

Brighton Lakes Community Development District

Board of Supervisors

Marcial Rodriguez, Jr, Chairman
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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, July 8, 2026, at 6:00 p.m.

The Regular Meeting of the **Brighton Lakes Community Development District** will be held on Wednesday, July 8, 2026 at 6:00 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:

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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
- B. Solitude Lake Management Report.....P. 4
- C. Bladerunners Report
- D. Field Inspection Report.....P. 10
 - i. Consideration of Inframark Gutter Installation Proposal.....P. 28
 - ii. Consideration of Inframark Guard House Interior Improvements and Upgrades Proposal.....P. 35
 - iii. Consideration of Schaub Services Estimate #1238 for Replacement/Repair of Guard House Bathroom Vanity, Mirror, and Light Fixture Proposal.....P. 42
 - iv. Consideration of Schaub Services Estimate #1239 for Interior Painting of the Guard House Proposal.....P. 43
 - v. Consideration of Schaub Services Estimate #1240 for Interior Painting of the Guard House Proposal.....P. 44

- vi. Consideration of JTA Roofing & Gutters Proposal for Gutter,
Downspout, and Soffit Repairs Proposal.....P. 45
- vii. Consideration of Sunrise Irrigation Commercial Irrigation Controller
and Pump System Improvement Proposal.....P. 46
- viii. Consideration of Sunrise Irrigation Sweetspire Pump Replacement ProposalP. 49
- ix. Consideration of Techni-Pools Pool Chair Lift Repair Proposal.....P. 52

E. Magnosec Report

F. Envera Report

G. CDD Liaison Report

H. District Counsel

I. District Engineer

J. District Manager

- i. Review of Project Board

- ii. Review of District Management Report

5. BUSINESS ADMINISTRATION

- A. Consideration of Minutes from the Meeting held May 13, 2026.....P. 53

- B. Consideration of Minutes from the Meeting held June 10, 2026.....P. 60

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT