

**LEOMAS LANDING
COMMUNITY DEVELOPMENT DISTRICT**

Advanced Meeting Package

Regular Meeting

Date/Time:

***Monday, November 17, 2025
12:00 P.M.***

Location:

***Holiday Inn Express North I-4 at
4500 Lakeland Park Dr.
Lakeland, FL 33809***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Leomas Landing Community Development District
c/o Kai
2502 N. Rocky Point Dr., Suite 1000
Tampa, FL 33607
813-565-4663

Board of Supervisors
Leomas Landing Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the Leomas Landing Community Development District is scheduled for **Monday, November 17, 2025 at 12:00 P.M.** at the **Holiday Inn Express North I-4 at 4500 Lakeland Park Dr. Lakeland, FL 33809.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Larry Krause

Larry Krause
District Manager
813-565-4663

CC: Attorney
Engineer
District Records

District: LEOMAS LANDING COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Monday, November 17, 2025

Time: 12:00 P.M.

Location: Holiday Inn Express North I-4 at
4500 Lakeland Park Dr.
Lakeland, FL 33809

Supervisor	Position	
Mike Lawson	Chairman	
Doug Draper	Vice Chairman	
Lori Price	Assistant Secretary	
Christie Ray	Assistant Secretary	
Brittany Crutchfield	Assistant Secretary	

ZOOM: [Zoom Link](#)

Dial in: +1 305 224 1968

Meeting ID: 390 048 0969

Passcode: 54321

Mute/Unmute: *6

Regular Meeting Agenda

For the full agenda packet, please contact Leomaslanding@HiKai.com

I. Call to Order / Roll Call

II. Audience Comments – (limited to 3 minutes per individual on agenda items)

III. Business Items

A. Consideration for Adoption – **Resolution 2026-01** - Adopting FY 2026 District Objectives and Goals

Exhibit 1

B. Ratification of Proposals

1. US Bank – Fee Increase for Leomas Landing Area One
CDD 2021 REV - \$3,950.00

Exhibit 2

2. US Bank – Fee Increase for Leomas Landing Area Two
CDD 2021 REV - \$3,050.00

Exhibit 3

IV. Administrative Items

A. Consideration for Acceptance for the Minutes of the Leomas Landing CDD August 18, 2025, Regular Meeting and Public Hearing

Exhibit 4

B. Consideration for Acceptance of the Audited Financial Statements for the year ended September 30, 2024

Exhibit 5

C. Consideration for Acceptance of the Unaudited Financial Statements

Exhibit 6

1. June 2025

2. July 2025

3. August 2025

4. September 2025

D. Annual Arbitrage Report for October 8, 2024 to October 8, 2025
– Series 2021 (Assessment Area One and Assessment Area Two)
– Arbitrage Rebate Counselors, LLC

Exhibit 7

V. Vendor and Staff Updates

A. District Engineer

B. District Counsel

1. Audit Response Letter

Exhibit 8

C. Fields Operations Manager – Kai

1. Steadfast – August 2025 Aquatic Treatment Report

Exhibit 9

2. Floralawn - Landscape Management- 2026 Budget Forecast
/ 3% Increase – \$5,835.77 monthly / \$70,029.20 yearly

Exhibit 10

D. District Manager – Kai – Larry Krause

VI. Audience Comments – New Business – *(limited to 3 minutes per individual)*

VII. Supervisor Requests

VIII. Adjournment