (“Appeal Request”). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board’s determination as required by Section (2)(e), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District’s suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered; instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board’s decision on appeal shall be final.
- (6) Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at a District Facility, such Person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District’s Facilities after expiration of a suspension imposed by the District.
- (7) Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section.

IMPORTANT PHONE NUMBERS

EMERGENCY911

Kissimmee Police (non-emergency)407-846-3333

Kissimmee Fire Department (non-emergency).....407-847-7111

Osceola County Fire Rescue (non-emergency)407-932-5338

Osceola County Sheriff's Office (non-emergency).....407-348-2222

Florida Poison Information Center1-800-282-3171

Brighton Lakes Community Development District.....407-566-1935

Brighton Lakes Community Association281-870-0585

NOTE: These policies and rules are subject to change on a periodic basis.

ATTACHMENT 3

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE AUTHORIZED SIGNATORIES FOR THE DISTRICT’S OPERATING BANK ACCOUNT(S), AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Brighton Lakes Community Development District (hereinafter the “District”) is a local unit of special-purpose government created by, and established and existing pursuant to, Chapter 190, Florida Statutes, being situated entirely within Osceola County, Florida; and

WHEREAS, the Board of Supervisors of the District (hereinafter the “Board”) has selected a depository as defined in Section 280.02, Florida Statutes, which meets all the requirements of Chapter 280, Florida Statutes, and has been designated by the State Chief Financial Officer as a qualified public depository; and

WHEREAS, the Board desires now to authorize signatories for the operating bank account(s).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Chairman, Vice Chairman, Treasurer, and Assistant Treasurer are hereby designated as authorized signatories for the operating bank account(s) of the Brighton Lakes Community Development District.

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

PASSED AND ADOPTED this 25th day of February 2026.

ATTEST:

BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:

A914FCA6308743D...
Assistant Secretary

DocuSigned by:

1A032BCDF869414...
Chairman

48 Ms. Brown asked about the basketball fence being caution taped, the table on the
49 tennis court peeling, the Kariba exit gate, mulch on Kariba, and the juniper plants. Mr. Mel
50 also discussed matters related to the tennis courts.

51 Mr. Jerry spoke regarding Envera and discussed the time frame and circumstances
52 surrounding the Kariba Court exit. Discussion ensued among the Board and staff regarding
53 the situation.

54

FOURTH ORDER OF BUSINESS

Staff Reports

F. Envera Report

57 Mr. Morris spoke to open items in the District, the reasons for the delay, and stated
58 that Envera would look into the resolutions. Envera will also provide Mr. Perez with a cost
59 for the stop-loss of the accident on the gate. Discussion ensued regarding the seven (7) month
60 credit and how it is separate from upgrading the District's system.

E. Magnosec Report

62 Mr. Rivera spoke on the month's activities. He also stated that resident Nathaniel,
63 who has been suspended, has been seen around the community. Mr. Rivera further spoke on
64 the report of pool incidents that had been previously discussed. Discussion ensued regarding
65 the matter and the resolution for future events, including obtaining photos and footage of
66 individuals who cause an infraction.

B. Blade Runners Report

i. Review of Irrigation Report

69 Mr. Ramirez was welcomed back. He reviewed various items within the District. Mr.
70 Ramirez stated that April is the plan for any cutbacks and replacements resulting from the
71 recent freeze and that the palms will be completed during the second week of March.

72 Mr. Perez discussed the invoice for mulching and stated that no mulch will be
73 installed going forward by the juniper.

74

<p>75 On MOTION by Mr. Rodriguez, seconded by Mr. Peters, with a vote of 4- 76 1, approval was granted for the additional 100 yards of mulch at the 77 contracted price, with Mr. Crary opposed. (4-1)</p>
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78

79 Mr. Crary reviewed items on his list. Ms. Singh also asked about items she has
80 observed within the District.

C. District Engineer

82 Mr. Glasscock provided updates regarding items from the last meeting. He also stated
83 that his firm will cover the cost of painting the road at the front entrance.

84 **G. Solitude Lake Management Report**

85 Mr. Anderson provided updates from Solitude. A question was raised regarding film in
86 the ponds, and he stated that it would not be from Solitude.

87 **D. Field Management Report**

88 **i. Consideration of Inframark Bike Rack Repair Proposal**

89 Mr. Goldberg reviewed his list of items and stated that he will address the paint at the
90 picnic table.

91 Discussion ensued regarding no parking signs. Mr. Crary discussed a damaged
92 CenturyLink box, and Mr. Dugan stated that he will send a letter again regarding the matter.

93

94 On MOTION by Mr. Peters, seconded by Ms. Singh, with all in favor, the
95 Bike Rack Proposal No. 097-001-02-2026 in the amount of \$321.75 was
96 approved. (5-0)

97

98 Mr. Liggett advised the Board that Mr. Goldberg has been promoted and that Mr.
99 Fisher will be assuming his role. The Board expressed appreciation for Mr. Goldberg’s
100 service and wished him well.

101 **H. CDD Liaison Report**

102 Mr. Hisler provided updates regarding items within the District.

103 **I. District Counsel**

104 Mr. Dugan spoke regarding parking and signage related to towing. Mr. Crary asked
105 about the status of the HOA and CDD fence installation agreement, and discussion ensued
106 regarding the matter.

107 **A. District Accountant**

108 The Board asked about the change in the Unassigned Fund Balance. Mr. Perez
109 provided financial updates in response to the inquiry.

110 **J. District Manager**

111 **i. Review of Project Board**

112 Mr. Perez provided updates on items within the District. He discussed the fence at
113 2605 Lutzaway and stated that the CDD should repair the fence but not clean it. The Board
114 expressed approval of this direction.

115

116 **FIFTH ORDER OF BUSINESS**

Business Items

117 **A. Consideration of Resolution 2026-02, Removing and Designating a New Treasurer**

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119 On MOTION by Mr. Crary, seconded by Ms. Singh, with all in favor,
120 Resolution 2026-02, Removing and Designating a New Treasurer, was
121 adopted. (5-0)

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B. Consideration of Exercise Systems Bi-Monthly Maintenance Agreement

On MOTION by Mr. Crary, seconded by Ms. Singh, with all in favor, the Exercise Systems Bi-Monthly Maintenance Agreement was approved. (5-0)

SIXTH ORDER OF BUSINESS **Business Administration Items**

A. Consideration of Minutes from the Meeting held January 14, 2026

On MOTION by Mr. Crary, seconded by Mr. Rodriguez, with all in favor, Minutes from the Meeting held January 14, 2026, were approved. (5-0)

SEVENTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Peters asked about the status of the fiber companies. Mr. Perez stated that the matter is now up to the HOA.

EIGHTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Peters, seconded by Ms. Singh, with all in favor, the meeting was adjourned at 8:42 p.m. (5-0)

Assistant Secretary

Chair/Vice Chair