

***ANGELINE  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***  
***Regular Meeting***

***Date/Time:***  
***Tuesday, November 11, 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, November 11, 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, November 11, 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](mailto: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 October 14, 2025, Regular Meeting Minutes **Exhibit 1**
- B. Consideration/Acceptance of the September 2025 Unaudited Financial Statements **Exhibit 2**

### **IV. Business Items**

- A. Neighborhood Notice: Development Permit Application for Sunlake Blvd. Amenity Center – Ardurra **Exhibit 3**
- B. Consideration/Adoption of Resolution 2026-02, Amending FY 2026 Budget *To Be Distributed*
  - 1. FY 2026 Amended Budget **Exhibit 4**
- C. Landscaper Evaluation Form for Phase 6 **Exhibit 5**
- D. Consideration/Approval of Landscape and Irrigation Maintenance Services Proposals for Phase 6:
  - 1. Alexander's Property - \$625,045.14 **Exhibit 6**
  - 2. Cornerstone - \$356,841.00 **Exhibit 7**
  - 3. Fieldstone - \$541,691.00 **Exhibit 8**
  - 4. Floralawn - \$479,025.29 **Exhibit 9**

- |   |                            |
|---|----------------------------|
| 5. Florida Commercial Care - \$196,750.74 | <a href="#">Exhibit 10</a> |
| 6. Juniper - \$1,053,600.00               | <a href="#">Exhibit 11</a> |
| 7. Prince & Sons - \$268,800.00           | <a href="#">Exhibit 12</a> |
| 8. RedTree - \$696,157.50                 | <a href="#">Exhibit 13</a> |
| 9. Rotolo - \$206,572.36                  | <a href="#">Exhibit 14</a> |
| 10. Russel Landscape - \$165,944.00       | <a href="#">Exhibit 15</a> |
| 11. United Land Services - \$430,502.00   | <a href="#">Exhibit 16</a> |

**V. Vendor & Staff Updates**

A. District Engineer

B. District Counsel

C. Field Operations Manager

- |   |                            |
|---|----------------------------|
| 1. Steadfast – October 2025 Waterway Treatment Report | <a href="#">Exhibit 17</a> |
|---|----------------------------|

D. District Manager

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

**VII. Supervisor Requests**

**VIII. Adjournment**