

**LAKEWOOD PARK**

**COMMUNITY DEVELOPMENT**

**DISTRICT**

**December 13, 2023**

**BOARD OF SUPERVISORS**

**REGULAR**

**MEETING AGENDA**

**LAKEWOOD PARK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

**Lakewood Park Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

December 6, 2023

Board of Supervisors  
Lakewood Park Community Development District

Dear Board Members:

The Board of Supervisors of the Lakewood Park Community Development District will hold a Regular Meeting on December 13, 2023 at 2:30 p.m., at the office of Cobb Cole, 231 North Woodland Boulevard, DeLand, Florida 32720. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Resignation of Supervisor Chad Clevenger [Seat 1]
4. Consider Appointment to Fill Unexpired Term of Seat 1; *Term Expires November 2024*
  - Administration of Oath of Office to 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
5. Consider Appointment to Fill Unexpired Term of Seat 3; *Term Expires November 2024*
  - Administration of Oath of Office to Appointed Supervisor
6. Consideration of Resolution 2024-01, Appointing and Removing Officers of the District, and Providing for an Effective Date
7. Consideration of Resolution 2024-02, Directing the Chairman and District Staff to File a Petition with the City of DeLand, Volusia County, Florida, Requesting the Passage of an

**ATTENDEES:**

**Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.**

Ordinance Amending the District’s Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of the Boundary Amendment Process; and Providing an Effective Date

- A. Petition to Amend the Boundary
  - B. Affidavit of Petition and Authorization of Agent
8. Consideration of Resolution 2024-03, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; and Providing for an Effective Date
  9. Acceptance of Unaudited Financial Statements as of October 31, 2023
  10. Approval of July 12, 2023 Public Hearing and Regular Meeting Minutes
  11. Staff Reports
    - A. District Counsel: *Cobb Cole*
    - B. District Engineer: *Madden, Moorhead & Stokes, LLC*
    - C. District Manager: *Wrathell, Hunt and Associates, LLC*
      - NEXT MEETING DATE: January 10, 2024 at 2:30 PM

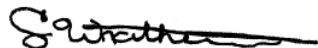
○ QUORUM CHECK

SEAT 1		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	MEGAN WILLBUR	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	LIA VILLAR	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	CLAYTON SEARS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

12. Board Members’ Comments/Requests
13. Public Comments
14. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Kristen Suit at (410) 207-1802.

Sincerely,



Craig Wrathell  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 943 865 3730**

# **LAKEWOOD PARK**

**COMMUNITY DEVELOPMENT DISTRICT**

**3**

Lakewood Park Community Development District

August 25, 2023

To whom it may concern,

Please have this letter serve as notice that I, Chad Clevenger, on behalf of DDC Management, LLC, will be resigning my position as Board Member, for Lakewood Park Community Development District, Board of Directors, to be effective immediately.

Sign 

Date: August 25, 2023

Print: Chad Clevenger

# **LAKEWOOD PARK**

**COMMUNITY DEVELOPMENT DISTRICT**

**6**

**RESOLUTION 2024-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEWOOD PARK COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Lakewood Park Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District’s Board of Supervisors desires to appoint and remove Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF LAKEWOOD PARK COMMUNITY DEVELOPMENT DISTRICT THAT:**

**SECTION 1.** The following is/are appointed as Officer(s) of the District effective December 13, 2023:

\_\_\_\_\_ is appointed Chair

\_\_\_\_\_ is appointed Vice Chair

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

**SECTION 2.** The following Officer(s) shall be removed as Officer(s) as of December 13, 2023:

Chad Clevenger                      Assistant Secretary



**SECTION 3.** The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Kristen Suit is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

**PASSED AND ADOPTED THIS 13TH DAY OF DECEMBER, 2023.**

ATTEST:

**LAKWOOD PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

# **LAKEWOOD PARK**

## **COMMUNITY DEVELOPMENT DISTRICT**

**7**

**RESOLUTION NO. 2024-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEWOOD PARK COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO FILE A PETITION WITH THE CITY OF DELAND, VOLUSIA COUNTY, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Lakewood Park Community Development District ("District") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("Uniform Act"), and the City of DeLand, Florida (the "City") Ordinance Number 2020-25 (the "Ordinance"); and

**WHEREAS**, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to, roadways, stormwater facilities, water and sewer facilities, landscaping and hardscaping, and other infrastructure; and

**WHEREAS**, the District presently consists of approximately 198.02 acres of land, more or less, as more fully described in the Ordinance; and

**WHEREAS**, the City of DeLand, ("Landowner"), is the owner of certain real property identified as Parcel No. 701300000015 within the District ("City Parcel"); and

**WHEREAS**, the Landowner has approached the District and requested the District petition to amend its boundaries to remove certain property as more particularly described in the attached **Exhibit A** ("Landowner Parcel"), which consists of approximately 6.105 acres more or less; and

**WHEREAS**, the amendment of the boundaries to include the Landowner Parcel will not impact the development of the overall lands remaining in the District as a functionally interrelated community and said lands will remain sufficient for the compact and economical development of the lands within the District; and

**WHEREAS**, the proposed boundary amendment is in the best interests of the District and the remaining land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

**WHEREAS**, for the remaining land that will lie in the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

**WHEREAS**, removal of the Landowner Parcel from the District is not inconsistent with either the State or local comprehensive plan; and

**WHEREAS**, the remaining land that will lie in the amended boundaries of the District is amenable to separate special district government; and

**WHEREAS**, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

**WHEREAS**, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors (the "Board"); and

**WHEREAS**, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the County, and such other actions as are necessary in furtherance of the boundary amendment process.

