

***ANGELINE
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package
Regular Meeting

Date/Time:
Tuesday, October 14, 2025
6:00 P.M.

Location:
Hilton Garden Inn
2155 Northpointe Pkwy
Lutz, Florida 33558

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.

Angeline Community Development District
c/o Kai
2502 N. Rocky Point Dr. Suite 1000
Tampa, FL 33607
813-565-4663

Board of Supervisors
Angeline Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the Angeline Community Development District is scheduled for **Tuesday, October 14, 2025, at 6:00 P.M.** at the **Hilton Garden Inn, 2155 Northpointe Pkwy, Lutz, Florida 33558.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Larry Krause

Larry Krause
District Manager
813-565-4663

CC: Attorney
Engineer
District Records

District: ANGELINE COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Tuesday, October 14, 2025

Time: 6:00 P.M.

Location: Hilton Garden Inn
2155 Northpointe Pkwy,
Lutz, Florida 33558

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

ZOOM: <https://us02web.zoom.us/j/3900480969>

Call In: +1 305 224 1968

Meeting ID: 390 048 0969

Passcode: 54321

Mute/Unmute: *6

Regular Meeting Agenda

For the full agenda packet, please contact angeline@hikai.com

I. Call to Order / Roll Call

II. Audience Comments – (limited to 3 minutes per individual on agenda items)

III. Administrative Items

A. Consideration/Approval of the September 9, 2025, Regular Meeting Minutes

Exhibit 1

B. Consideration/Acceptance of the August 2025 Unaudited Financial Statements

Exhibit 2

IV. Business Items

A. Consideration/Adoption of Resolution 2026-01, Adopting FY 2026 District Objectives and Goals

Exhibit 3

B. Landscaper Evaluation Form for Phase 6

Exhibit 4

C. Consideration/Approval of Landscape and Irrigation Maintenance Services Proposals for Phase 6:

1. Alexander's Property - \$625,045.14

Exhibit 5

2. Cornerstone - \$356,841.00

Exhibit 6

3. Fieldstone - \$541,691.00

Exhibit 7

4. Floralawn - \$479,025.29

Exhibit 8

5. Florida Commercial Care - \$196,750.74

Exhibit 9

6. Juniper - \$1,053,600.00

Exhibit 10

7. Prince & Sons - \$268,800.00

Exhibit 11

8. RedTree - \$696,157.50

Exhibit 12

9. Rotolo - \$206,572.36

Exhibit 13

10. Russel Landscape - \$165,944.00

Exhibit 14

11. United Land Services - \$430,502.00

Exhibit 15

V. Vendor & Staff Updates

A. District Engineer

B. District Counsel

C. Field Operations Manager

1. Steadfast – September 2025 Waterway Treatment Report

Exhibit 16

2. Optic Systems – Consideration/Approval of the Virtual Site
Management Proposal - \$360.00/month

Exhibit 17

D. District Manager

VI. Audience Comments – New Business – *(limited to 3 minutes per individual)*

VII. Supervisor Requests

VIII. Adjournment