



Brighton Lakes Community Development District

May 13, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 242 572 715 486

PASSCODE: CrkZ63

[Join the meeting now](#)

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 Chairperson
Michelle Incandela, Assistant Secretary
Mark Peters, Assistant Secretary
Nadine Singh, Assistant Secretary

District Staff

Michael Perez, District Manager
Ryan Dugan, District Counsel
Pete Glasscock, District Engineer
Justin Fisher, Field Service Manager
Dennis Hisler, CDD Landscaping & Maintenance Liaison
Sandra MacGregor, District Accountant
Melinda Gallo, District Admin

Regular Meeting Agenda

Wednesday, May 13, 2026, at 6:00 p.m.

The Regular Meeting of the **Brighton Lakes Community Development District** will be held on Wednesday, May 13, 2026 at 1:30 p.m. at the Brighton Lakes Clubhouse, 4250 Brighton Lakes Boulevard, Kissimmee, Florida 34746. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 242 572 715 486 **Passcode:** CrkZ63
Dial-in by Phone: +16468381601 **Pin:** 675305908#

THE REGULAR MEETING OF BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL
- 2. APPROVAL OF AGENDA
- 3. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. STAFF REPORTS

A. District Accountant

i. Review of Summary of Operations and MaintenanceP. 4

B. Solitude Lake Management Report.....P. 5

C. Bladerunners Report.....P. 7

i. Review of Irrigation Report.....P. 10

ii. Consideration of Frost-Damage Plant Replacement at Main Entrance Proposal.....P. 17

D. Field Inspection Report.....P. 19

i. Consideration of Inframark Concrete Sidewalk Replacement Proposal.....P. 27

ii. Consideration of Inframark Security Shack Door Replacement Proposal.....P. 28

iii. Consideration of Inframark Porter Station Maintenance Services Proposal.....P. 29

iv. Consideration of Techni-Pools Pool Deck Paver Repair ProposalP. 31

v. Consideration of Mills Air Installation of Carrier Mini-Split HVAC
Equipment Proposal.....P. 32

- vi. Consideration of My Power Sports Honda Side-by-Side Vehicle ProposalP. 36
- vii. Consideration of Daroglen Air Quality Mini Split Installation ProposalP. 38
- viii. Consideration of PMK Solutions Guard Shack Interior Painting and
Repairs ProposalP. 39
- ix. Consideration of Schaub Services Guard Shack Painting and Bathroom
Vanity Replacement ProposalP. 40
- E. Magnosec Report
- F. Envera Report
- G. CDD Liaison ReportP. 41
- H. District Counsel
- I. District Engineer
- J. District Manager
 - i. Review of Project Board
 - ii. Announcing the Number of Qualified Registered Voters in the District (1,282)P. 46
- 5. BUSINESS ITEMS**
 - A. Consideration of Resolution 2026-05, Approving the Fiscal Year 2027 Proposed
Budget and Setting a Public HearingP. 47
 - B. Ratification of Solitude Lake Management Fountain Diagnostic Service ProposalP. 48
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes from the Meeting held April 8, 2026.....P. 49
- 7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 8. ADJOURNMENT**

BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot April 30, 2026

- **Current Cash Balances:**
 - Bank United Operating: \$434,719.48.
 - BankUnited MM: \$2,588,238.75 (minimum to keep account open is \$2,500)

- **Assessment collections:**
 - Brighton Lakes received a tax distribution of \$37,655.53 on 4/08/26
 - Brighton Lakes is 98% collected on the tax roll as of 04/30/2026

- **Expenses:**
 - Current expenses make up 45% of the annual budget through the end of April 2026
Total expenses for the first 7 months are approximately \$600,483.



Work Order	00951983	Account	Brighton Lakes CDD
Work Order	00951983	Contact	Michael Perez
Number		Address	4250 Brighton Lakes Blvd Kissimmee, FL 34746 United States
Created Date	4/14/2026		

Work Details

Specialist Comments to Customer	Upon arrival fountain 1 was off and fountain 2 was on but operating incorrectly.	Prepared By	Andrew Spurlock
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I inspected fountain 1 and it trips the breaker immediately. I conducted a diagnostic test in the panel and all breakers and contactors are operating correctly. A performed a diagnostic on the cable and the cable failed. This means the motor, cable, or both may be bad. The fountain will need to be pulled to shore to further diagnose the issue. A quote will be provided.

Fountain 2 was inspected. The intake screen had a plastic bag wrapped around it. After removing the bag and debris. The fountain is operating correctly. The lights were checked and are operating correctly.

Thank you for the opportunity to serve your community. Please contact me with any questions or concerns. Directly at 689-332-2300 or email: andrew.spurlock@solitudelake.com

Work Order Assets

Asset	Status	Product Work Type
Brighton Lak LakeFtn Fountain 1 Site #1	Inspected	
Brighton Lak LakeFtn Fountain 2 Site #2	Inspected	



Work Order	00951983	Account	Brighton Lakes CDD
Work Order	00951983	Contact	Michael Perez
Number		Address	4250 Brighton Lakes Blvd Kissimmee, FL 34746 United States
Created Date	4/14/2026		

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Brighton Lak LakeFtn Fountain 2 Site #2	PANEL COMPONENT CHECK	
Brighton Lak LakeFtn Fountain 2 Site #2	LIGHTING INSPECTION (IF APPLICABLE)	
Brighton Lak LakeFtn Fountain 2 Site #2	FOUNTAIN FUNCTIONALITY	
Brighton Lak LakeFtn Fountain 2 Site #2	CHECK POWER CABLE	
Brighton Lak LakeFtn Fountain 1 Site #1	PANEL COMPONENT CHECK	
Brighton Lak LakeFtn Fountain 1 Site #1	LIGHTING INSPECTION (IF APPLICABLE)	
Brighton Lak LakeFtn Fountain 1 Site #1	FOUNTAIN FUNCTIONALITY	
Brighton Lak LakeFtn Fountain 1 Site #1	CHECK POWER CABLE	
Brighton Lak LakeFtn Fountain 2 Site #2		
Brighton Lak LakeFtn Fountain 1 Site #1		

Landscape Check List for (Month) <u>APRIL</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)		4.1.1		
A	Mowing		4.1.1(a)		
	Week 1	✓			
	Week 2	✓			
	Week 3	✓			
	Week 4	✓			
	Week 5				
B	Hard Edging - Same Day as Mowing		4.1.2		
	Week 1	✓			
	Week 2	✓			
	Week 3	✓			
	Week 4	✓			
	Week 5				
C	Removal of Clippings - Same Day as Mowing		4.1.2(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		4.1.1(a)		
	Week 1	✓			
	Week 2	✓			
	Week 3	✓			
	Week 4	✓			
	Week 5				
B	Hard Edging - Same Day as Mowing		4.1.2		
	Week 1	✓			
	Week 2	✓			
	Week 3	✓			
	Week 4	✓			
	Week 5				
C	Removal of Clippings - Same Day as Mowing		4.1.2(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)		4.1.2(b)		
	Week 1	✓			
	Week 2	✓			
IV	Trimming (Areas Inaccessible to Mowers) (Completed Same Day as Mowing)		4.1.3		