**NOW, THEREFORE, BE IT RESOLVED BY  
THE BOARD OF SUPERVISORS OF THE  
LAKEWOOD PARK COMMUNITY DEVELOPMENT  
DISTRICT:**

**SECTION 1.** The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The Board hereby directs the Chairperson and District staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with the City to seek the amendment of the District's boundaries to remove the Landowner Parcel, pursuant to Chapter 190, *Florida Statutes*, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District's boundaries.

**SECTION 3.** The Board hereby authorizes the District Chairperson and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to the City to amend the boundaries of the District.

**SECTION 4.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 13th day of December, 2023.

Attest:

**LAKWOOD PARK  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice-Chairperson, Board of Supervisors

**Exhibit A:** Map and Legal Description of Landowner Parcel

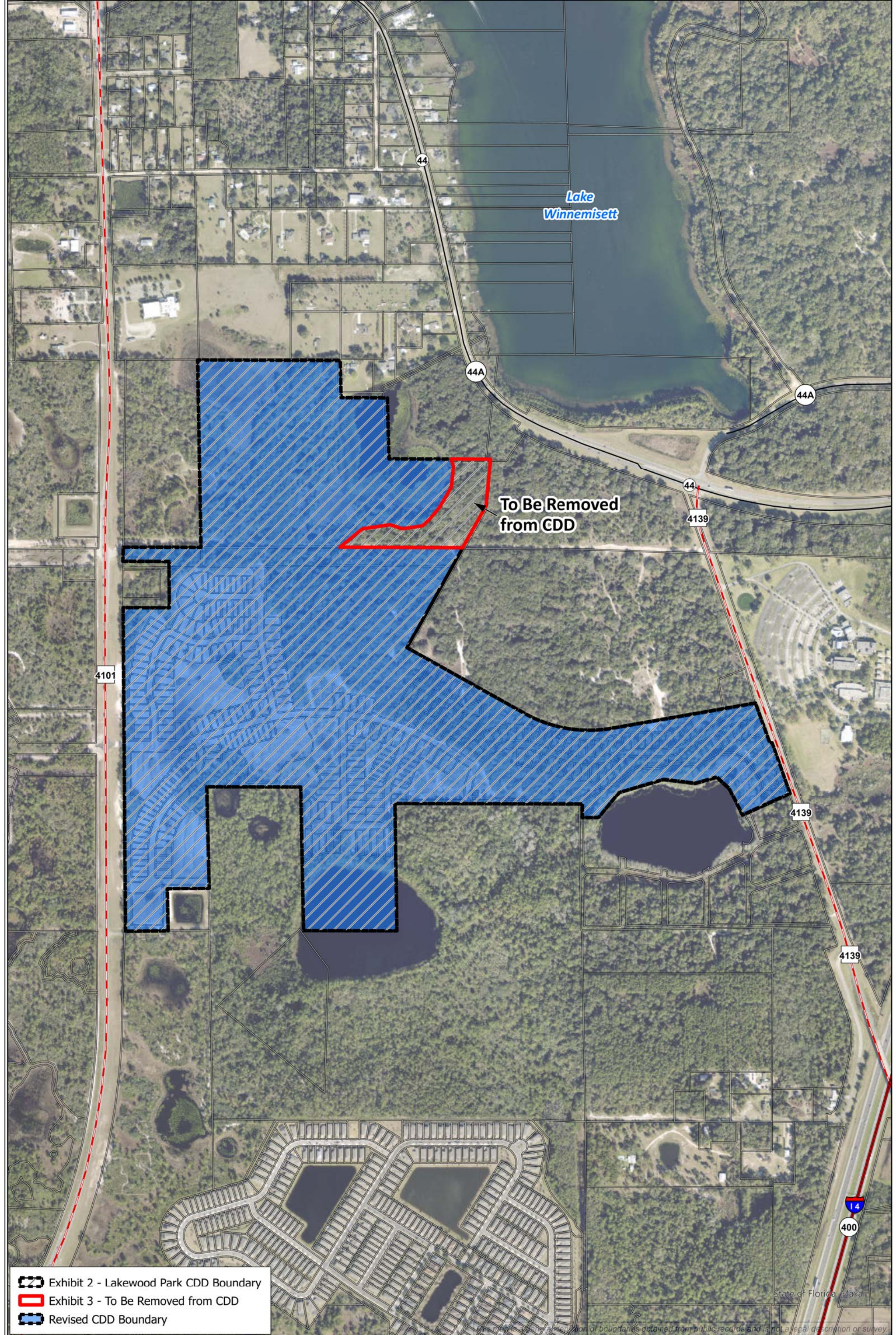
**Exhibit A**  
**Map and Legal Description of Landowner Parcel**

A portion of Section 13, Township 17 South, Range 30 East, Volusia County, Florida and being more particularly described as follows:




Commence at the Southwest corner of aforesaid Section 13; thence run S 89°43'31" E, along the South line of said Section 13, a distance of 992.51 feet to the POINT OF BEGINNING; thence, departing said South line, run N 50°56'03" E, a distance of 207.62 feet; thence N 81°43'16" E, a distance of 200.20 feet; thence S 71°55'50" E, a distance of 91.35 feet; thence N 81°58'43" E, a distance of 145.51 feet; thence N 46°35'12" E, a distance of 71.00 feet; thence N 40°09'24" E, a distance of 104.12 feet; thence N 31°32'26" E, a distance of 79.52 feet; thence N 29°07'44" E, a distance of 94.19 feet; thence N 06°02'08" E, a distance of 82.90 feet; thence N 05°42'10" E, a distance of 64.93 feet; thence N 16°38'35" W, a distance of 56.27 feet to a point of intersection with the South line of those lands described in Official Records Book 7707, Page 4683 of the aforementioned Public Records; thence run S 89°35'56" E, along said South line, a distance of 280.45 feet to the point of intersection with the Westerly line of those lands described in Official Records Book 3755, Page 4964 of said Public records; thence run S 05°24'57" W (S 05°14'52" W, deed), along said Westerly line, a distance of 337.14; thence S 29°22'36" W (S 29°12'12" W, deed), a distance of 341.55 feet to its intersection with the South line of aforesaid Section 13; thence run N 89°43'31" W, along said South line, a distance of 876.55 feet to the Point of Beginning.

