

**LEOMAS LANDING  
COMMUNITY DEVELOPMENT DISTRICT**

***Advanced Meeting Package***

***Regular Meeting and Public Hearing***

***Date/Time:***

***Monday, August 17, 2026  
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

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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, August 17, 2026 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, August 17, 2026

**Time:** 12:00 P.M.

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

| Supervisor           | Position            |  |
|----------------------|---------------------|--|
| Michael Lawson       | Chairman            |  |
| Doug Draper          | Vice Chairman       |  |
| Lori Price           | Assistant Secretary |  |
| Christie Ray         | Assistant Secretary |  |
| Brittany Crutchfield | Assistant Secretary |  |

**TEAMS:** [Join the meeting now](#)

Meeting ID: 247 337 050 776 5

Passcode: fh76NX3M

Dial in by phone: [+1 312-667-7136,,669298377#](#)

Phone conference ID: 669 298 377#

Mute/Unmute: \*6

## ***Regular Meeting and Public Hearing Agenda***

*For the full agenda packet, please contact [Leomaslanding@HiKai.com](mailto:Leomaslanding@HiKai.com)*

### **I. Call to Order / Roll Call**

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

### **III. Administrative Items**

- A. Consideration for Approval for the June 15, 2026 Leomas Landing CDD Regular Meeting Minutes **Exhibit 1**
- B. Consideration for Acceptance of the Unaudited Financial Statements from April 2026 to June 2026 **Exhibit 2**
- C. Ratification of Agreement between Hurst Pest Services, Inc. and Leomas Landing CDD
  - 1. July and August 2026 - \$25.00 per week **Exhibit 3**
  - 2. FY 2027 - \$55.00 per month **Exhibit 4**
- D. Ratification of Proposals
  - 1. Florida Commercial Center
    - a. Repair of Picket Fence - \$775.99 **Exhibit 5**
    - b. Installation of Chemical Feed Pump - \$4,030.50 **Exhibit 6**
  - 2. ECS Integrations
    - a. Installation of CCTV - \$5,380.00 **Exhibit 7**
    - b. Management of CCTV - \$85.00 per month **Exhibit 8**
    - c. Providing Internet for One Year - \$110.00 **Exhibit 9**
    - d. Installation of (2) Gate Springs and (2) Crash Bar Tamper Protectors - \$780.00 **Exhibit 10**
  - 3. Steadfast Alliance
    - a. Pond Bank Repair of Pond 4 - \$15,060.00 **Exhibit 11**
    - b. Clearance of Debris of Pond 4 - \$400.00 **Exhibit 12**

#### **IV. Business Items**

##### **A. FY 2027 Budget Public Hearing**

1. Open Public Hearing
2. Presentation of the FY 2027 Budget *(Under Separate Cover)*

a. Affidavits of Publication: July 24 & 31, 2026

**Exhibit 13**

3. Public Comments

4. Close Public Hearing

##### **B. Consideration for Adoption – Resolution 2026-07, Adopting the FY 2027 Budget**

**Exhibit 14**

##### **C. FY 2027 Levying O&M Assessments Public Hearing**

1. Open Public Hearing
2. Public Comments
3. Close Public Hearing

##### **D. Consideration for Adoption – Resolution 2026-08, Imposing and Levying the O&M Assessments on the FY 2027 Budget**

**Exhibit 15**

1. Exhibit A – FY 2026-2027 Budget *(Under Separate Cover)*

2. Exhibit B – Form of Budget Funding Agreement with Developer

a. Affidavit for Anti-Human Trafficking

##### **E. Consideration for Adoption – Resolution 2026-09, Adopting the FY 2027 Meeting Schedule**

**Exhibit 16**

1. Exhibit A – Notice of Meetings

##### **F. Consideration for Acceptance – Developer Licensing Agreement**

#### **V. Vendor and Staff Updates**

A. District Engineer

B. District Counsel

C. Fields Operations Manager – Kai

1. Floralawn – June Irrigation Inspection Report

**Exhibit 17**

2. Steadfast – Aquatic Treatment Report

**Exhibit 18**

D. District Manager – Kai – Larry Krause

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

#### **VII. Supervisor Requests**

#### **VIII. Adjournment**