	St. Augustine		
	Week 1	///	
	Week 2	///	
	Week 3	///	
	Week 4	///	
	Week 5	///	
	Bahia		
	Week 1	///	
	Week 2	///	
	Week 3	///	
	Week 4	///	
	Week 5	///	
V	Weed Control (If Acceptable To Contractor - \$) [Contractor to list Area(s) of Application]		4.1.1(a)
	Beds around pool, play ground and camera poles as requested by <u>CPO</u>		
VI	Disease/Fungus Control (If Acceptable to Contractor - \$) [Contractor to list Area(s) of Application]		4.1.4(b)
	Yes Okandors treat! insecticide.		
VII	Pruning of Shrubs & Ground Cover		
A	Detailing of Planted Area (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(e)
F	Selective Pruning to Expose Landscape Lights (As Needed)		4.2.1(f)
G	Remove All Dead Wood (As Needed)		4.2.1(g)
VIII	Fertilization (Fertilizer Times Per Year)		4.1.5(a)
	First Application		
	Second Application		
	Third Application		
	Fourth Application		
	Application for fert granular schedule for granular (29-0-11) also spot treat for weeds. 4-29-26		
IX	Pest Control (If Acceptable To Contractor - \$) [Contractor to list below the Area(s) of Application(s)]		4.1.6
	Ants on BLVD + play ground + 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 (Invoiced Separately. Work Authorization Required) [Contractor list below each adjustment]		4.1.7
XI	Weeding (Weekly)		4.2.2(a)
	Week 1	///	
	Week 2	///	
	Week 3	///	
	Week 4	///	

Week 5		
XII	Fertilization (Shrubs/Ground Cover) Three Times Per Year (Resapplication at contractor's expense) First Application Second Application Third Application: <i>April - May</i>	4 2 3
XIII	Mulching (Invoiced Separately, Work Authorization Required) Planting Beds Tree Rings <i>N/A</i>	4 2 5 1 3 4
XIV	Tree Care	
A	Pruning - Removal of Dead Branches to 15 Feet (one time per year) First Pruning <i>Done ✓</i>	4 3 1(c)
B	Pruning - Trees in Buffer areas (one time per year) First Pruning <i>Done ✓</i>	4 3 1(c)
C	Pruning - Ornamental Trees (Yearly Dates) of Pruning	4 3 1(d)
D	Fertilization (Trees) Three Times Per Year First Application Second Application Third Application <i>Done ✓</i>	4 3 2
E	Pest Control (Invoiced Separately, Work Authorization Required) [Contractor to list below the Areas of Applications]	4 3 3
XV	Quarterly Bush Hogging (Invoiced Separately, Work Authorization Required) First Service Second Service Third Service Fourth Service <i>Done ✓</i>	4 1 1 h
XVI	Mowing between Devon Court and Wingfield Place (every Other Week) Week 1 Week 2	4 1 1 h
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]	4 5 2

April 2026



COMMERCIAL LANDSCAPING ORLANDO, LLC.

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

CURRENT

PROPERTY Brighton Lakes
 NAME Alexander Mercado
 DATE 4-8-26 TIME
 PAGE 1 OF 3

timer A
 ADJUSTED

START TIME 10:00 pm
 END TIME 7:00 pm

M	T	W	T	F	S	S	1	2	3	4	5	6	7	8	9	10	11	12
M	T	W	T	F	S	S	1	2	3	4	5	6	7	8	9	10	11	12

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12
SPRAY OR ROTOR SORR	R	R	R	R	R	R	R	R	R/S	R	R	R/S
CURRENT Minutes	20	20	20	20	20	20	20	20	20	20	20	20
ADJUSTED RUN TIME												
MAINTENANCE REPAIR												
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 SHORR												
SEVERE CLOG				1X				2X				2X
INCORRECT NOZZLE												
RELOCATION												
LEAK IN HEAD												
LEAK IN PIPE												
HEAD NOT ROTATING	2X					1X					1X	
VALVE NOT OPERATING												
OTHER - SEE COMMENTS												

COMMENTS: (Attach extra sheet if necessary) Irrigation system check, working properly, just clean and replaced several clog filters and nozzles.

CUSTOMER SIGNATURE

DATE

INSPECTED BY BLADE RUNNERS TECH



COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N TEXAS AVE, ORLANDO, FL 32805
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PROPERTY Brighton Lakes
 NAME A.M
 DATE 4-8-26 TIME _____
 PAGE 2 OF 3

CURRENT

ADJUSTED

START TIME	
END TIME	

M	T	W	T	F	S	S	CURR DAYS	M	T	W	T	F	S	S	ADJ DAYS
M	T	W	T	F	S	S	CURR DAYS	M	T	W	T	F	S	S	ADJ DAYS

ZONE NUMBER	13	14	15	16	17	18	19	20	21	22	23	24
SPRAY OR ROTOR NOZZLE	S	S	S	R/S	S	S	S	S	R	R	R	R
CURRENT	20	20	20	20	20	20	20	20	20	20	20	20
ADJUSTED RUN TIME												
MAINTENANCE REPAIR												
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		2x			1x		1x	1x			2x	
INCORRECT NOZZLE												
RELOCATION												
LEAK IN HEAD			1x									
LEAK IN PIPE												
HEAD NOT ROTATING										1x		1x
VALVE NOT OPERATING												
OTHER - SEE COMMENTS												

COMMENTS: (Attach extra sheet if necessary) _____

CUSTOMER SIGNATURE

DATE

INSPECTED BY BLADE RUNNERS TECH



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PROPERTY Brighton Lakes
 NAME A.M
 DATE 4-8-26 TIME _____
 PAGE 3 OF 3

CURRENT

ADJUSTED

START TIME	
STOP TIME	

M	T	W	T	F	S	S	OPEN DAYS	M	T	W	T	F	S	S	OPEN DAYS
M	T	W	T	F	S	S	OPEN DAYS	M	T	W	T	F	S	S	OPEN DAYS

ZONE NUMBER	25	26	27	28	29	30	31	32								
SPRAY OR ROTOR SORR	R/S	R/S	R/S	R/S	R/S	R/S	R/S	R/S								
CURRENT	20	20	20	20	20	20	20	20								
ADJUSTED RUN TIME																
MAINTENANCE REPAIR																
PARTIAL CLOG	1X			1X				2X								
ARC OR RADII'S ADD																
HEAD STRAIGHTENED																
HEAD MISSING BROKEN																
CHANGE 4" TO 6" POP UP																
CHANGE 6" TO 12" POP UP																
HEAD RAISED SHRIE																
SEVERE CLOG		3X				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



COMMERCIAL LANDSCAPING ORLANDO, LLC.