The above-described parcel contains 6.105 acres more or less.





To Be Removed from CDD

-  Exhibit 2 - Lakewood Park CDD Boundary
-  Exhibit 3 - To Be Removed from CDD
-  Revised CDD Boundary

### Lakewood Park CDD General Location



PROJECT:  
**Lakewood Park CDD**  
Volusia County, Florida

**STEARNS WEAVER MILLER**  
MIAMI | FORT LAUDERDALE | TAMPA | TALLAHASSEE | CORAL GABLES

State of Florida, Maxarc

This map is a general description of boundaries obtained from public records and is not a legal description or survey.



**LAKEWOOD PARK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7A**



**BEFORE THE CITY COMMISSION  
OF THE CITY OF DELAND, FLORIDA**

**PETITION TO AMEND THE BOUNDARY OF THE LAKEWOOD PARK  
COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Lakewood Park Community Development District ("District"), a unit of special purpose local government established pursuant to the provisions of Chapter 190, *Florida Statutes*, and City of DeLand Ordinance No. 2020-25, and located entirely within the incorporated limits of the City of Deland, Florida, hereby petitions the City Commission, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, and specifically Section 190.046(1), *Florida Statutes*, to adopt an amendment to City of DeLand Ordinance No. 2020-25, to remove approximately 6.105 acres from the District. In support of this petition, the District states:

1. **LOCATION AND SIZE.** The District is located entirely within the incorporated limits of the City of DeLand, Florida. **Exhibit 1** depicts the general location of the existing District. The District currently covers approximately 198.02 acres of land located west of N. Summit Ave. (CR4139). The current metes and bounds description of the external boundary of the District is set forth in **Exhibit 2**. The metes and bounds descriptions and general location of the land to be removed from the District ("Removal Parcel"), are set forth in **Exhibit 3**. Subsequent to the proposed boundary amendment of the District, the District will encompass approximately 192 acres in total. **Exhibit 4** contains the metes and bounds description of the District boundary, as amended. **Exhibit 5** depicts the general location of the District, as amended.

2. **LANDOWNER CONSENT.** As the sole owner of the Removal Parcel, favorable action of the City Commission in relation to this Petition constitutes consent to the removal of the Removal Parcel from the District. The favorable action of the Board of Supervisors of the District constitutes consent for all other lands pursuant to Section 190.046(1)(g), *Florida Statutes*, as is evidenced by the District's submission of this Petition and Resolution \_\_\_\_\_, attached hereto as **Exhibit 6**. The parcel identification number for the land within the Removal Parcel is 701300000015.

3. **BOARD MEMBERS.** The five persons designated by the Ordinance as the original Board of Supervisors met and scheduled an election of the landowners as required by Section 190.006, *Florida Statutes*. The current members of the Board of Supervisors of the District are Chad Clevenger, Megan Willbur, Lia Vilar, and Clayton Sears, with one seat vacant.

4. **DISTRICT FACILITIES AND SERVICES.** **Exhibit 7** describes the type of facilities the District presently expects to finance, construct, acquire and/or install, as well as the anticipated owner and entity responsible for maintenance. The estimated costs of constructing the infrastructure serving lands within the Amended District are also identified in **Exhibit 7**. Currently, these improvements are estimated to be made, acquired, constructed, and/or installed by \_\_\_\_\_.

5. **FUTURE LAND USES.** The designation of future general distribution, location and extent of the public and private land uses proposed for the District's amended boundary by the Future Land Use Element of the City of DeLand Comprehensive Land Use Plan are shown on **Exhibit 8**. Amending the boundary of the District in the manner proposed is consistent with the adopted applicable Comprehensive Plan.

6. **STATEMENT OF ESTIMATED REGULATORY COSTS.** **Exhibit 9** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, *Florida Statutes*. The SERC is based upon presently available data. The data

and methodology used in preparing the SERC are described therein.

7. **AGENT AUTHORIZATION**. Exhibit 10 is a letter form the Chairperson of the District’s Board of Supervisors, authorizing Mark A. Watts to act as the District's agent in all matters related to the Petition. Copies of all correspondence should be sent to:

Mark A. Watts  
Cobb Cole  
231 North Woodland Boulevard  
DeLand, FL 32720  
Tel: 386-736-7700  
Email: Mark.Watts@cobbcole.com

8. This petition to amend the boundary of the District should be granted for the following reasons:

a. Amendment of the District's boundaries and all land uses and services planned within the District, as amended, are not inconsistent with applicable elements or portions of the adopted State Comprehensive Plan or the City of DeLand Comprehensive Land Use Plan.

b. The area of land within the District, as amended, is part of a planned community. The District, as amended, will continue to be of sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The District, as amended, remains the best alternative for delivering community development services and facilities without imposing an additional burden on the general population of the local general-purpose government.

d. The community development services and facilities of the District, as amended, will not be incompatible with the capacity and use of existing local and regional community development services and facilities.

e. The area to be served by the District, as amended, will continue to be amenable to separate special-district government.

