

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

# Lake Hideaway Community Development District

## Regular Meeting Agenda

Friday, June 12, 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, June 12, 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 2026-05**, Setting Landowners Election and Meeting **Exhibit 1**
    - Exhibit A – Sample Notice, Instructions, Sample Proxy and Sample Ballot
  - B. Consideration for Adoption – **Resolution 2026-06**, Designating Officers **Exhibit 2**
  - C. Consideration for Adoption – **Resolution 2026-07**, Authorizing Bank Account Signatories **Exhibit 3**
  - D. Consideration for Adoption – **Resolution 2026-08**, Approving Proposed Budget and Setting Public Hearing **Exhibit 4**
    - Exhibit A: Proposed Budget for Fiscal Year 2026/2027 **Under Separate Cover**
4. Consent Agenda
  - A. Consideration for Acceptance – The Unaudited March 2026 Financials **Exhibit 5**
    - The Negative Variance for March 2026
  - B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors **Exhibit 6**  
Regular Meeting Held March 20, 2026

**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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- C. Ratification of Pattie Electric Heating & Cooling – Outlet Installation - \$2,235.55 **Exhibit 7**
- D. Ratification of Florida Brothers Maintenance Repair – Signage Installation and Repair – \$1,160.00 **Exhibit 8**
- E. Ratification of Florida Commercial Care – Fertilizer Application - \$1,392.39 **Exhibit 9**
- F. Ratification of Florida Commercial Care – Mulch Installation - \$6,630.00 **Exhibit 10**
- G. Ratification of Florida Commercial Care – Valve Installation- \$954.26 **Exhibit 11**
- H. Ratification of Florida Commercial Care – Palm Trimming - \$4,560.00 **Exhibit 12**
- I. Ratification of Florida Commercial Care – Rip-Rap Installation - \$6,675.51 **Exhibit 13**
- J. Ratification of Florida Commercial Care – Irrigation Repair - \$274.27 **Exhibit 14**
- K. Ratification of Florida Commercial Care – Palm Trimming - \$325.00 **Exhibit 15**
- L. Ratification of Lake Hideaway Trespass Issue Signed Authorization **Exhibit 16**
- M. Ratification of Outdoor Solar Lighting Service Agreement between GIG Fiber LLC and Lake Hideaway CDD (Pod C) **Exhibit 17**
- N. Ratification of Outdoor Solar Lighting Service Agreement between GIG Fiber LLC and Lake Hideaway CDD (Pod D) **Exhibit 18**

**5. Staff Reports**

- A. District Counsel
- B. District Engineer
- C. Kai Field Staff
  - Safety Culture Report – June 2026 **Exhibit 19**
  - Florida Commercial Care Irrigation Report **Exhibit 20**
    - 1. Photos **Exhibit 21**
  - Consideration of Wall Painting Proposals
    - 1. Kai - \$15,584.61 **Exhibit 22**
    - 2. American Painters - \$34,877.00 both sides & top / \$19,974.00 one side & top **Exhibit 23**
      - Paint Specification **Exhibit 24**
    - 3. Loggerhead Land Services - \$27,500.00 **Exhibit 25**
- D. District Manager
  - Presentation of Number of Registered Voters **Exhibit 26**
  - Hernando County Supervisor of Elections Letter **Exhibit 27**

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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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