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CURRENT

PROPERTY Brighton Lakes

NAME A-M

DATE 9-8-26

TIME

PAGE 1

OF

1

Timer B

ADJUSTED

START TIME	<u>12:00</u>
END TIME	<u>4:11</u>

<u>(A)</u>	<u>(U)</u>	<u>(S)</u>	S	CRS DAYS	M	T	W	T	F	S	S	CRS DAYS			
M	T	W	T	F	S	S	CRS DAYS	M	T	W	T	F	S	S	CRS DAYS

ZONE NUMBER	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>				
SPRAY OR ROTOR SOURCE	<u>R/S</u>	<u>R/S</u>	<u>R</u>	<u>S</u>	<u>S</u>	<u>R</u>	<u>S</u>	<u>S</u>				
CURRENT	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>45</u>	<u>20</u>	<u>20</u>				
ADJUSTED RUN TIME												
MAINTENANCE/REPAIR												
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 SOURCE												
SEVERE CLOG			<u>X</u>		<u>X</u>							
INCORRECT NOZZLE												
RELOCATION												
LEAK IN HEAD												
LEAK IN PIPE												
HEAD NOT ROTATING			<u>X</u>			<u>X</u>						
VALVE NOT OPERATING												
OTHER - SEE COMMENTS												

V.O
||
||
New zone
Pop
||
||
New
||

COMMENTS: (Attach extra sheet if necessary) New zones installed Behind V.O hedges by Blvd and Kariba st.

CUSTOMER SIGNATURE

DATE

INSPECTED BY BLADE RUNNERS TECH



COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N TEXAS AVE, ORLANDO, FL 32805
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PROPERTY Brighton lakes

NAME AM

DATE 4-8-26 TIME

PAGE 1 OF 1

Timer 0

CURRENT

ADJUSTED

START TIME	10:00 pm
END TIME	

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

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13
SPRAY OR ROTOR S OR R	S	S	-	R	R	R	R	R	R	R	S	S	S
CURRENT	Minutes	20	20	-	20	20	20	20	20	20	20	20	20
ADJUSTED RUN TIME													
MAINTENANCE REPAIR													
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 SHUR B													
SEVERE CLOG		1X											2X
INCORRECT NOZZLE													
RELOCATION													
LEAK IN HEAD													
LEAK IN PIPE													
HEAD NOT ROTATING					7X			3X		1X			
VALVE NOT OPERATING													
OTHER - SEE COMMENTS													

COMMENTS: (Attach extra sheet if necessary) _____

CUSTOMER SIGNATURE _____ DATE _____ INSPECTED BY BLADE RUNNERS TECH _____



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PROPERTY Brighton Lakes

NAME A.M

DATE 4-8-26 TIME

PAGE 1 OF 1

Timer D

CURRENT

ADJUSTED

START TIME	10:00
END TIME	pm

M	W	T	S	S	OPEN DAYS	M	T	W	T	F	S	S	OPEN DAYS		
M	T	W	T	F	S	S	OPEN DAYS	M	T	W	T	F	S	S	OPEN DAYS

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13
SPRAY OR ROTOR SORR	S	S	S	S	R/S	S	S	S	S	R	S	S	S/A
CURRENT	15	15	15	15	15	15	15	15	15	15	15	15	15
ADJUSTED RUN TIME													
MAINTENANCE REPAIR													
PARTIAL CLOG													
ARC OR RADII SAID													
HEAD STRAIGHTENED													
HEAD MISSING/BROKEN													
CHANGE 4" TO 6" POP UP													
CHANGE 6" TO 12" POP UP													
HEAD RAISED/SHRED													
SEVERE CLOG			2x				1x					1x	
INCORRECT NOZZLE													
RELOCATION													
LEAK IN HEAD													
LEAK IN PIPE										2x			
HEAD NOT ROTATING													
VALVE NOT OPERATING													
OTHER - SEE COMMENTS													

COMMENTS: (Attach extra sheet if necessary)

CUSTOMER SIGNATURE

DATE

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CURRENT

PROPERTY Brighton Lakes

NAME A.M

DATE 4-8-26 TIME _____

PAGE 1 OF 1

Timer E
 ADJUSTED

START TIME	<u>10:00 pm</u>
STOP TIME	

M	W	T	S	S	CRN DAYS	M	T	W	T	S	S	CRN DAYS	
M	T	W	T	S	S	CRN DAYS	M	T	W	T	S	S	CRN DAYS

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11
SPRAY OR ROTOR SOURCE	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											
MAINTENANCE REPAIR											
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 STRIKE											
SEWER CLOG		2x				1x	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



Proposal #224721

Date: 4/9/2026

PO #

Jorge Ramirez

BILL TO
Inframark AP AP Inframark 313 Campus Street Kissimmee, FL 34747

Property:
Brighton Lakes CDD 4250 Brighton Lakes Orlando, FL 34746

FROST-DAMAGE PLANT REPLACEMENT AT RIGHT SIDE OF MAIN ENTRANCE -TOP OF THE WALL

Scope of Work – Main Entrance Landscape Renovation

This proposal includes the replacement of frost-damaged **Ixora** plants located at the main entrance, along the top of the wall on the right-hand side as you enter the boulevard. All damaged plant material will be removed and properly disposed of.

New **Firebush** plantings will be installed to create solid, uniform hedges in this area. The updated planting design will improve coverage, restore symmetry, and enhance the overall aesthetic appeal of the main entrance, providing a cleaner and more welcoming appearance.

Default Group \$2,245.32

Items	Quantity	Unit	Price/Unit	Price
Property Improvements				
Demo / Debris Removal / Site Prep	2.00	Hr	\$69.66	\$139.32
Firebush	85.00	3 gal	\$18.00	\$1,530.00
Labor - Maint	12.00	Hr	\$48.00	\$576.00
			Sale	\$2,245.32
			Sales Tax	\$0.00
			Total	\$2,245.32

Terms & Conditions

1. Specifications: The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades. The workforce shall always be presentable. All employees shall be competent and qualified, and authorized to work in the U.S.
3. License and Permits: Contractor will comply with all license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.