**WHEREFORE,** Petitioner respectfully requests the City Commission of the City of DeLand, Florida to:

- a. schedule a public hearing in accordance with the requirements of Section 190.046(1)(b), *Florida Statutes*; and
- b. grant this Petition and amend City of DeLand Ordinance No. 2020-25, to amend the boundary of the District pursuant to Chapter 190, *Florida Statutes*.

RESPECTFULLY SUBMITTED, this \_\_ day of \_\_\_\_\_, 2023.

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Mark Watts  
Florida Bar No. 157521  
Cobb Cole  
231 North Woodland Boulevard  
DeLand, FL 32720  
Tel: 386-736-7700  
Email: [Mark.Watts@cobbcole.com](mailto:Mark.Watts@cobbcole.com)

Attorneys for Petitioner

# **LAKEWOOD PARK**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **7B**

**BEFORE THE BOARD OF CITY COMMISSION  
OF THE CITY OF DELAND, FLORIDA**

IN RE: PETITION TO AMEND THE  
BOUNDARY OF THE  
LAKEWOOD PARK COMMUNITY DEVELOPMENT DISTRICT

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**AFFIDAVIT OF PETITION AND AUTHORIZATION OF AGENT**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I, Megan Willbur, Chairperson of the Lakewood Park Community Development District (the “District”), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Megan Willbur and I am the Chairperson of the District.
3. Pursuant to Resolution \_\_\_\_\_ of the Board of Supervisors of the District, I am

authorized to act on behalf of the Board to take all action necessary in relation to the Petition to Amend the Boundary of the District.

4. In my capacity as Chairperson, I have reviewed the contents of the Petition to Amend the Boundary of the District, and its exhibits, and find it to be true and correct.

5. Mark A. Watts, Cobb Cole, 231 N. Woodland Blvd, DeLand, Florida 32720-4248, is designated to act as agent for the District with regard to any and all matters pertaining to the Petition to Amend the Boundary of the District before the Commissioners of the City of DeLand, Florida pursuant to Chapter 190, Florida Statutes. This authorization shall remain in effect until revoked in writing.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Megan Willbur  
Chairperson

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by Megan Willbur, as Chairperson of the Board of Supervisors of the Lakewood Park Community Development District, for and on behalf of the District, who is  personally known to me or  produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida

# **LAKEWOOD PARK**

## **COMMUNITY DEVELOPMENT DISTRICT**

**8**



**RESOLUTION 2024-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEWOOD PARK COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE AMENDMENT OF THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, on July 12, 2023, the Board of Supervisors (“Board”) of the Lakewood Park Community Development District (“District”), adopted a Budget for Fiscal Year 2023/2024; and

**WHEREAS**, the Board desires to amend the previously adopted budget for Fiscal Year 2023/2024.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKEWOOD PARK COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. The Fiscal Year 2023/2024 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2023 Financial Statements and Audit Report of the District.

**PASSED AND ADOPTED** this 13th day of December, 2023.

ATTEST:

**LAKWOOD PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**EXHIBIT "A"**

**LAKWOOD PARK  
COMMUNITY DEVELOPMENT DISTRICT  
AMENDED BUDGET  
FISCAL YEAR 2024**

**LAKWOOD PARK  
COMMUNITY DEVELOPMENT DISTRICT  
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**LAKWOOD PARK  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AMENDED BUDGET  
FISCAL YEAR 2024**

	Adopted Budget FY 2024	Change	Adopted Budget FY 2024
<b>REVENUES</b>			
Assessment levy: on-roll - gross	\$ 39,118	\$ 25,939	\$ 65,057
Allowable discounts (4%)	(1,565)	(1,037)	(2,602)
Assessment levy: on-roll - net	37,553	24,902	62,455
Assessment levy: off-roll	48,569	(24,383)	24,186
Total revenues	<u>86,122</u>	<u>519</u>	<u>86,641</u>
<b>EXPENDITURES</b>			
<b>Professional &amp; administrative</b>			
Management/accounting/recording	48,000	-	48,000
Legal	15,000	-	15,000
Engineering	2,000	-	2,000
Audit	4,500	-	4,500
Arbitrage rebate calculation*	500	-	500
Dissemination agent*	1,000	-	1,000
Trustee*	4,050	-	4,050
Telephone	200	-	200
Postage	500	-	500
Printing & binding	500	-	500
Legal advertising	2,000	-	2,000
Annual special district fee	175	-	175
Insurance	5,500	-	5,500
Contingencies/bank charges	500	-	500
Website hosting & maintenance	705	-	705
Website ADA compliance	210	-	210
Tax collector	782	519	1,301
Total expenditures	<u>86,122</u>	<u>519</u>	<u>86,641</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-
Fund balance - beginning (unaudited)	125	-	125
Fund balance - ending (projected)		-	
Unassigned	125	-	125
Fund balance - ending	<u>\$ 125</u>	<u>\$ -</u>	<u>\$ 125</u>

**LAKWOOD PARK  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND AMENDED BUDGET - SERIES 2021  
FISCAL YEAR 2024**

