

**MINUTES OF MEETING  
LAKEWOOD PARK  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Lakewood Park Community Development District held Multiple Public Hearings and a Regular Meeting on September 20, 2022 at 1:00 p.m., at the offices of Cobb Cole, 231 North Woodland Boulevard, DeLand, Florida 32720.

**Present were:**

Megan Willbur	Chair
Lia Villar	Vice Chair
Terri Imperato	Assistant Secretary

**Also present, were:**

Kristen Suit	District Manager
Michal Szymonowicz (via telephone)	Wrathell, Hunt and Associates, LLC
Nika Hosseini	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 1:00 p.m. Supervisors Willbur, Villar and Imperato were present, in person. Supervisor Clevenger was not present. One seat was vacant.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Consider Appointment to Fill Unexpired  
Term of Seat 3 (*Term Expires November  
2022*)**

This item was deferred.

**FOURTH ORDER OF BUSINESS**

**Administration of Oath of Office to Newly Appointed Supervisor *(the following to be provided in a separate package)***

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
  - I. Form 1: Statement of Financial Interests**
  - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - III. Form 1F: Final Statement of Financial Interests**
- D. Form 8B – Memorandum of Voting Conflict**

These items were deferred.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-06, Designating Certain Officers of the District, and Providing for an Effective Date**

This item was deferred.

**SIXTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year 2022/2023 Budget**

- A. Proof/Affidavit of Publication**

The proof of publication was included for informational purposes.
- B. Consideration of Resolution 2022-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Suit reviewed the proposed Fiscal Year 2023 budget, which was unchanged since it was last presented, and highlighted any line item increases, decreases and adjustments, compared to the Fiscal Year 2022 budget, and explained the reasons for any changes.

Discussion ensued regarding on-roll and off-roll assessments and assessment amounts.

Ms. Suit stated the Operation & Maintenance (O&M) portion of the assessments increased slightly for Fiscal Year 2023.

**On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Ms. Imperato and seconded by Ms. Villar, with all in favor, the Public Hearing was closed.**

Ms. Suit presented Resolution 2022-07.

**On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor, Resolution 2022-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2022/2023, Pursuant to Florida Law**

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**

These items were included for informational purposes.

Discussion ensued regarding the number of on-roll properties owned by Lakewood Park Project I LLC, NVR Inc., and Dream Finders Homes LLC, along with the number of platted lots, undeveloped acreage, recent sales and proposed O&M assessments.

Asked if the number of Platted Single Family lots owned by the Developer shown is as of August 31, 2022, Mr. Szymonowicz stated the total shown reflects the numbers on the rolls received from the County in late April or in May. Monies due from sold lots would be assessed to the new owners of record made known to the County during the sales process.

**On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor, the Public Hearing was opened.**

There were no public comments.

**On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor, the Public Hearing was closed.**

- C. **Consideration of Resolution 2022-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Ms. Suit presented Resolution 2022-08.

**On MOTION by Ms. Imperato and seconded by Ms. Willbur, with all in favor, Resolution 2022-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2021, Prepared by Grau & Associates**

Ms. Suit presented the Audited Financial Report for the Fiscal Year Ended September 30, 2021 and accompanying disclosures. There were no findings, irregularities or instances of noncompliance; it was an unmodified opinion, otherwise known as a clean audit.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-09, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021**

Ms. Suit presented Resolution 2022-09.

**On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor, Resolution 2022-09, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021, was adopted.**

**TENTH ORDER OF BUSINESS**

**Ratification of Stormwater Management Needs Analysis**

Ms. Suit presented the Stormwater Management Needs Analysis Report, which was submitted in advance of the June 30, 2022 due date.

**On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor, the Stormwater Management Needs Analysis Report, was ratified.**

**ELEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of July 31, 2022**

Ms. Suit presented the Unaudited Financial Statements as of July 31, 2022.

**On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor, the Unaudited Financial Statements as of July 31, 2022, were accepted.**

**TWELFTH ORDER OF BUSINESS**

**Approval of June 7, 2022 Regular Meeting Minutes**

Ms. Suit presented the June 7, 2022 Regular Meeting Minutes.

**On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor, the June 7, 2022 Regular Meeting Minutes, as presented, were approved.**

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *Cobb Cole***

There was no report.

The next bond issuance and amounts to be paid by the Developer were discussed.

Ms. Hosseini would schedule a call with all parties to discuss timing for the next bond issuance.

**B. District Engineer: *Madden, Moorhead & Stokes, LLC***

There was no report.

**C. District Manager: *Wrathell, Hunt and Associates, LLC***

- **NEXT MEETING DATE: October 12, 2022 at 2:30 P.M.**
  - **QUORUM CHECK**

The October 12, 2022 meeting was cancelled. The date of the next Regular Meeting will be coordinated with the Chair.

Ms. Suit will serve as Proxy Holder at the Landowners' Election on November 1, 2022 at 1:00 p.m. Board Members are not required to attend the Landowners' Meeting.

**FOURTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**FIFTEENTH ORDER OF BUSINESS**

**Public Comments**

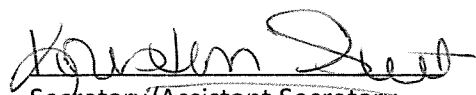
There were no public comments.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor, the meeting adjourned at 1:50 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair