

**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, March 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, March 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 – **Resolution 2026-02**, District Objectives and Goals for FY 2026 **Exhibit 1**
    - Objectives and Goals **Exhibit 2**
  - B. Consideration for Adoption – **Resolution 2026-03**, FY 2026 Budget Amendment **Exhibit 3**
    - Exhibit A – FY 2025-2026 Amended Budget
  - C. Presentation of Supplemental Engineer’s Reports **Under Separate Cover**
  - D. Presentation of Supplemental Assessment Methodology Reports **Under Separate Cover**
  - E. Consideration for Adoption – **Resolution 2026-04**, Delegated Award **Under Separate Cover**
    1. Exhibit A – Form of Purchase Contract
    2. Exhibit B – Form of Supplementary Indenture

**District Office:**

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

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966 Candlelight Blvd.  
Brooksville, FL 34601

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- 3. Exhibit C – Form of Preliminary Limited Offering Memorandum
- 4. Exhibit D – Form of Continuing Disclosure Agreement

**4. Consent Agenda**

- A. Consideration for Acceptance – The Unaudited July 2025 Financials **Exhibit 4**
  - The Negative Variance for July 2025 **Exhibit 5**
- B. Consideration for Acceptance – The Unaudited August 2025 Financials **Exhibit 6**
  - The Negative Variance for August 2025 **Exhibit 7**
- C. Consideration for Acceptance – The Unaudited September 2025 Financials **Exhibit 8**
  - The Negative Variance for September 2025 **Exhibit 9**
- D. Consideration for Acceptance – The Unaudited October 2025 Financials **Exhibit 10**
  - The Negative Variance for October 2025 **Exhibit 11**
- E. Consideration for Acceptance – The Unaudited November 2025 Financials **Exhibit 12**
  - The Negative Variance for November 2025 **Exhibit 13**
- F. Consideration for Acceptance – The Unaudited December 2025 Financials **Exhibit 14**
  - The Negative Variance for December 2025 **Exhibit 15**
- G. Consideration for Acceptance – The Unaudited January 2026 Financials **Exhibit 16**
  - The Negative Variance for January 2026 **Exhibit 17**
- H. Consideration for Acceptance – The Unaudited February 2026 Financials **Exhibit 18**
  - The Negative Variance for February 2026 **Exhibit 19**
- I. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting and Public Meeting Held August 15, 2025 **Exhibit 20**
- J. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Special Meeting Held December 19, 2025 **Exhibit 21**
- K. Ratification of DiBartolomeo, McBee, Hartley & Barnes Engagement Letter **Exhibit 22**
- L. Ratification of Florida Commercial Care – Irrigation Decoder Replacement - \$1,603.90 **Exhibit 23**
- M. Ratification of Florida State Fence – Repair of Damaged Fence on Perimeter - \$2,649.00 **Exhibit 24**
- N. Ratification of Florida Commercial Care – Irrigation Repair - \$543.89 **Exhibit 25**
- O. Ratification of Florida Commercial Care – Crape Trimming - \$6,375.00 **Exhibit 26**
- P. Ratification of Florida Commercial Care – Addendum 3 Pod C - \$13,110.00 **Exhibit 27**

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- Q. Ratification of Florida Commercial Care – Replacement of Freeze Damaged Plant Material - \$7,276.88 **Exhibit 28**
- R. Ratification of Florida Commercial Care – Tree Replacement - \$3,681.88 **Exhibit 29**
- S. Ratification of Walls Pressure Washing Proposal - \$2,378.97 **Exhibit 30**
- T. Ratification of Annual Arbitrage Calculations April 9, 2024 to April 9, 2025 - \$475.00 **Exhibit 31**

**5. Staff Reports**

- A. District Counsel
- B. District Engineer
- C. Kai Field Staff
  - Safety Culture Report – January 2026 **Exhibit 32**
  - Florida Commercial Care – Irrigation Report February 2026 **Exhibit 33**
- D. District Manager
  - Presentation of Annual Performance Report for FY 2024-2025 **Exhibit 34**

**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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