

Forest Lake

Community Development District



ADVANCED MEETING PACKAGE

AUDIT COMMITTEE MEETING

DATE / TIME:

Thursday, September 11, 2025
1:00 P.M.

LOCATION:

Davenport City Hall
1 S Allapaha Ave.
Davenport, FL 33837



*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.*

**FOREST LAKE
COMMUNITY DEVELOPMENT DISTRICT**

c/o Anchor Stone
255 Primera Boulevard, Suite 160
Lake Mary, FL 32746



Board of Supervisors
Forest Lake Community Development District.

Dear Supervisors:

A Meeting of the Audit Committee of the Forest Lake Community Development District is scheduled for **Thursday, September 11, 2025, at 1:00 P.M.** at the **Davenport City Hall, 1 S Allapaha Ave., Davenport, FL 33837.**

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,

Patricia Thibault

Patricia Thibault
District Manager

CC: Attorney
Engineer
District Records



District: FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
Date of Meeting: Thursday, September 11, 2025
Time: 1:00 P.M.
Location: Davenport City Hall
1 S Allapaha Ave.
Davenport, FL 33837

ZOOM: [LINK***](#)
MEETING ID: 834 3998 7247
PASSCODE: 616169
CALL IN: 1-305-224-1968
PHONE CONFERENCE ID: 8343 998 7247#
PHONE PASSCODE: 616169#
MUTE/UNMUTE: *6

Audit Committee Meeting Agenda

For the full agenda packet, please contact ForestLake@AnchorstoneMgt.com

- I. Call to Order / Roll Call**
- II. Audience Comments** – *(limited to 3 minutes per individual on agenda items)*
- III. Administrative Items**
 - A. Notification of Audit Committee Meeting [EXHIBIT 1](#)
 - B. Consideration of RFQ for Audit Services *(to be distributed)* [EXHIBIT 2](#)
- IV. Audience Comments – Audit Committee New Business**– *(limited to 3 minutes per individual)*
- V. Audit Committee Member Requests**
- VI. Adjournment**

EXHIBIT 1

[RETURN TO AGENDA](#)



--- PUBLIC SALES / ESTATE / ACTIONS ---

FIRST INSERTION

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF AUDIT SELECTION COMMITTEE MEETING AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING

Notice is hereby given that the Audit Selection Committee of the Forest Lake Development District ("District") will convene a meeting to review, discuss and recommend an auditor to provide audit services to the District for Fiscal Year 2025/2026. The meeting will be convened on **September 11, 2025, at 1:00 p.m., at the Davenport City Hall - 1 S Allapaha Ave, Davenport, FL 33837.** The regular Board meeting will take place immediately following the adjournment of the Audit Committee meeting where the Board may consider any other business that may properly come before it.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The meetings may be continued without additional notice to a date, time, and place to be specified on the record at the meetings. Copies of the agendas for the meetings may be obtained at the District's website, <https://www.forestlakecd.org/>, or at the office of the District Manager Anchor Stone Man-

agement, LLC., 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746, (407) 698-5350 ("District Manager's Office"), during normal business hours. There may be occasions when staff or other individuals may participate by speaker telephone.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at the public meetings because of disability or physical impairment should contact the District Manager's Office, at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Audit Selection Committee or the Board of Supervisors with respect to any matter considered at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Patricia Thibault
District Manager
Aug 29, 2025 25-01303K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 2025CA001942A000BA CITIZENS BANK, N.A., Plaintiff, vs. HENRY RAMIREZ, et al, Defendant(s).

To: HENRY RAMIREZ
Last Known Address:
596 Ogel Thorpe Drive
Davenport, FL 33897
Current Address: Unknown
SANDRA V. RAMIREZ
Last Known Address:
596 OGELTHORPE DRIVE
DAVENPORT, FL 33897
Current Address: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:
LOT 261, LAUREL ESTATES PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGE(S) 33 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 596 OGELTHORPE DRIVE DAVENPORT FL 33897 has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy

within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

9/25/2025 Default Date
WITNESS my hand and the seal of this court on this day of AUG 18, 2025.
Stacy Butterfield
Clerk of the Circuit Court
(SEAL) By: Ruthy Pacheco
Deputy Clerk

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
NL - 25-003195
Aug. 29; Sept. 5, 2025 25-01297K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

CASE NO.: 2025CA000632 WILLIAM'S PRESERVE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. DAURYS V. LORENZO, et al., Defendants.