	Adopted Budget FY 2024	Change	Adopted Budget FY 2024
<b>REVENUES</b>			
Assessment levy: on-roll	\$ 190,837	\$ -	\$ 190,837
Allowable discounts (4%)	(7,633)	-	(7,633)
Net assessment levy - on-roll	<u>183,204</u>	<u>-</u>	<u>183,204</u>
Total revenues	<u>183,204</u>	<u>-</u>	<u>183,204</u>
<b>EXPENDITURES</b>			
<b>Debt service</b>			
Principal	65,000	-	65,000
Interest	116,834	-	116,834
Tax collector	<u>3,817</u>	<u>-</u>	<u>3,817</u>
Total expenditures	<u>185,651</u>	<u>-</u>	<u>185,651</u>
Excess/(deficiency) of revenues over/(under) expenditures	(2,447)	-	(2,447)
Fund balance:			
Beginning fund balance (unaudited)	<u>251,671</u>	<u>-</u>	<u>251,671</u>
Ending fund balance (projected)	<u>249,224</u>	<u>-</u>	<u>249,224</u>
Use of fund balance:			
Debt service reserve account balance (required)	(183,203)	-	(183,203)
Interest expense - November 1, 2024	<u>(57,564)</u>	<u>-</u>	<u>(57,564)</u>
Projected fund balance surplus/(deficit) as of September 30, 2024	<u>\$ 8,457</u>	<u>\$ -</u>	<u>\$ 8,457</u>

**LAKWOOD PARK  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND AMENDED BUDGET - SERIES 2023  
FISCAL YEAR 2024**

	Adopted Budget FY 2024	Change	Adopted Budget FY 2024
<b>REVENUES</b>			
Assessment levy: on-roll	\$ -	\$ 129,268	\$ 129,268
Allowable discounts (4%)	-	(5,171)	(5,171)
Net assessment levy - on-roll	-	124,097	124,097
Assessment levy: off-roll	246,983	(123,992)	122,991
Total revenues	<u>246,983</u>	<u>105</u>	<u>247,088</u>
<b>EXPENDITURES</b>			
<b>Debt service</b>			
Principal	50,000	-	50,000
Interest	210,917	-	210,917
Tax collector	-	2,585	2,585
Total expenditures	<u>260,917</u>	<u>2,585</u>	<u>263,502</u>
Excess/(deficiency) of revenues over/(under) expenditures	(13,934)	(2,480)	(16,414)
Fund balance:			
Beginning fund balance (unaudited)	<u>356,357</u>	-	<u>356,357</u>
Ending fund balance (projected)	<u>342,423</u>	<u>(2,480)</u>	<u>339,943</u>
Use of fund balance:			
Debt service reserve account balance (required)	(242,044)	-	(242,044)
Interest expense - November 1, 2024	(95,416)	-	(95,416)
Projected fund balance surplus/(deficit) as of September 30, 2024	<u>\$ 4,963</u>	<u>\$ (2,480)</u>	<u>\$ 2,483</u>

**LAKWOOD PARK  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

<b>On-Roll Assessments</b>
----------------------------

Series 2021

<u>Product/Parcel</u>	<u>Units</u>	FY 2024 O&M Assessment per Unit	FY 2024 DS Assessment per Unit	FY 2024 Total Assessment per Unit	FY 2023 Total Assessment per Unit
SF 40'	71	\$ 209.19	\$ 1,020.52	\$ 1,229.71	\$ 1,229.71
SF 50'	116	209.19	1,020.52	1,229.71	1,229.71
SF 65'	-	209.19	-	209.19	209.19
<b>Total</b>	<b>187</b>				

Series 2023

SF 40'	62	\$ 209.19	\$ 1,042.48	\$ 1,251.67	\$ -
SF 50'	52	209.19	1,042.48	1,251.67	-
SF 65'	10	209.19	1,042.48	1,251.67	-
<b>Total</b>	<b>124</b>				

<b>Off-Roll Assessments</b>
-----------------------------

Series 2023

<u>Product/Parcel</u>	<u>Units</u>	FY 2024 O&M Assessment per Unit	FY 2024 DS Assessment per Unit	FY 2024 Total Assessment per Unit	FY 2023 Total Assessment per Unit
SF 40'	31	\$ 196.64	\$ 999.93	\$ 1,196.57	\$ 196.64
SF 50'	89	196.64	999.93	1,196.57	196.64
SF 65'	3	196.64	999.93	1,196.57	196.64
<b>Total</b>	<b>123</b>				



**LAKEWOOD PARK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**LAKWOOD PARK  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
OCTOBER 31, 2023**

**LAKWOOD PARK  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
AS ON OCTOBER 31, 2023**

	General Fund	Debt Service Fund 2021	Debt Service Fund 2023	Capital Projects Fund 2021	Capital Projects Fund 2023	Total Governmental Funds
<b>ASSETS</b>						
Cash	\$ 5,030	\$ -	\$ -	\$ -	\$ -	\$ 5,030
Investments						
Revenue	-	76,086	-	-	-	76,086
Reserve	-	183,203	242,044	-	-	425,247
Capitalized interest	-	-	117,098	-	-	117,098
Construction	-	-	-	7,773	7,422	15,195
Interest	-	-	1,290	-	-	1,290
Due from Landowner	6,364	-	-	-	122,723	129,087
Due from debt service fund - series 2023	222	-	-	-	-	222
Total assets	<u>\$ 11,616</u>	<u>\$259,289</u>	<u>\$ 360,432</u>	<u>\$ 7,773</u>	<u>\$ 130,145</u>	<u>\$ 769,255</u>
<b>LIABILITIES AND FUND BALANCES</b>						
Liabilities:						
Accounts payable	546	-	-	-	-	546
Contracts payable	-	-	-	-	122,723	122,723
Retainage payable	-	-	-	-	38,959	38,959
Due to general fund	-	-	222	-	-	222
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	<u>6,546</u>	<u>-</u>	<u>222</u>	<u>-</u>	<u>161,682</u>	<u>168,450</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Deferred receipts	3,144	-	-	-	122,723	125,867
Total deferred inflows of resources	<u>3,144</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>122,723</u>	<u>125,867</u>
Fund balances:						
Restricted for:						
Debt service	-	259,289	360,210	-	-	619,499
Capital projects	-	-	-	7,773	(154,260)	(146,487)
Unassigned	1,926	-	-	-	-	1,926
Total fund balances	<u>1,926</u>	<u>259,289</u>	<u>360,210</u>	<u>7,773</u>	<u>(154,260)</u>	<u>474,938</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 11,616</u>	<u>\$259,289</u>	<u>\$ 360,432</u>	<u>\$ 7,773</u>	<u>\$ 130,145</u>	<u>\$ 769,255</u>