- 4. Taxes: Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
- 5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker’s Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, contractor will furnish insurance with \$1,000,000 limit of liability.
- 6. Liability: Contractor shall indemnify the Client/Owner and its agents and employees from liabilities which arise out of the Contractor’s work. It is understood and agreed that the Contractor is not liable whatsoever for any damages that are caused by the sole negligence or willful misconduct of the Client/Owner or an indemnified party. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within thirty (30) days. Any illegal trespass, claims and/or damage resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of Client/Owner.
- 7. Subcontractors: Contractor reserves the right to hire qualified subcontractors.
- 8. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders and will become an extra charge over and above the estimate.
- 9. Access to Jobsite: Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
- 10. Invoicing: Client/Owner shall make payment to Contractor within thirty (30) days upon receipt of invoice.
- 11. Termination: This Work Order may be terminated by the Client/Owner with or without cause, upon seven (7) workdays advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
- 12. Assignment: The Client/Owner and the Contractor, respectively, bind themselves, their partners, successors, assignees and legal representatives to the other party with respect to all covenants of this Contract. In the event of sale or transfer of Client/Owner’s interest in its business and/or the property, which is the subject of this agreement, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in this agreement to be effective.
- 13. Warranty: Contractor will warranty plant material and workmanship for a period of one (1) year from date of installation provided Contractor is also responsible for the ongoing maintenance contract at the project location. If Contractor is not responsible for ongoing maintenance, warranty is thirty (30) days from completion. Contractor will not be responsible for warranty in the event of; Acts of God, Vandalism, water restrictions, termination of ongoing maintenance contract, damage from wildlife etc. Stated warranties are only effective upon customer’s payment in full of total contract price, including any change-orders.

14. Design Services: Any design services or revision of designs done by Contractor will remain the property of Contractor. These ideas, designs, and plans are not to be used, reproduced, altered, or transferred in any matter whatsoever without the express written consent of Contractor.

Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. We cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results.

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by Contractor, within fifteen (30) days after billing, Contractor, shall be entitled to all costs of collection, including reasonable attorney’s fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1% per month, or the highest rate permitted by law, will be charged on unpaid balance forty five (45) days after billing.

By _____
Jorge Ramirez

Date 4/9/2026

By _____

Date _____
Brighton Lakes CDD



Brighton Lakes CDD April 2026 Field Inspection

Friday, April 24, 2026

Prepared For Board of Supervisors

23 Items Identified

Justin Fisher

Inframark

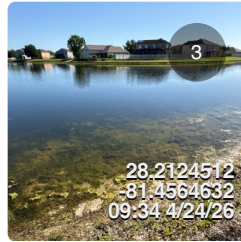
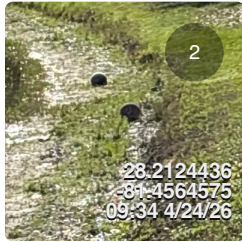
Item 1 - Submerged Weeds/Trash

Assigned To: Solitude

Submerged weeds and trash to be addressed during routine maintenance.

Location:

Pond 9



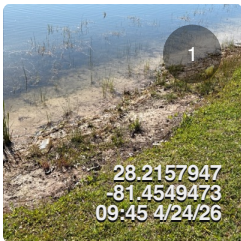
Item 2 - Pond Access

Assigned To: Board Update

Resident to be placed on notice to remove the barrier. Pond access is still restricted via the easement.

Location:

Pond 9



Item 3 - Submerged Weeds/Trash

Assigned To: Solitude

Submerged weeds and trash to be addressed during routine maintenance.

Location:

Pond 8



Item 4 - Trash

Assigned To: Solitude

Submerged weeds and trash to be addressed during routine maintenance.

Location:

Pond 7

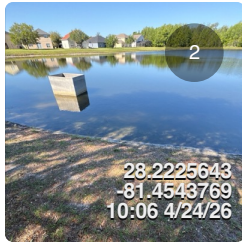
Item 5 - Monitor Erosion

Assigned To: Solitude

Solitude will monitor signs of erosion. We may want to consider options to reinforce the banks.

Location:

Pond 6



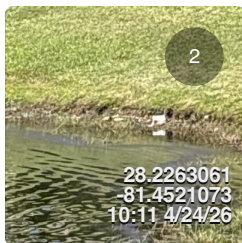
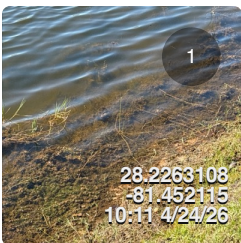
Item 6 - Submerged Weeds/Trash

Assigned To: Solitude

Submerged weeds and trash to be addressed during routine maintenance.

Location:

Pond 5



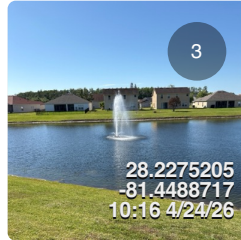
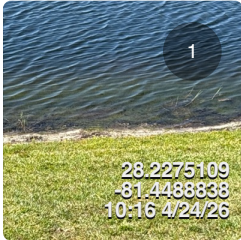
Item 7 - Submerged Weeds/Trash

Assigned To: Solitude

Submerged weeds and trash to be addressed during routine maintenance.

Location:

Pond 3



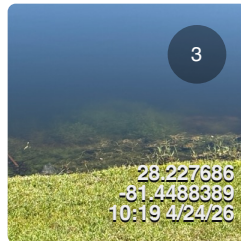
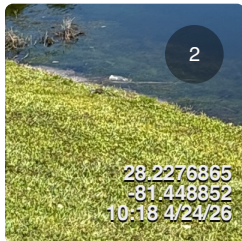
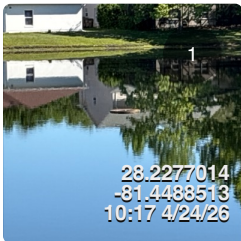
Item 8 - Fountain/Trash/Submerged Weeds

Assigned To: Solitude

Proposal was submitted regarding repair of the fountain. Awaiting approval.

Location:

Pond 4



Item 9 - Annuals

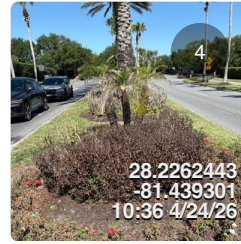
Assigned To: United Land Services

Annuals to be rotated out the end of April per Juan of ULS.

Item 10 - Plant Replacements

Assigned To: United Land Services

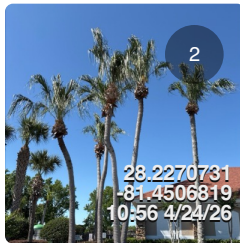
ULS to provide proposal for replacements along median at front entrance and amenity center.



Item 11 - Palm Pruning

Assigned To: Board Update

ULS completed the Palm pruning throughout the property.



Item 12 - Downed Tree

Assigned To: United Land Services

ULS to remove downed tree in the entrance ROW.

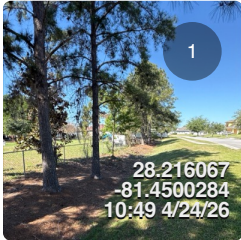
Item 13 - Brush Removal

Assigned To: Board Update

Brush has been removed. However, there is still stump grinding to be performed.

Location:

Juneberry



Item 14 - Pool Repair Complete

Assigned To: Board Update

Pool repair was completed on the date of inspection.

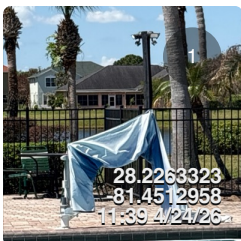


Item 15 - Straighten Timer Brackets/Electrical

Assigned To: Inframark

Electrical panel and timer bracket need to be reinforced/straightened.

