MINUTES OF MEETING
SPRINGS AT LAKE ALFRED
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Springs at Lake Alfred Community Development District held a Regular Meeting on May 15, 2025 at 5:00 p.m., at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850.

Present:

Martha Schiffer	Chair
Megan Germino	Vice Chair
Gabriel Shamma	Assistant Secretary

Also present:

Kristen Suit	District Manager
Bennett Davenport (via telephone)	District Counsel
Sebastian Velasco	Meritage Homes

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Suit called the meeting to order at 5:01 p.m.

Supervisors Schiffer, Germino and Shamma were present. Supervisors Staschiak and Camp were not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Acceptance of Resignation of Brihanna Staschiak [Seat 4]**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the resignation of Ms. Brihanna Staschiak from Seat 4, was accepted.

FOURTH ORDER OF BUSINESS **Consider Appointment of Fill Unexpired Term of Seat 4; Term Expires November 2026**

Ms. Schiffer nominated Alex Flores to Seat 4.

No other nominations were made.

On MOTION by Ms. Schiffer and seconded by Mr. Shamma, with all in favor, the appointment of Alex Flores to Seat 4, was approved.

- **Administration of Oath of Office to Appointed Supervisor (the following will be provided under separate cover)**

  This item was deferred.

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FIFTH ORDER OF BUSINESS **Acceptance of Resignation of Jeremy Camp [Seat 5]**

On MOTION by Mr. Shamma and seconded by Ms. Schiffer, with all in favor, the resignation of Jeremy Camp from Seat 5, was accepted.

SIXTH ORDER OF BUSINESS **Consider Appointment of Fill Unexpired Term of Seat 5; Term Expires November 2026**

Mr. Shamma nominated Sebastian Velasco to Seat 5.

No other nominations were made.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the appointment of Sebastian Velasco to Seat 5, was approved.

- **Administration of Oath of Office to Appointed Supervisor (the following will be provided under separate cover)**

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Sebastian Velasco.

Ms. Suit provided, and she and Mr. Davenport explained the items listed in the Fourth Order of Business.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-01.

Ms. Schiffer nominated the following:

Martha Schiffer	Chair
Megan Germino	Vice Chair
Gabriel Shamma	Assistant Secretary
Sebastian Velasco	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Brihanna Staschiak	Assistant Secretary
Jeremy Camp	Assistant Secretary

The following prior appointments to the Board remain unchanged by this Resolution:

Craig Wrathell	Secretary
Kristen Suit	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2025-02, Approving Proposed Budget for FY 2026; Setting a Public Hearing Thereon and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date**

Ms. Suit presented Resolution 2025-02. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. Assessments are not expected to increase.

On MOTION by Mr. Shamma and seconded by Ms. Schiffer, with all in favor, Resolution 2025-02, Approving Proposed Budget for FY 2026; Setting a Public Hearing Thereon for July 17, 2025 at 5:00 p.m., at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida 33850, and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date, was adopted.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2025-04, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-04, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-05, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

TWELFTH ORDER OF BUSINESS **Consideration of Developer's Agreement**

This item was deferred.

THIRTEENTH ORDER OF BUSINESS **Ratification Items**

A. Parkforms Items

I. Change Order Quote No 2231-6 [Hurricane Damage/Repairs]

II. Invoice 2701 [Hurricane Repairs]

B. Down To Earth Hurricane Clean-Up Plan/Recovery Letter

C. SSS Down to Earth Opco, LLC Agreement for Tree Replacement Services

D. Polk County Property Appraiser Items

I. 2025 Data Sharing and Usage Agreement

II. Contract Agreement

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Ratification Items, as listed, were ratified.

FOURTEENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2025**

On MOTION by Mr. Shamma and seconded by Ms. Schiffer, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

FIFTEENTH ORDER OF BUSINESS **Approval of August 15, 2024, Public Hearings and Regular Meeting Minutes**

> **On MOTION by Ms. Schiffer and seconded by Mr. Shamma, with all in favor, the August 15, 2024, Public Hearings and Regular Meeting Minutes, as presented, were approved.**

SIXTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Bennett stated that the CDD and Meritage Homes of Florida, Inc., were named in a lawsuit filed by HR Lake Alfred Preserve, LLC related to a dispute about certain tracts of land.

B. District Engineer: Dewberry Engineers Inc.

There was no report.

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

- **NEXT MEETING DATE: July 17, 2025 at 5:00 PM**
  - **QUORUM CHECK**

SEVENTEENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

EIGHTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

NINETEENTH ORDER OF BUSINESS **Adjournment**

> **On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the meeting adjourned at 5:21 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Secretary/Assistant Secretary

Chair/Vice Chair