

West Lake Community Development District

April 8, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 286 534 389 986 9 PASSCODE: bg6wi2fp

[JOIN THE MEETING NOW](#)

2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

West Lake Community Development District

Board of Supervisors:

Kelly Evans, Chairman
Lori Campagna, Vice Chairman
Ben Gainer, Assistant Secretary
Brad Gilley, Assistant Secretary
Nancy Symonds, Assistant Secretary

Staff:

Deborah Wallace, District Manager
Brian Lamb, District Secretary
Kathryn Hopkinson, District Counsel
Chris O'Kelley, District Engineer
Hanna Yi, Accountant II
Kelly Dattler, Administrative Assistant III

Regular Meeting Agenda Wednesday, April 8, 2026 – 1:00 p.m.

The Regular Meeting of West Lake Community Development District will be held at the **offices of Inframark located at 2005 Pan Am Circle Suite 300 Tampa, FL 33607.**

Microsoft Teams Meeting: [Join the meeting now](#)

Meeting ID: 286 534 389 986 9

Call in (audio only): +1 (646) 838-1601

Passcode: bg6wi2fp

Phone Conference ID: 594 801 954#

1. Call to Order/Roll Call

2. Audience Comments – *Three- (3) Minute Time Limit*

3. Business Items

A. Consideration of Resolution 2026-03; Approving a Proposed O&M Budget for FY2026-2027 & Setting a Public Hearing

B. Consideration of HOA/CDD Irrigation Cost Share Agreement

4. Consent Agenda

A. Approval of Meeting Minutes

1. March 11, 2026 Regular Meeting Minutes

5. Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

1. March Sitex Report

6. Supervisor Requests

7. Adjournment

The next meeting is scheduled for May 13, 2026 at 1:00 p.m.

District Office:

Pan Am Circle, Suite 300
Tampa, FL 33607
(813) 873-7300

Meeting Location:

In person: 2005 Pan Am Circle Suite 300 Tampa, FL 33607
Participate remotely: Microsoft Teams [Join the meeting now](#)
OR dial in for audio only (646) 838-1601
Meeting ID: 286 534 389 986 9
Passcode: bg6wi2fp

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST LAKE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (the “Board”) of the West Lake Community Development District (the “District”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (the “Proposed Budget”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A**, is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Wednesday, July 8, 2026, at 1:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on April 8, 2026.

Attested By:

**West Lake
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Name: Kelly Evans
Title: Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

West Lake
Community Development District

FISCAL YEAR 2027
PROPOSED BUDGET

April 8, 2026

CLEAR PARTNERSHIPS



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West Lake

Community Development District

Operating Budget

FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES					
Interest - Investments	\$0.00	\$1,827.00	\$1,827.00	0%	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$0.00	\$0.00	0%	\$399,924.47
Special Assmnts- CDD Collected	\$375,928.00	\$376,820.00	\$376,820.00	0%	\$0.00
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	0%	-\$15,996.98
Other Miscellaneous Revenues	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL REVENUES	\$375,928.00	\$378,647.00	\$378,647.00	1%	\$383,927.49

EXPENDITURES

Financial and Administrative

Supervisor Fees	\$12,000.00	\$4,400.00	\$12,000.00	0%	\$12,000.00
District Management	\$25,000.00	\$16,500.00	\$25,000.00	0%	\$25,000.00
Field Management	\$12,000.00	\$0.00	\$12,000.00	0%	\$12,000.00
Construction Accounting	\$6,100.00	\$2,917.00	\$6,100.00	0%	\$0.00
Financial/Revenue Collections	\$3,500.00	\$0.00	\$3,500.00	0%	\$5,000.00
Accounting Services	\$17,500.00	\$5,375.00	\$17,500.00	0%	\$17,500.00
Website Admin Services	\$1,500.00	\$750.00	\$1,500.00	0%	\$1,500.00
District Engineer	\$7,500.00	\$0.00	\$7,500.00	0%	\$7,500.00
District Counsel	\$20,000.00	\$7,553.00	\$20,000.00	0%	\$20,000.00
Trustees Fees	\$6,400.00	\$0.00	\$6,400.00	0%	\$5,000.00
Auditing Services	\$5,200.00	\$0.00	\$5,200.00	0%	\$5,400.00
Postage, Phone, Faxes, Copies	\$150.00	\$0.00	\$150.00	0%	\$150.00
Assessment Roll	\$5,000.00	\$3,542.00	\$5,000.00	0%	\$5,000.00
Legal Advertising	\$2,500.00	\$0.00	\$2,500.00	0%	\$2,500.00
Bank Fees	\$200.00	\$732.00	\$732.00	266%	\$0.00
Website ADA Compliance	\$2,000.00	\$0.00	\$2,000.00	0%	\$1,661.00
Disclosure Report	\$5,000.00	\$2,083.00	\$5,000.00	0%	\$5,000.00
Dues, Licenses & Fees	\$350.00	\$175.00	\$175.00	-50%	\$175.00
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	0%	\$7,998.49
Arbitrage Rebate	\$0.00	\$0.00	\$400.00	0%	\$400.00
Disclosure Technology Services	\$0.00	\$0.00	\$3,500.00	0%	\$3,500.00
Total Administrative	\$131,900.00	\$44,027.00	\$136,157.00	3%	\$137,284.49

