

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 and Public Hearing Agenda

Friday, August 21, 2026 at 1:00 P.M.

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

Teams:

Teams Link: [Meeting Link](#)

Dial In: +1 312 667 7136

Meeting ID: 927 315 241#

Dear Supervisors:

A meeting of the Board of Supervisors of the Lake Hideaway Community Development District is scheduled for **Friday, August 21, 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. FY 2026-2027 Budget Public Hearing
 - Open Public Hearing
 - Affidavit of Publication – July 24 & 31, 2026 [Exhibit 1](#)
 - Presentation of the FY 2026-2027 Budget [Exhibit 2](#)
 - Public Comments
 - Close Public Hearing
 - B. Consideration for Adoption – **Resolution 2026-09**, Adopting FY 2026-2027 Budget [Exhibit 3](#)
 - Exhibit A – FY 2026-2027 Adopted Budget
 - C. FY 2026-2027 Levying O&M Assessments Public Hearing
 - Open Public Hearing
 - Public Comments
 - Close Public Hearing
 - D. Consideration for Adoption – **Resolution 2026-10**, Imposing and Levying the O&M Assessments for the FY 2026-2027 Budget [Exhibit 4](#)
 - Exhibit A – FY 2026-2027 Budget
 - Exhibit B – Form of Budget Funding Agreement with Developer
 - E. Consideration for Adoption – **Resolution 2026-11**, Adopting the FY 2026-2027 Meeting Schedule [Exhibit 5](#)

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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F. Consideration for Approval – Proposal – Annual Arbitrage Calculations from April 9, 2024 to April 9, 2025 - \$475.00 **Exhibit 6**

G. Consideration for Approval – Proposal – Annual Arbitrage Calculations from July 14, 2026 to July 14, 2027 - \$475.00 **Exhibit 7**

4. Consent Agenda

A. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held June 12, 2026 **Exhibit 8**

B. Consideration for Acceptance – The Unaudited April 2026 Financials **Exhibit 9**

C. Consideration for Acceptance – The Unaudited May 2026 Financials **Exhibit 10**

D. Consideration for Acceptance – The Unaudited June 2026 Financials **Exhibit 11**

E. Ratification of Florida Commercial Care – Mainline Repair - \$664.93 **Exhibit 12**

F. Ratification of Florida Commercial Care – Traffic Sign Repair - \$1,740.48 **Exhibit 13**

G. Ratification of Florida Commercial Care – Decoder Replacement - \$400.56 **Exhibit 14**

H. Ratification of Florida Commercial Care – Mulch Installation - \$7,930.00 **Exhibit 15**

I. Ratification of EGIS – Policy Increase - \$1,096.00 **Exhibit 16**

5. Staff Reports

A. District Counsel

B. District Engineer

C. Kai Field Staff

➤ Safety Culture Report **Exhibit 17**

➤ Florida Commercial Care Irrigation Report – July 2026 **Exhibit 18**

• Photos

D. District Manager

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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