

**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 Public Hearing and Regular Meeting on July 17, 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
Sebastian Velasco	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jordan Lansford	Wrathell, Hunt and Associates, LLC
Bennett Davenport (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 5:03 p.m. Supervisors Germino, Velasco and Shamma were present. Supervisor Schiffer was not present at roll call. Supervisor-elect Flores was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath to Alex Flores [Seat 4] (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**

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2025-06,
Electing and Removing Officers of the
District and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-06. Ms. Schiffer nominated the following:

Martha Schiffer	Chair
Megan Germino	Vice Chair
Gabriel Shamma	Assistant Secretary
Sebastian Velasco	Assistant Secretary
Alex Flores	Assistant Secretary
Jordan Lansford	Assistant Secretary

No other nominations were made. The following prior appointments remain unchanged:

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

On MOTION by Ms. Germino and seconded by Ms. Schiffer, with all in favor, Resolution 2025-06, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget**

On MOTION by Ms. Germino and seconded by Mr. Shamma, with all in favor, the Public Hearing was opened.

- A. Affidavit of Publication**
- B. Consideration of Resolution 2025-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Suit presented Resolution 2025-07. 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 increasing.

No affected property owners or members of the public spoke.

On MOTION by Mr. Shamma and seconded by Ms. Germino, with all in favor, the Public Hearing was opened.

On MOTION by Ms. Germino and seconded by Mr. Shamma, with all in favor, Resolution 2025-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates

Ms. Suit presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. The CDD complied in all material aspects and requirements; however, there was a finding related to actual expenditures exceeding budget appropriations in the general fund by about \$34,000 for the fiscal year ended September 30, 2024. The auditor’s recommendation is that the CDD should amend the budget during the fiscal year or within statutory guidelines to ensure that all expenditures are properly budgeted.

A. Consideration of Resolution 2025-08, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Ms. Germino and seconded by Mr. Shamma, with all in favor, Resolution 2025-08, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

Ms. Schiffer joined the meeting in person.

SEVENTH 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.

EIGHTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

Ms. Suit presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. She noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

Discussion ensued regarding funding the Fiscal Year 2026 budget via on and off-roll assessments and Landowner contributions, if Landowner contributions will still be necessary in Fiscal Year 2027, when homes will likely be bought and be placed on roll, budgeting appropriately for certain expenses, the development phases, turnover of improvements to the CDD, and assessing new homeowners in Fiscal Year 2027 once homes are sold and can go on roll.

- **Consideration of Resolution 2025-09, Providing for Funding for the FY 2026 Adopted Budget(s); 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**

This item was an addition to the agenda.

Ms. Suit presented a Resolution that will be numbered Resolution 2025-09. Mr. Bennett stated adoption is subject to attaching the final assessment roll, and all other attachments.

On MOTION by Mr. Shamma and seconded by Ms. Schiffer, with all in favor, Resolution 2025-09, subject to attachment of the assessment roll, in final form, and all other attachments, Providing for Funding for the FY 2026 Adopted Budget(s); 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.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2025

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

TENTH ORDER OF BUSINESS

Approval of May 15, 2025 Regular Meeting Minutes

On MOTION by Mr. Shamma and seconded by Mr. Schiffer, with all in favor, the May 15, 2025 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Davenport recalled 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. He is following up on this matter and trying to get the CDD removed from this lawsuit.

Ms. Schiffer asked if Mr. Davenport received information on closing on bonds for Phase 2. Mr. Davenport stated no. As of a couple of months ago, the timeline was thought to be in 2026.

B. District Engineer: Dewberry Engineers Inc.

There was no report.

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

- **10 Registered Voters as of April 15, 2025**
- **NEXT MEETING DATE: August 21, 2025 at 5:00 PM**
 - **QUORUM CHECK**

The August 21, 2025 meeting will be cancelled.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the meeting adjourned at 5:25p.m.



Secretary/Assistant Secretary



Chair/Vice Chair