

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 **Exhibit 4**
 - D. Presentation of Supplemental Assessment Methodology Reports **Exhibit 5**
 - E. Consideration for Adoption – **Resolution 2026-04**, Delegated Award **Exhibit 6**
 1. Exhibit A – Form of Purchase Contract
 2. Exhibit B – Form of Supplementary Indenture
 3. Exhibit C – Form of Preliminary Limited Offering Memorandum
 4. Exhibit D – Form of Continuing Disclosure Agreement

District Office:

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

Meeting Location:

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966 Candlelight Blvd.
Brooksville, FL 34601

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4. Consent Agenda

- A. Consideration for Acceptance – The Unaudited July 2025 Financials **Exhibit 7**
 - The Negative Variance for July 2025
- B. Consideration for Acceptance – The Unaudited August 2025 Financials **Exhibit 8**
 - The Negative Variance for August 2025
- C. Consideration for Acceptance – The Unaudited September 2025 Financials **Exhibit 9**
 - The Negative Variance for September 2025
- D. Consideration for Acceptance – The Unaudited October 2025 Financials **Exhibit 10**
 - The Negative Variance for October 2025
- E. Consideration for Acceptance – The Unaudited November 2025 Financials **Exhibit 11**
 - The Negative Variance for November 2025
- F. Consideration for Acceptance – The Unaudited December 2025 Financials **Exhibit 12**
 - The Negative Variance for December 2025
- G. Consideration for Acceptance – The Unaudited January 2026 Financials **Exhibit 13**
 - The Negative Variance for January 2026
- H. Consideration for Acceptance – The Unaudited February 2026 Financials **Exhibit 14**
 - The Negative Variance for February 2026
- I. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting and Public Meeting Held August 15, 2025 **Exhibit 15**
- J. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Special Meeting Held December 19, 2025 **Exhibit 16**
- K. Ratification of DiBartolomeo, McBee, Hartley & Barnes Engagement Letter **Exhibit 17**
- L. Ratification of Florida Commercial Care – Irrigation Decoder Replacement - \$1,603.90 **Exhibit 18**
- M. Ratification of Florida State Fence – Repair of Damaged Fence on Perimeter - \$2,649.00 **Exhibit 19**
- N. Ratification of Florida Commercial Care – Irrigation Repair - \$543.89 **Exhibit 20**
- O. Ratification of Florida Commercial Care – Crape Trimming - \$6,375.00 **Exhibit 21**
- P. Ratification of Florida Commercial Care – Addendum 3 Pod C - \$ 157,320 **Exhibit 22**
- Q. Ratification of Florida Commercial Care – Replacement of Freeze Damaged Plant Material - \$7,276.88 **Exhibit 23**

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- R. Ratification of Florida Commercial Care – Tree Replacement - \$3,681.88 [Exhibit 24](#)
- S. Ratification of Walls Pressure Washing Proposal - \$2,378.97 [Exhibit 25](#)
- T. Ratification of Annual Arbitrage Calculations April 9, 2024 to April 9, 2025 - \$475.00 [Exhibit 26](#)
- U. Ratification of Suncoast Rust Control Contract - \$1,200 monthly [Exhibit 27](#)

5. Staff Reports

- A. District Counsel
- B. District Engineer
- C. Kai Field Staff
 - Safety Culture Report – March 2026 [Exhibit 28](#)
 - Florida Commercial Care – Irrigation Report February 2026 [Exhibit 29](#)
- D. District Manager
 - Presentation of Annual Performance Report for FY 2024-2025 [Exhibit 30](#)

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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