

Board of Supervisors:

Michael Lawson - Chairman
Doug Draper - Vice Chairman
Lori Price - Assistant Secretary
Christie Ray - Assistant Secretary
Brittany Crutchfield - Assistant Secretary

District Staff:

David Wenck - District Manager
Brian Quillen - Operations Director
Tonya Stewart - District Engineer
John Vericker - District Counsel

Curiosity Creek Community Development District

Regular Meeting and Public Hearing Meeting Agenda

Tuesday, August 25, 2026 at 6:00 P.M.
Springhill Suites, 102 12th Street West, Bradenton, Florida 34205

Teams Link: [Meeting Link](#)

Dial In: +1 312-667-7136

Meeting ID: 595 286 372#

Dear Supervisors:

A meeting of the Board of Supervisors of the Curiosity Creek Community Development District is scheduled for **Tuesday, August 25, 2026, at 6:00 p.m.** at the **Springhill Suites, 102 12th Street West, Bradenton, Florida 34205**. 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 2026-11**, 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 Approval – Form of Budget Funding Agreement with Developer [Exhibit 4](#)
 - E. Consideration for Adoption – **Resolution 2026-12**, Imposing and Levying the O&M Assessments for the FY 2026-2027 Budget [Exhibit 5](#)

District Office:

Kai (formerly Breeze/BreezeHome)
2502 N. Rocky Point Dr.,
Suite 1000, Tampa, FL 33607

Meeting Location:

Springhill Suites
102 12th Street West
Bradenton, Florida 34205

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➤ Exhibit A – FY 2026-2027 Budget

➤ Exhibit B – Form of Budget Funding Agreement with Developer

F. Consideration for Adoption – **Resolution 2026-13**, Adopting the FY 2026-2027 Meeting Schedule **Exhibit 6**

4. Consent Agenda

A. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held on May 26, 2026 **Exhibit 7**

B. Consideration for Acceptance – Proposal – Annual Arbitrage Calculations from November 21, 2024 to November 21, 2025 - \$475.00 **Exhibit 8**

C. Consideration for Acceptance – Proposal – Annual Arbitrage Calculations from December 23, 2025 to December 23, 2026 - \$475.00 **Exhibit 9**

D. Ratification of Florida Commercial Care – Irrigation Repair - \$889.67 **Exhibit 10**

E. Ratification of Florida Commercial Care – Mainline Repair - \$989.64 **Exhibit 11**

F. Ratification of Florida Commercial Care – Landscape Maintenance Proposal (Addendum 4) - \$1,495.00 monthly **Exhibit 12**

G. Ratification of Florida Commercial Care – Tree Replacement - \$2,059.41 **Exhibit 13**

5. Staff Reports

A. District Counsel

B. District Engineer

C. Field Operations Manager

➤ Field Report – August 2026 **Exhibit 14**

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,

David Wenck

District Manager

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