Maintenance request will be submitted.



Item 16 - ADA Lift

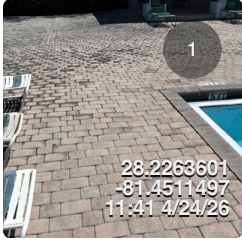
Assigned To: Techni-Pools

Vendor is sending tech out to assess the lift.

Item 17 - Pool Deck Pavers

Assigned To: Board Update

There are numerous depressions in the brick pavers around the pool. Vendor has provided a proposal to repair the pavers.y



Item 18 - Tree Removal

Assigned To: United Land Services

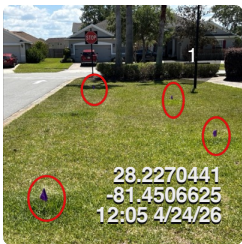
ULS to schedule tree removal in the few weeks. Inframark will then level/replace the pavers.



Item 19 - ADA Mulch

Assigned To: Untied Land Services

ULS to provide proposal for an ADA mulch refresh at all 3 playgrounds.



Item 20 - Depressions

Assigned To: Inframark

Multiple depressions to be filled in outside the Amenity Center.

Location:

Amenity Center



Item 21 - Volleyball Court

Assigned To: Board Update

This is the proposed area for the community volleyball court. Waiting on proposal from Inframark Projects Team.

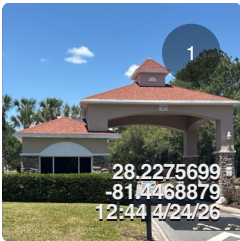
Location:

Chapala Playground

Item 22 - Chapala Depression

Assigned To: Board Update

Preparations are being made prior to this repair. Area has been flagged for underground utilities.



Item 23 - Gatehouse Repairs

Assigned To: Inframark

- A/C Unit
- Gutter Replacement
- Entry Door
- Sink/Vanity
- Repainting Interior

Awaiting proposals from numerous vendors.



2002 West Grand Parkway North | Suite 100 | Katy, Texas
 77449
 6562473501 | nmontagna@inframark.com |
 www.inframark.com/maintenance

RECIPIENT:

Michael Perez
 Brighton Lakes CDD
 4250 Brighton Lakes Boulevard,
 Kissimmee, Florida 34746

Estimate #268	
Sent on	Mar 30, 2026
Total	\$4,680.00

Concrete Sidewalk Replacement Scope of Work
 Saw cutting of existing concrete to create clean, straight edges for removal and tie-in
 Demolition and removal of existing damaged sidewalk sections
 Hauling and proper disposal of all demolished concrete and debris
 Preparation, grading, and compaction of sub-base material to ensure proper support
 Forming and leveling of new sidewalk sections to required elevations and alignment
 Placement of new concrete at standard 4-inch thickness
 Application of professional broom finish for slip resistance and uniform appearance
 Final curing, site cleanup, and removal of construction debris upon completion

Product/Service	Description	Qty.	Unit Price	Total
Sidewalk panel replacement		195	\$24.00	\$4,680.00
			Total	\$4,680.00

Unforeseen Conditions
 Inframark is not responsible for hidden or unforeseen conditions including but not limited to structural defects, underground utilities, electrical issues, plumbing lines, soil problems, code violations, or concealed damage discovered during construction.
 This quote is valid for the next 30 days, after which values may be subject to change.



2002 West Grand Parkway North | Suite 100 | Katy, Texas
77449
6562473501 | nmontagna@inframark.com |
www.inframark.com/maintenance

Estimate #302

Sent on Apr 16, 2026

Total \$1,145.00

RECIPIENT:

Michael Perez
Brighton Lakes CDD
4250 Brighton Lakes Boulevard,
Kissimmee, Florida 34746

Product/Service	Description	Qty.	Unit Price	Total
Security Shack Door	Replace commercial door 36"x80" Remove existing door Break and repair concrete Install new door and seal INCLUD DOOR	1	\$1,145.00	\$1,145.00

Total \$1,145.00

Unforeseen Conditions

Inframark is not responsible for hidden or unforeseen conditions including but not limited to structural defects, underground utilities, electrical issues, plumbing lines, soil problems, code violations, or concealed damage discovered during construction. This quote is valid for the next 30 days, after which values may be subject to change.

Inframark LLC
 656-247-3501
 nmontagna@inframark.com
 2005 Pan Am Cir Suite 300
 Tampa, FL 33607

Estimate #: 1096
 Date: 5/1/2026
 Valid until: 6/1/2026



Brighton Lakes CDD
 2005 Pan Am Cir 300
 Tampa, FL 33607

Brighton Lakes CDD

All porter stations throughout the property shall be routinely inspected, serviced, and maintained to ensure a clean, sanitary, and fully functional environment for residents. Services include the removal and proper disposal of waste, replacement of trash liners, and restocking of dog waste bag dispensers to full capacity. Each station and its surrounding area (approximately a 5–10-foot radius) will be cleaned of debris, pet waste, and litter, with surfaces wiped down using appropriate disinfectants to minimize odor and maintain appearance. Technicians will monitor for any signs of damage, vandalism, or malfunction and report issues promptly for repair. Services will be performed on a scheduled basis as required by property needs, with all work completed in accordance with safety standards and documented upon completion.

Disclaimer: If it is observed that dog waste bags (Mutts Mitts) are being excessively removed or misused by residents, this will be documented and reported to the Board or Property Management for further review and direction. Continuous depletion beyond normal usage may result in recommendations for controlled distribution, relocation of stations, or additional measures to prevent misuse and ensure availability for intended purposes

Job location

2005 Pan Am Cir 300, Tampa, FL 33607

Product / Service	Quantity	Unit price	Total
Porter service Porter station services will be provided twice per week to ensure all stations remain clean, stocked, and fully operational. Each visit will include trash removal and disposal, replacement of liners, restocking of dog waste bags, and cleaning of the stations and surrounding areas to maintain a sanitary and presentable	12	\$470.00	\$5,640.00

condition. Any damage or maintenance concerns will be documented and reported for corrective action. The total cost for these services will be \$470.00 per month.

Subtotal:	\$5,640.00
Total:	\$5,640.00

Customer signature

Date

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract.

If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of **one (1) year from the date of completion**. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

ITEMS TO BE PROVIDED BY THE CLIENT

- Provide Access to Premises
- Any Permit Modification, if Applicable

THE STANDARD TERMS AND CONDITIONS on the pages following this Contract are agreed to be a part of this Contract.