Insurance

General Liability	\$5,000.00	\$2,915.00	\$2,915.00	-42%	\$3,207.00
Public Officials Insurance	\$5,000.00	\$2,385.00	\$2,385.00	-52%	\$2,624.00
Property & Casualty Insurance	\$30,000.00	\$2,045.00	\$2,045.00	-93%	\$1,943.00
Total Insurance	\$40,000.00	\$7,345.00	\$7,345.00	-82%	\$7,774.00

Utility Services

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	PROJECTED FY 2026		BUDGET FY 2027
Electric Utility	\$12,000.00	\$142.00	\$6,142.00	-49%	\$12,000.00
Street Lights	\$53,000.00	\$15,742.00	\$53,000.00	0%	\$54,590.00
Water utility	\$0.00	\$96.00	\$6,062.00	0%	\$12,000.00
Total Utility Services	\$65,000.00	\$15,980.00	\$65,204.00	0%	\$78,590.00
Landscape and Irrigation Maintenance - Contract	\$80,000.00	\$11,612.00	\$80,000.00	0%	\$80,000.00
Landscaping - Mulch	\$2,000.00	\$0.00	\$2,000.00	0%	\$15,000.00
Landscaping - Plant Replacement	\$10,000.00	\$0.00	\$10,000.00	0%	\$10,000.00
Irrigation Repairs	\$5,000.00	\$0.00	\$5,000.00	0%	\$5,000.00
Aquatics - Contract	\$8,202.00	\$3,420.00	\$8,202.00	0%	\$8,202.00
Well - R&M	\$2,500.00	\$0.00	\$2,500.00	0%	\$2,500.00
Debris Cleanup	\$10,000.00	\$0.00	\$10,000.00	0%	\$10,000.00
Habitat Management	\$0.00	\$0.00	\$0.00	0%	\$10,000.00
Entryway - R&M	\$0.00	\$0.00	\$0.00	0%	\$2,500.00
Total Landscape and Pond Maintenance	\$117,702.00	\$15,032.00	\$117,702.00	0%	\$143,202.00
Contingency					
Miscellaneous Contingency	\$21,326.00	\$0.00	\$21,326.00	0%	\$17,077.00
Total Contingency	\$21,326.00	\$0.00	\$21,326.00	0%	\$17,077.00
TOTAL EXPENDITURES	\$375,928.00	\$82,384.00	\$347,734.00	-7%	\$383,927.49
Excess (deficiency) of revenues					
Over (under) expenditures	\$0.00	\$296,263.00	\$30,913.00	0%	\$0.00
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance	\$0.00	\$296,263.00	\$30,913.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$0.00	\$0.00	\$0.00	0%	\$30,913.00
FUND BALANCE, ENDING	\$0.00	\$296,263.00	\$30,913.00	0%	\$30,913.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The district earns interest on its operating accounts.

Special Assessments – Tax Collector

The district will levy a Non-Ad Valorem assessment on all the assessable property within the district to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 12 meetings.

District Management

The district retains the services of a consulting manager, who is responsible for the daily administration of the district's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The district has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Financial/Revenue Collections

These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond-related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services

Services including the preparation and delivery of the district's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Website Admin Services

The cost of regular maintenance of the district's website by Inframark Management Services.