TO: DAURYS V. LORENZO
UNKNOWN SPOUSE OF
DAURYS V. LORENZO
UNKNOWN TENANT(S)
LAST KNOWN ADDRESS: 639 Samuel Place, Davenport, FL 33837

YOU ARE NOTIFIED that an action to foreclose a lien on the following property in POLK COUNTY, Florida:
Lot 286, William's Preserve Phase II-B, according to the map or plat thereof, as recorded in Plat Book 167, Page(s) 48 through 52, inclusive, of the Public Records of Polk County, Florida.
Property Address: 639 Samuel Place, Davenport, FL 33837

has been filed against you and you are required to serve a copy of your written defenses, if any, to Lisa Acharekar, Esquire, Martell & Ozim, P.A., counsel for the Plaintiff, whose address is 213

S. Dillard Street, Suite 210, Winter Garden, FL 34787, within thirty (30) days from the first publication of this notice, on or before 10/3/2025 and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of said Court on the day of AUG 26, 2025.
Stacy M. Butterfield
CLERK OF THE COURT
(SEAL) By: Ruthy Pacheco
Deputy Clerk

Lisa Acharekar, Esq.,
Martell & Ozim, P.A.,
213 S. Dillard Street, Suite 210,
Winter Garden, FL 34787
Aug. 29; Sept. 5, 2025 25-01300K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

PROBATE ACTION PROBATE DIVISION File No. 2025-CP-2660 IN RE: ESTATE OF MARYANN KIRCHNER Deceased.

The administration of the estate of MARYANN KIRCHNER, deceased, whose date of death was June 3, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, FL 33830. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand

must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is August 29, 2025

Co-Personal Representatives:
Signed by:
Kevin Harris
73C13A941
KEVIN HARRIS
1303 SW 33rd Street
Cape Coral, Florida 33914
DocuSigned by:
Scott HARRIS
110FA42F09DA419..
SCOTT HARRIS
4541 Horseshoe Drive
Waterford, Michigan 48328
Attorney for Personal Representatives:
/s/ Kenneth E. Kemp, II
KENNETH E. KEMP, II
Florida Bar Number: 607401
Kemp & Mace, P.A.
12661 New Brittany Blvd
FORT MYERS, FL 33907
Telephone: (239) 278-1800
kenneth@kempandmace.com
michelle@kempandmace.com
Aug. 29; Sept. 5, 2025 25-01290K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CASE NO.: 2025-CA-002577-A000-BA MIDFLORIDA CREDIT UNION, Plaintiff, v.

THE ESTATE OF KENNETH D. RAINEY; THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF KENNETH D. RAINEY; THE UNKNOWN HEIRS OF THE ESTATE OF KENNETH D. RAINEY; TENANT #1; TENANT #2; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS.

TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

YOU ARE HEREBY NOTIFIED that an action to foreclose on the following real property in Polk County, Florida:

Lot 3, Block 2, WOODLAND PARK, a subdivision accord-

ing to the plat thereof recorded in Plat Book 35, Page 50, of the Public Records of Polk County, Florida.

Parcel Identification No.: 28-30-05-939200-002030
Property Address: 2536 Olive Avenue, Lake Wales, Florida 33898

has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before September 29, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATE: August 22, 2025
STACY M. BUTTERFIELD
Clerk of the Court
By: Deputy Clerk

Gregory A. Sanoba, Esquire,
422 South Florida Avenue,
Lakeland, Florida 33801
Aug. 29; Sept. 5, 2025 25-01304K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

PROBATE FILE NO. 532025CP002497A000BA IN RE: Estate of FRANKY SUSVON DUPREE, Deceased.

The administration of the estate of Franky Susvon Dupree, deceased, whose date of death was April 4, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is August 29, 2025.

Personal Representative:
/s/Lucinda Owens
Lucinda Owens, Personal Rep.
135 Dancing Trees Trail
Morganton, Georgia 30560
Attorney for Personal Representative:
/s/Amy L. Phillips
AMY L. PHILLIPS
P.O. Box 4397
Winter Haven, FL 33885
(863) 268-8292
amy@amyphillipspllc.com
Aug. 29; Sept. 5, 2025 25-01301K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CASE NO. 2023CA006686000000 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, Plaintiff, vs.

