

Carlton Lakes Community Development District

Board of Supervisors

Freddy Barton, Chairman
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Elizabeth Morales Diaz, Assistant Secretary
Fredrick Levatte, Assistant Secretary

District Staff

Kristee Cole, Senior District Manager
Alize Aninipot, District Manager
Kathryn ("KC") Hopkinson, District Counsel
David Hamstra, District Engineer
Alex West, Onsite Manager
Jason Liggett, District Inspections
Matt Jones, Crosscreek Environmental
Epifanio Carvajal, Pine Lake Landscape
Nancy Hix, District Accountant
Crystal Yem, District Admin

Final Meeting Agenda

Wednesday, December 10, 2025 – 6:00 p.m.

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you plan to call into the meeting.

- 1. Pledge of Allegiance**
- 2. Call to Order and Roll Call**
- 3. Approval of the Agenda**
- 4. Audience Comments on Agenda – Three (3) Minute Time Limit**
- 5. Staff Reports**
 - A. District Counsel
 - B. Aquatics Report
 - C. Field Inspection Report
 - D. Landscape Inspection Report
 1. Consideration of Dead Pine Tree Removal Proposal
 - E. District Accountant
 - F. District Engineer
 - G. District Manager
 1. Update on Pool Closure
 2. Update on the Grilling Lawsuit
 - H. Onsite Manager
 1. Onsite Manager Report
- 6. Business Items**
 - A. Consideration of Pressure Washing
- 7. Business Administration**
 - A. Consideration of the Regular Meeting Minutes from November 12, 2025
 - B. Consideration of the September and October 2025 Check Register
 - C. Consideration of the November 2025 Check Register
(Under Separate Cover)
- 8. Supervisor Requests**
- 9. Audience Comments – Three - (3) Minute Time Limit**
- 10. Adjournment**

The next meeting is scheduled for Wednesday, January 14, 2026, at 6:00 p.m.

District Office
Inframark
313 Campus St.
Celebration, Florida 34747

Meeting Location:
Carlton Lakes Clubhouse
11404 Carlton Fields Drive
Riverview, FL 33579
<https://www.carltonlakescdd.org>