District Engineer

The district's engineer provides general engineering services to the district, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The district's attorney provides general legal services to the district, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The district pays US Bank an annual fee for trustee services on the Series 2025 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Auditing Services

The district is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and services to produce agendas and conduct day-to-day business of the district.

Assessment Roll

The cost of preparing the annual assessment roll by Inframark Management Services.

Legal Advertising

The district is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Website ADA Compliance

The cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Dues, Licenses & Fees

The district is required to pay a \$175.00 annual fee to the Department of Economic Opportunity Division of Community Development.

Misc – Assessment Collection Cost

This service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the district's debt service and operations and maintenance obligations and amounts to 2% of the Collection Costs.

Arbitrage Rebate

The district is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Disclosure Technology Services

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Insurance

General Liability

The district's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The district will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The district will incur fees to insure items owned by the district for its property needs.

Utility Services

Electric Utility

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Street Lights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Water Utility

The district charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Landscape and Pond Maintenance

Landscape and Irrigation Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the district along with the maintenance of irrigation systems.

Landscaping – Mulch

This is for the cost of the mulch installation and services throughout the district.

Landscaping – Plant Replacement

This is for the cost of replacing dead or damaged plants throughout the district.

Irrigation Repairs

The cost of the repairs and maintenance of the irrigation system that are not outlined in the contract.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Well – R&M

This is for the cost of monitoring the repairs and management of the wells within the district's property.

Budget Narrative
Fiscal Year 2027

Landscape and Pond Maintenance (continued)

Debris Cleanup

Cost of cleaning up debris on district property.

Habitat Management

The cost of maintaining the preservation of the habitats within district property.

Entryway – R&M

The cost of repairs and regular maintenance for the entryways.

Contingency

Miscellaneous Contingency

Funds set aside for projects, as determined by the district's board.



West Lake

Community Development District

Debt Service Budget

FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2025 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	TOTAL	ANNUAL
	BUDGET	THRU	PROJECTED	BUDGET
	FY 2026	2/28/2026	FY 2026	FY 2027
REVENUES				
Interest - Investments	\$0.00	\$1,770.00	\$1,770.00	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$407,985.00	\$407,985.00	\$433,005.32
Special Assmnts- Prepayment	\$0.00	\$0.00	\$0.00	\$0.00
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	-\$17,320.21
TOTAL REVENUES	\$0.00	\$409,755.00	\$409,755.00	\$415,685.11
EXPENDITURES				
<i>Administrative</i>				
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$8,660.11
Total Administrative	\$0.00	\$0.00	\$0.00	\$8,660.11
<i>Debt Service</i>				
Principal Debt Retirement	\$0.00	\$0.00	\$0.00	\$90,000.00
Interest Expense	\$0.00	\$41,620.00	\$41,620.00	\$315,195.00
Total Debt Service	\$0.00	\$41,620.00	\$41,620.00	\$405,195.00
TOTAL EXPENDITURES	\$0.00	\$41,620.00	\$41,620.00	\$413,855.11
Excess (deficiency) of revenues				
Over (under) expenditures	\$0.00	\$368,135.00	\$368,135.00	\$1,830.00
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00
Net change in fund balance		\$368,135.00	\$368,135.00	\$1,830.00
FUND BALANCE, BEGINNING		\$0.00	\$0.00	\$368,135.00
FUND BALANCE, ENDING	\$0.00	\$368,135.00	\$368,135.00	\$369,965.00

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT		
	12/15/2025	12/15/2027
Series 2025 Bonds	\$6,285,000.00	\$6,105,000.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The district earns interest on its investment accounts.

Special Assessments – Tax Collector

The district will levy a Non-Ad Valorem assessment on all the assessable property within the district to pay for the debt service expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Misc – Assessment Collection Cost

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the district's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond-related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

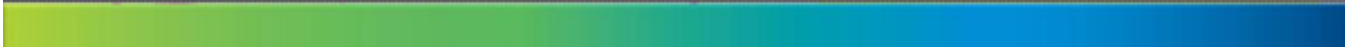
Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The district Pays interest Expenses on the debt twice a year.