DIKENEL JEAN AND NADINE NAPOLEAN, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 16, 2024, and entered in 2023CA006686000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST is the Plaintiff and DIKENEL JEAN; NADINE NAPOLEAN; TERRALARGO COMMUNITY ASSOCIATION, INC.; AQUA FINANCE, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on September 17, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 191, TERRALARGO PHASE 3D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 163, PAGES 38 AND 39, OF THE PUBLIC RECORDS OF POLK

COUNTY, FLORIDA.

Property Address: 3969 AQUILLA DR, LAKE LAND, FL 33810

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 25 day of August, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
23-154314 - RaO
Aug. 29; Sept. 5, 2025 25-01296K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 532025CA002508A000BA PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JUAN SOTO A/K/A JUAN FELIPE SOTO N/K/A JUAN FELIPE SOTO, et al., Defendants.

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JUAN SOTO A/K/A JUAN FELIPE SOTO N/K/A JUAN FELIPE SOTO

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 12, INDIAN BLUFFS ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 87, PAGE 32, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De

Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before Oct. 1, 2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this 25th day of August, 2025.

STACY M. BUTTERFIELD, CPA
As Clerk of the Court
(SEAL) By A. Nieves
As Deputy Clerk

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
CORAL SPRINGS, FL 33310
25-02026
Aug. 29; Sept. 5, 2025 25-01305K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CASE No.: 2025CA002205A000BA UNITED STATES OF AMERICA ON BEHALF OF ITS AGENCY, SMALL BUSINESS ADMINISTRATION (SBA), Plaintiff, v.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEE AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LARRY GENE BORDEN, DECEASED; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; WENDELL TRENT BORDEN, AS POTENTIAL HEIR TO THE ESTATE OF LARRY GENE BORDEN; GOODLEAP LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.

To the following Defendant(s):
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEE AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LARRY GENE BORDEN, DECEASED
(RESIDENCE UNKNOWN)

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
BEGINNING 278 FEET WEST OF NORTHEAST CORNER OF THE SOUTH 1/2 OF LOT 175, WAHNETA FARMS SUBDIVISION, ACCORDING TO PLAT

BOOK 1, PAGES 82A AND 82B AND RUN SOUTH 165 FEET WEST 75 FEET NORTH 165 FEET AND EAST TO POINT OF BEGINNING

a/k/a 112 2nd Wahneta St W, Winter Haven, FL 33880

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 9/29/2025, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this day of AUG 22, 2025.
Stacy M. Butterfield
As Clerk of the Court
(SEAL) By: Ruthy Pacheco
As Deputy Clerk

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
Aug. 29; Sept. 5, 2025 25-01299K

Q&A

LV18237_V13

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

EXHIBIT 2

[RETURN TO AGENDA](#)



**FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Forest Lake Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Polk, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 30, 2026.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hardcopy and one ~~(1)~~ electronic copy on a flash drive of their proposal to the District Manager, 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746 in an envelope marked on the outside "Auditing Services, Forest Lake Community Development District." Electronic Proposals must be received by, at the office of the District Manager by September 30, 2025 at 2 p.m. to Patricia Thibault at Patricia@Anchorstonemgt.com. Please direct all questions regarding this Notice to the District Manager Patricia Thibault

Run date: must be published in at least one newspaper of general circulation in the District and the county in which the District is located. The public announcement must allow for at least 7 days for the submission of proposals.

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSALS

District Auditing Services for Fiscal Year 2025
Polk County, Florida

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Electronic proposals must be received no later than Tuesday, September 30, 2025 at 2 p.m. to Patricia Thibault at Patricia@Anchorstonemgt.com

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) hardcopy and one (1) electronic copy on a flash drive of their proposal, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Forest Lake Community Development District" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions ("**Proposal Documents**").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of the District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List the position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal, plus the lump sum cost of four (4) annual renewals.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

**FOREST LAKE
COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. Ability of Personnel. (20 Points)

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)

2. Proposer's Experience. (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other or current Community Development District(s) in other contracts; character, integrity, reputation of Proposer, etc.)

3. Understanding of Scope of Work. (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. Price. (20 Points)***

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

Total (100 Points)

***Alternatively, the Board may choose to evaluate firms without considering price, in which case the remaining categories would be assigned 25 points each.