ESTIMATE

TECHNI-POOLS 2026
 P.O Box 721122
 Orlando, FL 32872-1122

info@techni-pools.com
 +1 (407) 766-1281
 www.techni-pools.com



Bill to

Brighton Lakes CDD
 4250 Brighton Lakes Blvd
 Kissimmee, FL 34746

Ship to

Brighton Lakes CDD
 4250 Brighton Lakes Blvd
 Kissimmee, FL 34746

Estimate details

Estimate no.: 1024221
 Estimate date: 04/17/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Repair	Remove pavers at approximately fifteen (15) sunken areas. Prepare and recompact the base material, relevel affected sections, and reinstall existing pavers. Adjust surrounding areas as needed to ensure a uniform surface. Upon completion of repairs, pressure wash the entire pool deck and install joint sand (resanding) between pavers.	1	\$5,300.00	\$5,300.00
Total						\$5,300.00

Accepted date

Accepted by



Mills Air, Inc
 6502 Forest City Rd, Orlando, Florida 32810-4324 United States
 (407) 277-1159
 CAC056779

BILL TO

JUSTIN FISHER
 4250 Brighton Lakes Boulevard
 Kissimmee, FL 34746 USA

ESTIMATE 116565206	ESTIMATE DATE May 01, 2026
------------------------------	--------------------------------------

JOB ADDRESS

JUSTIN FISHER
 4250 Brighton Lakes Boulevard
 Kissimmee, FL 34746 USA

Job: 116455426

ESTIMATE DETAILS

MINISPLIT CARRIER OPTIONS (Good): Mills Air Inc. proposes to furnish and warranty the related equipment for your home in accordance with the condition and specifications set forth in this proposal.

- Material required for the installation of the new equipment.
- Condenser pad / Bracket.
- Hurricane strap tie down.
- All required permits.
- Complete clean-up including vacuuming and use of drop cloths for the protection of work area.
- All work performed in a neat and professional manner by class 1 Certified Technicians in accordance of codes.

Owner must meet inspector on scheduled day. Missed appointments will require additional fees. Also, must have yearly maintenance.

WARRANTY

LABOR

1 year warranty included.
 10 years warranty optional

PARTS WARRANTY

10 years.

COMPRESSOR WARRANTY

10 years.

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
---------	-------------	-----	-------	-------

Installation Equipment and Materials	Installation materials and equipment	1.00	\$6,272.18	\$6,272.18
--	--------------------------------------	------	------------	------------

POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$6,272.18
TAX	\$0.00
TOTAL	\$6,272.18
EST. FINANCING	\$124.60

Thank you for choosing Mills Air, Inc

CUSTOMER AUTHORIZATION

THIS APPROVED ESTIMATE IS A CONTRACT FOR SERVICES. The above summary is provided by Mills Air - Sales Department as a good faith estimate of the work to be performed at the location described above and is based on our assessment; it is valid for 30 days. Additional requirements beyond those described in this estimate and made after its approval will be additional, and their cost must be estimated. I accept and authorize the work as summarized in these estimated terms, and I agree to pay the total amount for all work performed.

Sign here

Date

Puron

ADVANCE™







Sales Worksheet

Deal Number:

Date: 05/01/2026

Salesman: DONALD CLERVOYANT

Buyer:

Co-Buyer:

BRAD VINSON
313 CAMPUS ST
KISSIMMEE, FL 34747
407-705-4119

407-705-4119
BVINSON@INFRAMARK.COM

Unit:	Stock #	Year	Make	Model	Color	Miles	VIN	Price
N	K6102730	2026	HONDA	SXS520M2T	RED	0	1HFVE0744T4102730	\$10,999.00

Trade:	Stock #	Year	Make	Model	Color	Miles	VIN	Price
--------	---------	------	------	-------	-------	-------	-----	-------

New Ride	
Unit	\$10,999.00
Sale Price	\$10,999.00
Freight	\$885.00
Recondition/Setup	\$990.00
Parts and Acc.	\$0.00
Installation	\$0.00
Batt./Tire/Tag Fee	\$65.50
Tax	\$866.91
Dir. Fee	\$299.00
Unit Price	\$14,105.41

Down Payment	
Down Payment	\$0.00
Bonus Bucks	\$0.00
Rebate	\$0.00
Total Down Payment	\$0.00

Trade	
Trade Allowance	\$0.00
Trade Payoff	\$0.00
Trade Equity	\$0.00

Loan/Unit Protection	
Ext. Service Contract	\$0.00
Guaranteed Asset Protection	\$0.00
Tire/Wheel Insurance	\$0.00
GPS	\$0.00
Safety Training	\$0.00

Total Price \$14,105.41
Trade Equity \$0.00
Less Down \$0.00

Amount Financed \$14,105.41

Payments		
1 Months	\$0.00	- \$9.00

Customer Acceptance _____



Sales Worksheet

Deal Number:

Date: 05/01/2026

Salesman: DONALD CLERVOYANT

Buyer:

Co-Buyer:

BRAD VINSON
313 CAMPUS ST
KISSIMMEE, FL 34747
407-705-4119

407-705-4119
BVINSON@INFRAMARK.COM

Unit:	Stock #	Year	Make	Model	Color	Miles	VIN	Price
N	K6102730	2026	HONDA	SXS520M2T	RED	0	1HFVE0744T4102730	\$10,999.00

Trade:	Stock #	Year	Make	Model	Color	Miles	VIN	Price
--------	---------	------	------	-------	-------	-------	-----	-------

New Ride	
Unit	\$10,999.00
Sale Price	\$10,999.00
Freight	\$450.00
Recondition/Setup	\$0.00
Parts and Acc.	\$0.00
Installation	\$0.00
Batt./Tire/Tag Fee	\$65.50
Tax	\$0.00
Dlr. Fee	\$299.00
Unit Price	\$11,813.50

Down Payment	
Down Payment	\$0.00
Bonus Bucks	\$0.00
Rebate	\$0.00
Total Down Payment	\$0.00

Trade	
Trade Allowance	\$0.00
Trade Payoff	\$0.00
Trade Equity	\$0.00

Loan/Unit Protection	
Ext. Service Contract	\$0.00
Guaranteed Asset Protection	\$0.00
Tire/Wheel Insurance	\$0.00
GPS	\$0.00
Safety Training	\$0.00

Total Price \$11,813.50
Trade Equity \$0.00
Less Down \$0.00

Amount Financed \$11,813.50

Payments		
1 Months	\$0.00	- \$9.00

Customer Acceptance _____

This is not a contract for purchase. All Payment quotes are estimated. Financing terms and payments are subject to lender final approval in accordance to lender requirements. This proposal is not valid unless signed and accepted by a Sales Manager or an Officer of the Dealership.