West Lake

Community Development District

Supporting Budget Schedule

FY 2027



**Comparison of Assessment Rates
Fiscal Year 2027 vs. Fiscal Year 2026**

Product & Phase	General Fund 001			2025 Debt Service			Total Annual Assessment			Total Units	
	FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	O&M	2025
Townhome	\$941.00	\$941.00	0.0%	\$957.45	\$957.45	0.0%	\$1,898.45	\$1,898.45	0.0%	98	98
Single Family 40'	\$1,254.66	\$1,254.66	0.0%	\$1,382.98	\$1,382.98	0.0%	\$2,637.64	\$2,637.64	0.0%	129	129
Single Family 50'	\$1,568.33	\$1,568.33	0.0%	\$1,728.72	\$1,728.72	0.0%	\$3,297.05	\$3,297.05	0.0%	93	93
										320	320

IRRIGATION SYSTEM COST SHARING AGREEMENT

This Irrigation System Cost Sharing Agreement (this “**Agreement**”) is entered into as of April 8, 2026, by and between the **West Lake Community Development District**, a special purpose unit of local government established pursuant to Chapter 190, Florida Statutes (the “**District**”), and the **West Lake Community Association, Inc.**, a Florida Not For Profit Corporation (the “**Association**”).

Background Information

The District and the Association both own and maintain certain lands within the District’s boundary. As such, the parties share the irrigation system within the community which provides water to the landscaping and turf located throughout the community. The parties desire to share the utility, operation, maintenance, repair, and replacement expenses for the irrigation system. The parties have agreed to divide up the costs related to the irrigation system based upon the use of the irrigation system by each entity as described below.

Operative Provisions

1. Incorporation of Background Information. The foregoing Background Information is true and correct and is hereby incorporated into this Agreement by this reference.

2. Payments. The District hereby covenants and agrees to pay, during the term hereof, to the HOA, 20% of the expenses for irrigation, operation, maintenance, and repair of the irrigation. Irrigation will be paid on a monthly basis by the Association and the District will be invoiced for 20% of said Irrigation bill. In the event that the Irrigation needs to be replaced and/or maintained in any way, the District shall be responsible for paying the Association 20% of the associated costs.

3. Term. This Agreement shall commence as of the date listed above and shall remain in effect until mutually terminated, in writing, by both the District and the Association.

4. Relationship. The parties to this Agreement are not partners, joint ventures, employees, or agents of any other party, and no one party shall have the authority to bind any other party. No party shall have the right to make any contract or commitments for, or on behalf of, another party without the prior written approval of any other party.

5. Amendment. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both parties.

6. Termination. Any party may terminate this Agreement at any time without cause by providing at least ninety (90) days written notice of its intent to terminate this Agreement.

7. Assignment. No party may assign their obligations or rights in this Agreement or any movies to become due hereunder without the prior written approval of the other party. Any assignment entered into without such written approval shall be invalid and unenforceable.

8. Enforcement of Agreement. In the event either party is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

9. Governing Law and Venue. This agreement shall be governed by Florida law with venue in the county the District is located.

10. Public Records. As required under Section 119.0701, Florida Statutes, HP Association and HP West Association shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Association upon termination of the Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE ASSOCIATION HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ASSOCIATION'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 991-1116, BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

11. Limitations on Government Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the Parties beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

12. Anti-Human Trafficking. Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

13. **Waiver.** No waiver by any party of another party's breach of any term, covenant or condition contained in this Agreement shall be deemed to be a waiver of any subsequent breach of the same or any other term, covenant or condition of this Agreement.
14. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
15. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
16. **Authority to Execute.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.
17. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
18. **Notice.** Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

To the Association: West Lake Community Association, Inc.
P.O. Box 18809
Sarasota, FL 34233

To the District: West Lake Community Development District
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
Attn: District Manager, Debby Wallace
Deborah.Wallace@Inframark.com

With a Copy to: Straley Robin Vericker, P.A.
Attn: Kathryn Hopkinson, Esq.
1510 West Cleveland Street
Tampa, Florida 33606
khopkinson@srvlegal.com

19. **Third Party Beneficiaries.** The terms and provisions of this Agreement shall be binding upon and shall inure to the benefit of the District and the Association. This Agreement is

solely for the benefit of these parties and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or entity other than the parties hereto any right, remedy, or claim under or by reason of this Agreement or any provisions or conditions hereof; and all provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties and their respective representatives, successors, and assigns.

20. Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to its subject matter and all negotiations, undertakings, representations, warranties, inducements, and obligations are merged into this Agreement.

IN WITNESS WHEREOF, the District and the Association have caused this instrument to be executed, by their respective officers or parties thereunto duly authorized.

**West Lake Community
Development District**

By: _____
Kelly Evans
Title: Chair of the Board of Supervisors

Date: _____

**West Lake Community
Association, Inc.**

By: _____
Lori Campagna
Title: _____

Date: _____

**MINUTES OF MEETING
WEST LAKE
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of Supervisors of West Lake Community Development
2 District was held on Wednesday, March 11, 2026 and called to order at 1:01 p.m., at the Offices of
3 Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

4
5 Present and constituting a quorum were:

6		
7	Kelly Evans	Chairperson
8	Ben Gainer	Vice Chairperson
9	Nancy Symonds	Assistant Secretary
10	Lori Campagna	Assistant Secretary
11	Brad Gilley	Assistant Secretary

12
13 Also present were:

14		
15	Debby Wallace	District Manager
16	John Vericker	District Counsel

17
18 *This is not a certified or verbatim transcript but rather represents the context and summary*
19 *of the meeting. The full meeting is available in audio format upon request. Contact the District*
20 *Office for any related costs for an audio copy.*

21
22 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

23 Ms. Wallace called the meeting to order, and a quorum was established.

24
25 **SECOND ORDER OF BUSINESS**

Audience Comment

26 There being no members of the public present, the next order of business followed.

27
28 **THIRD ORDER OF BUSINESS**

Business Items

29 **A. Ratification of Steadfast Monument Electrical Repair Proposal**

30
31 On MOTION by Ms. Campagna seconded by Ms. Symonds, with all in
32 favor, *Steadfast* Monument Electrical Repair Proposal, was approved. 5-0

33
34 **FOURTH ORDER OF BUSINESS**

Consent Agenda

35 **A. Approval of Meeting Minutes February 11, 2026 Regular Meeting Minutes**

36 **B. Acceptance of Financials February 2026**

37 **C. Acceptance of the Check Register February 2026**

38 **D. Consideration of Operations and Maintenance Report February 2026**

39
40 On MOTION by Ms. Evans seconded by Mr. Gilley, with all in favor, the
41 Consent Agenda, was approved. 5-0

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FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

There being no reports, the next item followed.

C. District Manager

Ms. Wallace informed next scheduled meeting, April 8, 2026 when the FY2026/2027 proposed budget will be presented. Also, direct deposit forms have been emailed to supervisors (February 26, 2026) and request sent for W2's to the accounting department. There is a shared irrigation utility location at Red Crossbill, the HOA is requesting a shared cost agreement for an 80%-20% split; CDD's portion being 20%. The Board discussed a shared cost agreement for the next meeting agenda.

i. Steadfast Daily Log List-Report

ii. Sitex Aquatics Report-March

The *Steadfast* Maintenance and *Site Aquatics* reports were presented and reviewed, copies of which were included in the agenda package.

SIXTH ORDER OF BUSINESS

Supervisors' Requests

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being nothing further,

On MOTION by Ms. Evans seconded by Mr. Gainer, with all in favor, meeting adjourned at 1:18 p.m. 5-0

