

Board of Supervisors:

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

District Staff:

Audette Bruce - District Manager
Brian Quillen - Director of Operations
Robert Stone - Community Director
Vivek Babbar - District Counsel
Tonja Stewart - District Engineer

Lake Hideaway Community Development District

Regular Meeting and Public Hearing Agenda

Friday, August 15, 2025 at 1:00 P.M.

Coastal Engineering, 966 Candlelight Boulevard Brooksville, Florida, 34601.

Zoom:

Dial In: +1 312-626-6799

Meeting ID: 492 506 1038

Passcode: 543210

Dear Supervisors:

A meeting of the Board of Supervisors of the Lake Hideaway Community Development District is scheduled for **Friday, August 15, 2025, at 1:00 p.m.** at the **Coastal Engineering, 966 Candlelight Boulevard Brooksville, Florida, 34601**. The following is the agenda for this meeting for your review and consideration. The Advanced Meeting Package is a working document, and thus all materials are considered drafts. Any additional support material will be distributed at the meeting.

1. Roll Call
2. Audience Comments – (limited to 3 minutes per individual for agenda items)
3. Consent Agenda
 - A. Consideration for Acceptance – The Unaudited May 2025 Financials [Exhibit 1](#)
 - B. Consideration for Acceptance – The Unaudited June 2025 Financials [Exhibit 2](#)
 - June Negative Variance Analysis [Exhibit 3](#)
 - C. Acceptance of the Fiscal Year 2024 Audited Financial Report Ending on September 30, 2024
 - Letter from Auditors [Exhibit 4](#)
 - Audit Report [Exhibit 5](#)
 - D. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held May 16, 2025 [Exhibit 6](#)
 - E. Ratification of Interlocal Uniform Collection Agreement between Lake Hideaway CDD and Hernando County Property Appraiser [Exhibit 7](#)
 - F. Ratification of FMSbonds G-17 Letter [Exhibit 8](#)
4. Business Items

District Office:

Kai
2502 N. Rocky Point Dr.,
Suite 1000, Tampa, FL 33607

Meeting Location:

Coastal Engineering
966 Candlelight Blvd.
Brooksville, FL 34601

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A. FY 2025-2026 Budget Public Hearing

- Open Public Hearing
 - Affidavit of Publication – July 18 & 25, 2025
- Presentation of the FY 2025-2026 Budget
- Public Comments
- Close Public Hearing

Exhibit 9**Exhibit 10****B. Consideration for Adoption – Resolution 2025-08, Adopting FY 2025-2026 Budget****Exhibit 11**

- Exhibit A – FY 2025-2026 Adopted Budget

C. FY 2025-2026 Levying O&M Assessments Public Hearing

- Open Public Hearing
- Public Comments
- Close Public Hearing

D. Consideration for Adoption – Resolution 2025-09, Imposing and Levying the O&M Assessments for the FY 2025-2026 Budget**Exhibit 12**

- Exhibit A – FY 2025-2026 Budget

E. Consideration for Approval – Developer Budget Funding Agreement**Exhibit 13**

- Exhibit A – FY 2025-2026 General Fund Budget

- Affidavit for Anti-Human Trafficking

Exhibit 14**F. Consideration for Adoption – Resolution 2025-10, Adopting the FY 2025-2026 Meeting Schedule****Exhibit 15****5. Staff Reports**

- A. District Counsel
- B. District Engineer
- C. Breeze Field Staff

- Florida Commercial Care
 - 1. Landscaping Inspection Report June 2025
 - 2. Irrigation Report July 2025

Exhibit 16**Exhibit 17****D. District Manager**

- Presentation of Quarterly Compliance Website Audit Report

Exhibit 18**District Office:**

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6. Supervisors Requests
7. Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)
8. Adjournment

We look forward to seeing you at the meeting. In the meantime, if you have any questions or would like to obtain a copy of the full agenda, please do not hesitate to call us at 813-565-4663.

Sincerely,

Audette Bruce

District Manager

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