

Board of Supervisors:

Michael Lawson - Chairman
Doug Draper - Vice Chairman
Courtney Mattern - 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, September 18, 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, September 18, 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 2026-12**, Setting Final Terms for the Series 2026 Bonds **Exhibit 1**
 1. Exhibit A – Report of the District Engineer dated March 20, 2026
 2. Exhibit B – Second Supplemental Special Assessment Methodology Report dated June 30, 2026
 - B. Consideration for Adoption – **Resolution 2026-13**, Designating Officers **Exhibit 2**
 - C. Consideration of Motion to Authorize Draw Against Revolving Line of Credit with Valley National Bank
4. Consent Agenda
 - A. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting and Public Hearing Held August 21, 2026 **Exhibit 3**
 - B. Consideration for Acceptance – The Unaudited July 2026 Financials **Exhibit 4**
 - C. Consideration for Acceptance – The Unaudited August 2026 Financials **Exhibit 5**
 - D. Ratification of Florida Commercial Care – Controller Replacement - \$798.75 **Exhibit 6**
 - E. Ratification of Florida Commercial Care – Irrigation Controller Replacement - \$3,758.73 **Exhibit 7**

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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5. Staff Reports

- A. District Counsel
- B. District Engineer
- C. Kai Field Staff
- 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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