Deborah Wallace
District Manager

Kelly Evans
Chairperson



MONTHLY REPORT

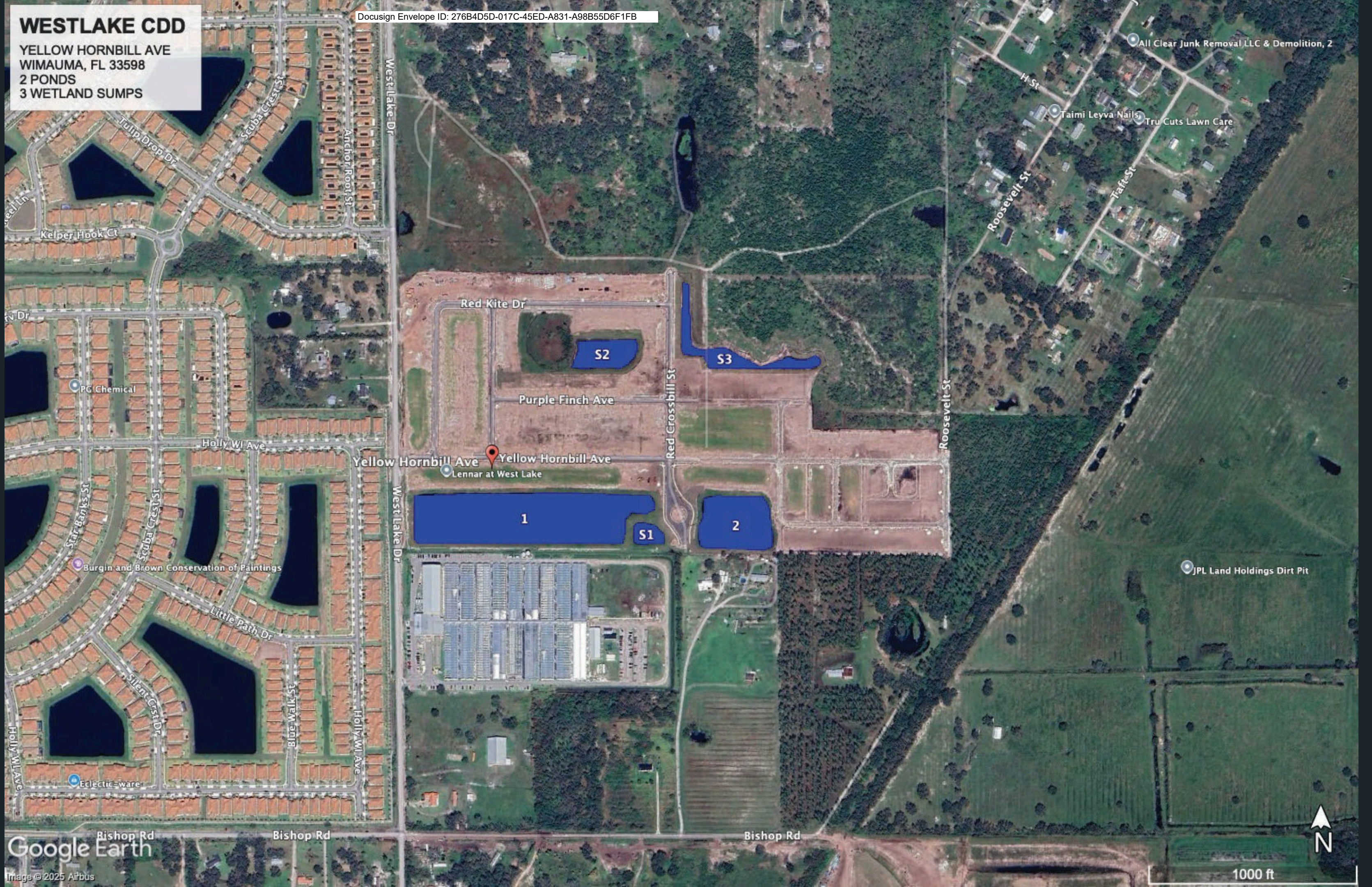
MARCH, 2026



WESTLAKE CDD

YELLOW HORNBILL AVE
WIMAUMA, FL 33598
2 PONDS
3 WETLAND SUMPS

DocuSign Envelope ID: 276B4D5D-017C-45ED-A831-A98B55D6F1FB



All Clear Junk Removal LLC & Demolition, 2

Taimi Leyva Nails
Tru Cuts Lawn Care

PG Chemical

Burgin and Brown Conservation of Paintings

Eclectic-ware

JPL Land Holdings Dirt Pit

Google Earth

Image © 2025 Airbus

1000 ft



SUMMARY:

Holding onto winter for as long as we can. Frequent algae blooms and low water levels are normal this time of year. We will see an increase in submerged vegetation as well. This vegetation has sat dormant in the deeper, colder water. This can be a great time to attack these invasive plants as the water temperature start to warm. As always we appreciate the work!



Pond #1 Treated for Shoreline Vegetation.



Pond #2 Treated for Shoreline Vegetation.



Pond #S1 Treated for Shoreline Vegetation.



Pond #S2 Treated for Shoreline Vegetation.

Pond #S3 Treated for Shoreline Vegetation.