DAROGLAN AIR QUALITY LLC
13170 Spring Grove Way
Winter Garden, FL 34787
(407) 334-7925
LIC# CAC 1818336

04-17-2026

PROPOSAL SUMMIT TO:

Brighton Lake CDD care of Inframark
313 Campus St
Celebration, FL 34747

PROJET:

Mini split On Guard Shack

This Proposal is to install, *new OLMO SIERRA Heat Pump Mini Split*

1. 18 K BTU Cooling and Heating
2. Model: 0s18srw-230 / ossr18-230 TSC120H3E0A032000 single Phase
3. ¾ PVC DRAINPIPE
4. Cooper line set and outside cover
5. Remote Control
6. Communication Wires
7. Power connection and Breaker
8. Concrete pad

WARRANTY

5 Years Compressor
5 Year Parts
1 Year Labor

TOTAL: \$2864 + TAX

Note : Permit Extra Fee

All Material is guaranteed to be as specified and the above work to be performed in accordance whit the specifications submitted for above work and complete in a substantial workmanlike manner
(Proposal good just for 15 days)

Respectfully Submitted by:
Daroglan Air Quality LLC
ROGGER GARCIA



INVOICE

#716

Issued 4/30/2026

FROM

PMK solutions - Maribuona LLC

Pedro K

(863) 317-2757

maribuonak@gmail.com

BILL TO

Brighton Lakes CDD c/o Inframark

313 Campus St

Kissimmee, FL 34747

Description	QTY	Price, USD	Amount, USD
<p>Services</p> <p>Painting of the walls and ceiling in the entrance area. Painting of the bathroom walls and ceiling. Painting of the bathroom access door. Bathroom door trim. Painting of all baseboards. Textured Ceiling Repair. Caulking at the base of the toilet. Installation of a new mirror. Installation of a light above the mirror. PS: Includes the purchase of the mirror, the light above the mirror, and the paints.</p>	1	\$2,000.00	\$2,000.00
Total			\$2,000.00



ESTIMATE

DATE

4/30/202

ESTIMATE #

1209

SCHAUB SERVICES LLC

102 E Canal Way NE
Lake Placid, Florida 33852
656-777-4991
BSchaub@SchaubServices.com

TECHNICIAN	JOB	MONTH	CODE
Bryan Schaub	Brighton Lakes CDD	April	1010

DESCRIPTION

Paint, Replace Bathroom Mirror/Vanity

Prep area and remove damaged items. Using paint types and colors requested at Brighton Lakes CDD. Also, install a vanity, replace mirror and replace light in attached bathroom. All labor, materials, cleanup & disposal included.

Total \$2290.00

CDD Monthly Board Report

May, 13 2026

The following is a result of 4/24/2026

Completed Projects

- Crepe Myrtles and trees along the Boulevard have been trimmed.
- Ponds look clear, some low growing weeds and trash cleanup needed.
- Basketball court fence removed and replaced; two tennis court lights have been turned facing the basketball courts.
- Bridge light bulb replaced all ok.
- Patrician sink hole filled; will continue to monitor.
- Soffit replaced at community center.
- Community Center: Outlet that feeds the router for communications replaced.
- Kariba exit arm returned to normal after power outage, Envera cancelled.

Pending Project

- First Aid kit needed at Community Center.
- Heron fountain out, Solitude sent a proposal for approval.
- Chapala sink hole filled with soil again, Engineer is monitoring.
- Guard Shack going under renovation, waiting for proposals for new ac, paint, sink with vanity, new door.
- Sweetspire picnic table is peeling, shows no sign of previous primer before painting.
- SOS systems tested, all worked except Kariba which failed three times.
- ADA lift at pool needs new control cord, new cover and needs to be tested once a week. Control cord must be kept with battery in the community center kitchen.
- Curb at BLB and MaraCaibo needs repair after a car struck and damaged. Need proposal.

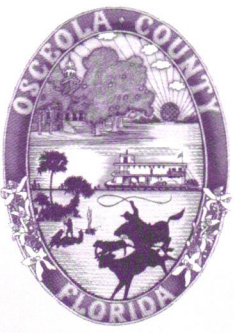
Brighton Lakes CDD Landscape and Maintenance Liaison
CDD Board, DO NOT REPLY ALL











MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 24, 2026

Ms. Melinda Gallo
District Administrative Assistant II
Brighton Lakes Community Development District
313 Campus St.
Celebration, FL 34747

RE: Brighton Lakes Community Development District – Registered Voters

Dear Ms. Gallo:

Thank you for your letter requesting confirmation of the number of registered voters within the Brighton Lakes Community Development District as of April 15, 2026.

The number of registered voters within the Brighton Lakes CDD is 1,282 as of April 15, 2026.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in blue ink that reads "Mary Jane Arrington".

Mary Jane Arrington
Supervisor of Elections



RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Brighton Lakes Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

- DATE: August 12, 2026
- TIME: 6:00 p.m.
- LOCATION: Brighton Lakes Recreation Center
4250 Brighton Lakes Blvd.
Kissimmee, Florida 34746

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13TH DAY OF MAY 2026.

ATTEST:

BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget



Property Name Brighton Lakes CDD Created Date 4/15/2026
 Description Service Call Fountain 1 Site #1-Pull and diagnose fountain Expiration Date 5/15/2026
 Quote Number 00016530

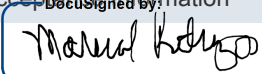
Prepared By Paula Auldrige
 Email paula.auldrige@solitudelake.com

Product	Quantity	Sales Price	Total Price
Labor	4.00	\$150.00	\$600.00
Service Fee	1.00	\$150.00	\$150.00

General Cost Description Does not include Additional Parts, Labor, or Shipping Costs.

Taxes may be applicable Total Price \$750.00

Quote Acceptance Information

Signature  _____
1A032BCDF869414...
 Name Marcial Rodriguez _____
 Title Chairman _____
 Date 4/24/2026 _____

**MINUTES OF MEETING
BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Brighton Lakes Community Development District was held on Wednesday, April 8, 2026, at 6:01 p.m. at the Brighton Lakes Clubhouse, 4250 Brighton Lakes Boulevard, Kissimmee, FL 34746.

Present and constituting a quorum were:

- | | |
|-----------------------|---------------------|
| Marcial Rodriguez Jr. | Chairperson |
| John Crary | Vice Chairperson |
| Nadine Singh | Assistant Secretary |
| Mark Peters | Assistant Secretary |
| Michelle Incandela | Assistant Secretary |

Also present, either in person or via communication media technology, were:

- | | |
|-------------------------------------|---|
| Michael Perez | District Manager, Inframark |
| Ryan Dugan | District Counsel, Kutak Rock, LLP |
| Pete Glasscock | District Engineer, Hanson, Walter & Assoc. Inc. |
| Sandra MacGregor | District Accountant, Inframark |
| Justin Fisher | Field Inspection Coordinator, Inframark |
| Dennis Hisler | District Agent, CDD Liaison |
| Juan Ramirez | Representative, BladeRunners |
| Lemuel Rivera | President, MagnoSec Corp. |
| Cody Childress | Account Manager, Envera |
| Taber Anderson | Account Manager, Solitude Lake Management |
| Josh Taylor | Representative, Solitude Lake Management |
| Residents and Members of the Public | |

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Mr. Perez called the meeting to order at 6:01 p.m. and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS **Approval of Agenda**

On MOTION by Mr. Crary, seconded by Ms. Incandela, with all in favor, the agenda for April 8, 2026, was approved. (5-0)

THIRD ORDER OF BUSINESS **Audience Comments**

Ms. Marlene addressed the Board and requested an update regarding the basketball court fence. Ms. Marlene also commented that the dog station bags should be of better quality and requested repairs to the tennis courts. Additionally, Ms. Marlene requested that United Land Services provide pricing for leaf pickup services throughout the community.

