

**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 - Field Services Manager  
Vivek Babbar - District Counsel  
Tonja Stewart - District Engineer

# Lake Hideaway Community Development District

## Regular Meeting Agenda

Friday, February 20, 2026 at 1:00 P.M.

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

Teams:

Dial In: +1 312-667-7136

Meeting ID: 228 823 963 834 31

Passcode: aw6G2oq3

Dear Supervisors:

A meeting of the Board of Supervisors of the Lake Hideaway Community Development District is scheduled for **Friday, February 20, 2026, 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. Business Items

- |                                                                                                                    |                           |
|--------------------------------------------------------------------------------------------------------------------|---------------------------|
| A. Consideration for Adoption – <b>Resolution 2026-02</b> , District Objectives and Goals for FY 2026              | <a href="#">Exhibit 1</a> |
| ➤ Objectives and Goals                                                                                             | <a href="#">Exhibit 2</a> |
| B. Consideration for Adoption – <b>Resolution 2026-03</b> , FY 2026 Budget Amendment                               | <a href="#">Exhibit 3</a> |
| ➤ Exhibit A – FY 2025-2026 Amended Budget                                                                          |                           |
| C. Consideration for Approval – Proposal – Annual Arbitrage Calculations April 9, 2024 to April 9, 2025 - \$475.00 | <a href="#">Exhibit 4</a> |
| 4. Consent Agenda                                                                                                  |                           |
| A. Consideration for Acceptance – The Unaudited July 2025 Financials                                               | <a href="#">Exhibit 5</a> |
| ➤ The Negative Variance for July 2025                                                                              | <a href="#">Exhibit 6</a> |
| B. Consideration for Acceptance – The Unaudited August 2025 Financials                                             | <a href="#">Exhibit 7</a> |
| ➤ The Negative Variance for August 2025                                                                            | <a href="#">Exhibit 8</a> |

**District Office:**

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

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Brooksville, FL 34601

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- C. Consideration for Acceptance – The Unaudited September 2025 Financials [Exhibit 9](#)
  - The Negative Variance for September 2025 [Exhibit 10](#)
- D. Consideration for Acceptance – The Unaudited October 2025 Financials [Exhibit 11](#)
  - The Negative Variance for October 2025 [Exhibit 12](#)
- E. Consideration for Acceptance – The Unaudited November 2025 Financials [Exhibit 13](#)
  - The Negative Variance for November 2025 [Exhibit 14](#)
- F. Consideration for Acceptance – The Unaudited December 2025 Financials [Exhibit 15](#)
  - The Negative Variance for December 2025 [Exhibit 16](#)
- G. Consideration for Acceptance – The Unaudited January 2026 Financials [Exhibit 17](#)
  - The Negative Variance for January 2026 [Exhibit 18](#)
- H. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting and Public Meeting Held August 15, 2025 [Exhibit 19](#)
- I. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Special Meeting Held December 19, 2025 [Exhibit 20](#)
- J. Ratification of DiBartolomeo, McBee, Hartley & Barnes Engagement Letter [Exhibit 21](#)
- K. Ratification of Florida Commercial Care – Irrigation Decoder Replacement - \$1,603.90 [Exhibit 22](#)
- L. Ratification of Florida State Fence – Repair of Damaged Fence on Perimeter - \$2,649.00 [Exhibit 23](#)
- M. Ratification of Florida Commercial Care – Irrigation Repair - \$543.89 [Exhibit 24](#)
- N. Ratification of Florida Commercial Care – Crape Trimming - \$6,375.00 [Exhibit 25](#)
- O. Ratification of Florida Commercial Care – Addendum 3 Pod C - \$13,110.00 [Exhibit 26](#)
- P. Ratification of Florida Commercial Care – Replacement of Freeze Damaged Plant Material - \$7,276.88 [Exhibit 27](#)
- Q. Ratification of Florida Commercial Care – Tree Replacement - \$3,681.88 [Exhibit 28](#)

**5. Staff Reports**

- A. District Counsel
- B. District Engineer
- C. Kai Field Staff
  - Safety Culture Report – January 2026 [Exhibit 29](#)
  - Florida Commercial Care – Irrigation Report December 2025 [Exhibit 30](#)

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D. District Manager

- Discussion of FY 2025 District Objectives and Goals
  - FY 2025 District Objectives and Goals

**Exhibit 31**

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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