**LAKWOOD PARK  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED OCTOBER 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ -	\$ 37,553	0%
Assessment levy: off-roll	-	-	48,569	0%
Total revenues	<u>-</u>	<u>-</u>	<u>86,122</u>	0%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording	4,000	4,000	48,000	8%
Legal	1,311	1,311	15,000	9%
Engineering	-	-	2,000	0%
Audit	-	-	4,500	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	83	83	1,000	8%
Trustee	-	-	4,050	0%
Telephone	17	17	200	9%
Postage	12	12	500	2%
Printing & binding	42	42	500	8%
Legal advertising	-	-	2,000	0%
Annual special district fee	175	175	175	100%
Insurance	5,590	5,590	5,500	102%
Contingencies	20	20	500	4%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>11,250</u>	<u>11,250</u>	<u>85,340</u>	13%
<b>Other fees &amp; charges</b>				
Tax collector	-	-	782	0%
Total other fees & charges	<u>-</u>	<u>-</u>	<u>782</u>	0%
Total expenditures	<u>11,250</u>	<u>11,250</u>	<u>86,122</u>	13%
Excess/(deficiency) of revenues over/(under) expenditures	(11,250)	(11,250)	-	
Fund balances - beginning	13,176	13,176	125	
Fund balances - ending	<u>\$ 1,926</u>	<u>\$ 1,926</u>	<u>\$ 125</u>	

**LAKWOOD PARK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2021  
FOR THE PERIOD ENDED OCTOBER 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ -	\$ 183,204	0%
Interest	1,051	1,051	-	N/A
Total revenues	<u>1,051</u>	<u>1,051</u>	<u>183,204</u>	1%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	65,000	0%
Interest	-	-	116,834	0%
Tax collector	-	-	3,817	0%
Total debt service	<u>-</u>	<u>-</u>	<u>185,651</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	1,051	1,051	(2,447)	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfer out	<u>(744)</u>	<u>(744)</u>	-	N/A
Total other financing sources	<u>(744)</u>	<u>(744)</u>	<u>-</u>	N/A
Net change in fund balances	307	307	(2,447)	
Fund balances - beginning	<u>258,982</u>	<u>258,982</u>	<u>251,671</u>	
Fund balances - ending	<u><u>\$ 259,289</u></u>	<u><u>\$ 259,289</u></u>	<u><u>\$ 249,224</u></u>	

**LAKWOOD PARK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2023  
FOR THE PERIOD ENDED OCTOBER 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: off-roll	\$ -	\$ -	\$ 246,983	0%
Interest	2,440	2,440	-	N/A
Total revenues	<u>2,440</u>	<u>2,440</u>	<u>246,983</u>	1%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	50,000	0%
Interest	-	-	210,917	0%
Total debt service	<u>-</u>	<u>-</u>	<u>260,917</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	2,440	2,440	(13,934)	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfer out	<u>(982)</u>	<u>(982)</u>	-	N/A
Total other financing sources	<u>(982)</u>	<u>(982)</u>	<u>-</u>	N/A
Net change in fund balances	1,458	1,458	(13,934)	
Fund balances - beginning	<u>358,752</u>	<u>358,752</u>	<u>356,357</u>	
Fund balances - ending	<u><u>\$ 360,210</u></u>	<u><u>\$ 360,210</u></u>	<u><u>\$ 342,423</u></u>	

**LAKWOOD PARK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2021  
FOR THE PERIOD ENDED OCTOBER 31, 2023**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 27	\$ 27
Total revenues	27	27
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	27	27
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	744	744
Total other financing sources/(uses)	744	744
Net change in fund balances	771	771
Fund balances - beginning	7,002	7,002
Fund balances - ending	\$ 7,773	\$ 7,773

**LAKWOOD PARK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2023  
FOR THE PERIOD ENDED OCTOBER 31, 2023**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 31	\$ 31
Total revenues	31	31
<b>EXPENDITURES</b>		
Construction costs	35,759	35,759
Total expenditures	35,759	35,759
Excess/(deficiency) of revenues over/(under) expenditures	(35,728)	(35,728)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	982	982
Total other financing sources/(uses)	982	982
Net change in fund balances	(34,746)	(34,746)
Fund balances - beginning	(119,514)	(119,514)
Fund balances - ending	\$ (154,260)	\$ (154,260)



**LAKEWOOD PARK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

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

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The Board of Supervisors of the Lakewood Park Community Development District held a Public Hearing and Regular Meeting on July 12, 2023 at 2:30 p.m., at the office of Cobb Cole, 231 North Woodland Boulevard, DeLand, Florida 32720.

**Present were:**

Megan Willbur	Chair
Lia Villar	Vice Chair
Chad Clevenger	Assistant Secretary

**Also present, were:**

Kristen Suit	District Manager
Mark Watts	District Counsel
Kimberley Reller	Resident
Tiffany Handyside	Resident
John Barrineau	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 2:31 p.m.