46 Mr. Crary stated that he was comfortable with the current condition of the leaves within
47 the community and commented that residents should pick up leaves as necessary.

48 **FOURTH ORDER OF BUSINESS** **Staff Reports**

49 **A. District Accountant**

50 **i. Review of Financials**

51 **ii. Acceptance of Check Register**

52 Ms. MacGregor reviewed the financial statements with the Board. Mr. Crary asked
53 several questions regarding the financials and certain invoices included within the reports.
54 Discussion ensued.

55 On MOTION by Mr. Crary, seconded by Ms. Incandela, with all in favor,
56 the financial statements and check register were accepted. (5-0)

57
58 **B. Blade Runners Report**

59 **i. Review of Irrigation Report**

60 Mr. Ramirez reviewed items throughout the District and discussed several enhancement
61 proposals submitted by United Land Services. Mr. Ramirez provided examples of the
62 proposed enhancement work and discussed various maintenance-related items within the
63 community. The Board discussed one of the proposals in detail and requested additional
64 information prior to consideration. The item was tabled and directed to be brought back at the
65 next meeting.

66 On MOTION by Mr. Crary, seconded by Mr. Peters, with all in favor,
67 Proposal No. 224705 in the amount of \$819.66 for removal of an oak tree
68 was approved. (5-0)

69
70 Discussion ensued regarding Proposal No. 224721. The Board directed staff to revise the
71 proposal.

72 On MOTION by Mr. Peters, seconded by Mr. Crary, with all in favor,
73 Proposal No. 224721 was approved as amended to include 85 Ixora plants,
74 adjusted plant sizing, and a not-to-exceed amount of \$2,500. (5-0)

75
76 The Board also discussed dead turf located near the school bus stop area caused by vehicles
77 parking on the grass. Discussion ensued regarding the District’s parking policy and potential
78 enforcement options.

79 **C. District Engineer**

80 Mr. Glasscock presented various map options for the Board’s consideration for placement
81 on the walls within the clubhouse. Discussion ensued regarding the proposed layouts and
82 display options.

83 Mr. Glasscock also presented Proposal No. 7235 from Mainline Site Development.

84 On MOTION by Mr. Crary, seconded by Ms. Incandela, with all in favor,
85 Proposal No. 7235 from Mainline Site Development in the amount of
86 \$21,380.00 for storm pipe repairs was approved, and authorization was
87 delegated to the Chairperson for approval of any necessary change orders.
88 (5-0)

89
90 Mr. Glasscock informed the Board that the annual inspection of the District would be
91 performed the following week.

92 Mr. Crary expressed concerns regarding the appearance of repairs completed at 2575
93 Chapala Drive and commented that the work appeared unsatisfactory. Mr. Glasscock stated
94 that he would coordinate with a contractor to inspect the repairs and report back to the Board.

95 Mr. Crary also requested an update regarding Ham Brown and discussed matters relating
96 to a shared swale area.

97 **G. Solitude Lake Management Report**

98 Mr. Anderson and Mr. Taylor reviewed the status of the ponds throughout the District
99 and provided updates regarding ongoing lake maintenance activities.

100 Mr. Anderson reported that the fountain located at Heron Pond was not functioning
101 properly, although the lights remained operational. He stated that Solitude Lake Management
102 would provide a proposal for replacement of the fountain.

103 **F. Envera Report**

104 Mr. Childress provided an update regarding Envera system operations within the District.
105 He stated that the only remaining outstanding item was the replacement of the gate arms. The
106 Board discussed the matter and determined that replacement was not necessary at this time.
107 The item was tabled.

108 Mr. Childress also discussed issues relating to the left main exit camera intermittently going
109 offline.

110 **D. Field Inspection Report**

111 Mr. Fisher reviewed items completed throughout the District and provided updates
112 regarding ongoing maintenance matters. Mr. Fisher discussed repairs needed at the guard
113 house, including the HVAC unit, sink, toilet, vanity, and general cleaning improvements. Mr.
114 Fisher also reviewed items that remain outstanding.

115 The Board discussed sidewalk cleaning throughout the community and expressed a
116 preference for spot cleaning specific areas rather than cleaning the entire community.

117 The Board discussed having maps printed and mounted within the clubhouse. Mr. Perez
118 stated that he would obtain a sample canvas print and bring it to a future meeting for the
119 Board’s review.

120 Additional discussion ensued regarding several items included within the field inspection
121 report, including ordering a replacement light from Home Depot, addressing sidewalk lifting
122 and root removal, obtaining a sign report from Mr. Goldberg, replacing the storage lock,
123 cleaning out the storage room, and repairs to the basketball court gate lock.

124 Mr. Fisher discussed a needed pool pipe repair and exploratory services.

125 **E. MagnoSec**

126 Mr. Perez discussed a photo submitted and requested clarification regarding whether the
127 attire shown in the photo was appropriate.

128 **H. CDD Liaison Report**

129 Mr. Hisler discussed the need for a first aid kit, issues with a non-functioning fountain,
130 and a plastic gutter located around the guard shack.

131 **I. District Counsel**

132 Mr. Dugan stated that he had no new updates for the Board. Discussion ensued regarding
133 the previous towing agreement versus the trespass agreement.

134 Mr. Crary also discussed a fence located at 3621 Kariba Court that may be encroaching
135 onto CDD property. Mr. Perez was directed to coordinate with the HOA and work with
136 District Counsel regarding the matter.

137 **J. District Manager**

138 The Board discussed the MOR Sports proposal related to the courts. Following
139 discussion, the item was tabled.

140 The Board also discussed the volleyball area within the community.

141 Mr. Perez discussed the proposed budget and informed the Board that the budget would
142 be presented at the next meeting.

143 **FIFTH ORDER OF BUSINESS** **Business Administration Items**

144 **A. Consideration of Minutes from the Meeting held March 11, 2026**

145 Mr. Crary requested that additional details be added regarding approved proposals.
146

147

On MOTION by Mr. Crary, seconded by Ms. Incandela, with all in favor, 148 Minutes from the Meeting held March 11, 2026, were approved. (5-0)

149
150 **SIXTH ORDER OF BUSINESS** **Supervisor Requests**

151 There being none, the next order of business followed.

152 **SEVENTH ORDER OF BUSINESS** **Adjournment**

153

Brighton Lakes CDD
April 8, 2026

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155
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157
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On MOTION by Mr. Peters, seconded by Mr. Rodriguez, with all in favor,
the meeting was adjourned. (5-0)

Assistant Secretary

Chair/Vice Chair