Supervisors Willbur, Villar and Clevenger were present. Supervisor Sears 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 Vacant Seat 3; Term Expires November 2024**

This item was deferred.

- 39 • Administration of Oath of Office (the following to be provided in a separate package)
- 40 A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and
- 41 Employees
- 42 B. Membership, Obligations and Responsibilities
- 43 C. Financial Disclosure Forms
- 44 I. Form 1: Statement of Financial Interests
- 45 II. Form 1X: Amendment to Form 1, Statement of Financial Interests
- 46 III. Form 1F: Final Statement of Financial Interests
- 47 D. Form 8B – Memorandum of Voting Conflict

48

49 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2023-06**  
 50 **Designating Certain Officers of the District,**  
 51 **and Providing for an Effective Date**  
 52

53 This item was deferred.

54

55 **FIFTH ORDER OF BUSINESS** **Public Hearing on Adoption of Fiscal Year**  
 56 **2023/2024 Budget**  
 57

- 58 A. Proof/Affidavit of Publication
- 59 B. Consideration of Resolution 2023-07, Relating to the Annual Appropriations and
- 60 Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending
- 61 September 30, 2024; Authorizing Budget Amendments; and Providing an Effective
- 62 Date

63

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

66

67

68 Ms. Suit presented Resolution 2023-07. She reviewed the proposed Fiscal Year 2024  
69 budget, which is unchanged from when it was last presented.

70 Ms. Suit responded to questions regarding on-roll and off-roll assessments and the  
71 Series 2021 and 2023 debt service assessments.

72 Resident John Barrineau asked if the homeowner assessments will remain the same in  
 73 Fiscal Year 2024. Ms. Suit stated yes; the Fiscal Year 2024 budget is “admin-only and there is an  
 74 agreement between the HOA and the CDD, wherein the HOA will budget for, raise the revenue  
 75 for and maintain the CDD improvements.

76

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

79

80

81 **On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor,**  
 82 **Resolution 2023-07, Relating to the Annual Appropriations and Adopting the**  
 83 **Budget for the Fiscal Year Beginning October 1, 2023, and Ending September**  
 84 **30, 2024; Authorizing Budget Amendments; and Providing an Effective Date,**  
 85 **was adopted.**

86

87

88 **SIXTH ORDER OF BUSINESS**

89 **Consideration of Resolution 2023-08,**  
 90 **Making a Determination of Benefit and**  
 91 **Imposing Special Assessments for Fiscal**  
 92 **Year 2023/2024; Providing for the**  
 93 **Collection and Enforcement of Special**  
 94 **Assessments, Including but Not Limited to Penalties**  
 95 **and Interest Thereon; Certifying**  
 96 **an Assessment Roll; Providing for**  
 97 **Amendments to the Assessment Roll;**  
 98 **Providing a Severability Clause; and**  
 99 **Providing an Effective Date**

100 Ms. Suit presented Resolution 2023-08 and read the title.

101

102 **On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor,**  
 103 **Resolution 2023-08, Making a Determination of Benefit and Imposing Special**  
 104 **Assessments for Fiscal Year 2023/2024; Providing for the Collection and**  
 105 **Enforcement of Special Assessments, Including but Not Limited to Penalties**  
 106 **and Interest Thereon; Certifying an Assessment Roll; Providing for**  
 107 **Amendments to the Assessment Roll; Providing a Severability Clause; and**  
 108 **Providing an Effective Date, was adopted.**

109

110

111 SEVENTH ORDER OF BUSINESS Presentation of Audited Annual Financial  
112 Report for the Fiscal Year Ended  
113 September 30, 2022, Prepared by Grau &  
114 Associates  
115

116 Ms. Suit presented the Audited Financial Report for the Fiscal Year Ended September 30,  
117 2022 and noted the pertinent information. There were no findings, recommendations,  
118 deficiencies on internal control or instances of non-compliance; it was a clean audit.  
119

120 EIGHTH ORDER OF BUSINESS Consideration of Resolution 2023-09,  
121 Hereby Accepting the Audited Financial  
122 Report for the Fiscal Year Ended  
123 September 30, 2022  
124

125 Ms. Suit presented Resolution 2023-09.  
126

127 **On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor,**  
128 **Resolution 2023-09, Hereby Accepting the Audited Financial Report for the**  
129 **Fiscal Year Ended September 30, 2022, was adopted.**

130  
131  
132 NINTH ORDER OF BUSINESS Consideration of Resolution 2023-10,  
133 Designating Dates, Times and Locations for  
134 Regular Meetings of the Board of  
135 Supervisors of the District for Fiscal Year  
136 2023/2024 and Providing for an Effective  
137 Date  
138

139 Ms. Suit presented Resolution 2023-10.  
140

141 **On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor,**  
142 **Resolution 2023-10, Designating Dates, Times and Locations for Regular**  
143 **Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024**  
144 **and Providing for an Effective Date, was adopted.**

145  
146  
147 TENTH ORDER OF BUSINESS Consideration of Resolution 2023-11,  
148 Relating to the Amendment of the Annual  
149 Budget for the Fiscal Year Beginning

150 **October 1, 2022 and Ending September 30,**  
151 **2023; and Providing for an Effective Date**

152  
153 Ms. Suit presented Resolution 2023-11 and stated that the budget for Fiscal Year 2023 is  
154 being amended to add the Series 2023 debt service fund, since bonds were issued.

155  
156 **On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor,**  
157 **Resolution 2023-11, Relating to the Amendment of the Annual Budget for the**  
158 **Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; and**  
159 **Providing for an Effective Date, was adopted.**

160  
161  
162 **ELEVENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
163 **Statements as of May 31, 2023**

164  
165 Ms. Suit presented the Unaudited Financial Statements as of May 31, 2023, and  
166 responded to a question regarding the costs of issuance related to the bond.

167  
168 **On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor, the**  
169 **Unaudited Financial Statements as of May 31, 2023, were accepted.**

170  
171  
172 **TWELFTH ORDER OF BUSINESS** **Approval of May 10, 2023 Regular Meeting**  
173 **Minutes**

174  
175 Ms. Suit presented the May 10, 2023 Regular Meeting Minutes.

176  
177 **On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor, the**  
178 **May 10, 2023 Regular Meeting Minutes, as presented, were approved.**

179  
180  
181 **THIRTEENTH ORDER OF BUSINESS** **Staff Reports**

182  
183 **A. District Counsel: Cobb Cole**

184 Mr. Watts reported the following:

185 ➤ The closing date to trade the various deeds to get the rest of the right-of-way (ROW) to  
 186 where Summit comes in is in October. The ROW will then continue all the way through the  
 187 parcel that the CDD dedicated and out to the current traffic light on 44 and Summit.

188 ➤ The County’s current plan is to pull Summit back away from the intersection and have  
 189 the extension come directly into the signalized intersection and reconstruct 6’ or 7’ back from  
 190 the intersection to intersect in.

191 ➤ The construction timing is not known but the design side is being configured.  
 192 Asked if that will impede the CDD’s ability to plat, Mr. Watts stated the plat was already  
 193 dedicated and the CDD boundaries are already set based on the ROW dedication that  
 194 previously occurred.

195 ➤ The City is willing to amend a PED document in place for the project to take into account  
 196 a portion of TPA area that was dedicated to the City as part of the ROW.

197 ➤ The County is working on granting impact fee credits with a minimum of 50 units worth  
 198 of thoroughfare for the end of October.

199 **B. District Engineer: Madden, Moorhead & Stokes, LLC**  
 200 There was no report.

201 **C. District Manager: Wrathell, Hunt and Associates, LLC**  
 202 • **NEXT MEETING DATE: August 9, 2023 at 2:30 PM**  
 203 ○ **QUORUM CHECK**  
 204 The August 9, 2023 meeting was cancelled.

205  
 206 **FOURTEENTH ORDER OF BUSINESS** **Board Members’ Comments/Requests**  
 207  
 208 There were no Board Members’ comments or requests.

209  
 210 **FIFTEENTH ORDER OF BUSINESS** **Public Comments**  
 211  
 212 Resident Tiffany Handyside asked if a traffic light will be installed at Bear’s Spur. Mr.  
 213 Watts stated it is up to the County since the County control those roads.  
 214 Asked what the CDD does in conjunction with or separate from the HOA, Mr. Watts  
 215 explained that the CDD is an Independent Special District created by a City ordinance when the

216 overall project was approved. The CDD’s primary responsibility is developing, financing and  
217 maintaining infrastructure. The roads are owned and maintained by the CDD and not dedicated  
218 to the City. The CDD contracts with the HOA to manage all the maintenance in the CDD,  
219 including mowing and lake maintenance.

220 In response to residents’ questions regarding roadway completion and maintenance,  
221 Ms. Wilsbur stated that the monitoring mechanism in place is that, once both builders are  
222 nearing completion of the production aspect of a certain phase, CDD Board Members will  
223 conduct a maintenance walk-through of the site and any infrastructure items, such as curbs,  
224 sidewalks, roads, that are cracked and/or deteriorated will be repaired.

225 Mr. Watts, Ms. Suit and Ms. Willbur responded to questions regarding which entity is  
226 responsible for tree maintenance, who prepares the bond documents, why a dog park is  
227 included in the bond documents but not yet constructed, the new timeline on the amenity  
228 completion, if landscaping can be changed and the status of the playground.

229 Discussion ensued regarding the amenities, capital infrastructure program, Engineer’s  
230 Report, Developer, HOA restriction issues and bond proceeds.

231

232 **SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

233

234

235 **On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor, the**  
236 **meeting adjourned at 3:04 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



242  
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247

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Secretary/Assistant Secretary

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Chair/Vice Chair

# **LAKEWOOD PARK**

**COMMUNITY DEVELOPMENT DISTRICT**

# **STAFF REPORTS**

**LAKWOOD PARK COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE**

**LOCATION**

*Office of Cobb Cole, 231 North Woodland Boulevard, DeLand, Florida 32720*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 11, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>2:30 PM</b>
<b>November 8, 2023 CANCELED NO QUORUM</b>	<b>Regular Meeting</b>	<b>2:30 PM</b>
<b>December 13, 2023</b>	<b>Regular Meeting</b>	<b>2:30 PM</b>
<b>January 10, 2024</b>	<b>Regular Meeting</b>	<b>2:30 PM</b>
<b>February 14, 2024</b>	<b>Regular Meeting</b>	<b>2:30 PM</b>
<b>March 13, 2024</b>	<b>Regular Meeting</b>	<b>2:30 PM</b>
<b>April 10, 2024</b>	<b>Regular Meeting</b>	<b>2:30 PM</b>
<b>May 8, 2024</b>	<b>Regular Meeting</b>	<b>2:30 PM</b>
<b>June 12, 2024</b>	<b>Regular Meeting</b>	<b>2:30 PM</b>
<b>July 10, 2024</b>	<b>Regular Meeting</b>	<b>2:30 PM</b>
<b>August 14, 2024</b>	<b>Regular Meeting</b>	<b>2:30 PM</b>
<b>September 11, 2024</b>	<b>Regular Meeting</b>	<b>2:30 PM</b>