MINUTES OF MEETING
LAKE MATTIE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Lake Mattie Preserve Community Development District was held **Tuesday**, **May 5, 2026,** at 1:30 p.m. at 2235 Crump Road, Winter Haven, Florida.

Present and constituting a quorum:

Les Dunson	Vice Chairman
Rocky Owen	Assistant Secretary
Tom Franklin	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Bryan Hunter *by Zoom*	District Engineer, Hunter Engineering
Joel Blanco	Field Manager, GMS

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Burns called the meeting to order and called the roll. Three Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

There were no members of the public present, and none who joined via Zoom.

THIRD ORDER OF BUSINESS **Approval of Minutes of the August 5, 2025, Board of Supervisors Meeting**

Ms. Burns presented the minutes of the August 5, 2025, Board of Supervisors meeting and asked for any questions, corrections, or comments. The Board had no changes to the minutes.

> On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Minutes of the August 5, 2025, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Presentation of Memo Regarding Amendments to District Rules of Procedure**

Ms. Burns noted there were recent updates to Florida statute that are being incorporated into the existing rules as well as some small clean up items that are being rolled out to all Districts.

A. Consideration of Resolution 2026-01 Setting a Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District (Suggested Date: August 4, 2026)

Ms. Burns presented the resolution and suggested the public hearing date of August 4, 2026 at 1:30 p.m. at the current meeting location. The Board was agreeable with that public hearing date and there was no further discussion.

> On MOTION by Mr. Owen, seconded by Mr. Dunson, with all in favor, Resolution 2026-01 Setting a Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District on August 4, 2026, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-02 Setting a Public Hearing on the Adoption of Amenity Rules and Rates (Suggested Date: August 4, 2026)**

Ms. Burns presented the resolution and suggested the public hearing date of August 4, 2026 at 1:30 p.m. at the current meeting location. Staff contemplated that the amenity will be open prior to this date and rules are in place for that opening but they will need to adopt suspension and termination policies as well as related fees. There were no Board questions.

> On MOTION by Mr. Dunson, seconded by Mr. Franklin, with all in favor, Resolution 2026-02 Setting a Public Hearing on the Adoption of Amenity Rules and Rates on August 4, 2026), was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-03 Approving the Proposed Fiscal Year 2026/2027 Budget (Suggested Date: August 4, 2026) Declaring Special Assessments and Setting the Public**

Hearings on the Adoption of the Fiscal Year 2026/2027 Budget and the Imposition of Operations and Maintenance Assessments

Ms. Burns presented the resolution and noted that this will kick off the District's budget process suggesting the public hearing date of Tuesday, August 4, 2026 at 1:30 p.m. at the current meeting location. She summarized the budget for the Board and highlighted some of the changes with the most notable being Phase 2 going from the administration only rate to platted rate based on the development timeline received. She added that the only increase they are anticipating is related to Phase 2 of the project. She offered to answer any Board questions. There being no questions from the Board, she asked for a motion of approval.

> On MOTION by Mr. Dunson, seconded by Mr. Owen, with all in favor, Resolution 2026-03 Approving the Proposed Fiscal Year 2026/2027 Budget, Declaring the Public Hearings on the Adoption of the Fiscal Year 2026/2027 Budget and the Imposition of Operations and Maintenance Assessments, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-04 Spending Authorization Resolution**

Ms. Burns presented the resolution that authorizes spending limits to District staff or Board members outside of a meeting. Standard procedure authorizes the District Manager to spend $2,500; the Chair or Vice Chair would be authorized up to $10,000, with authorization of the Chair and District Manager jointly up to $25,000.

> On MOTION by Mr. Dunson, seconded by Mr. Owen, with all in favor, Resolution 2026-04 Spending Authorization Resolution, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Proposal for Arbitrage Rebate Services from AMTEC for Series 2024 (Phase 1 Project Bonds) and Series 2025 (Phase 2 Project Bonds)**

Ms. Burns presented the proposal and noted that under the internal revenue code, the District has to show that they do not earn more interest on the bonds then they pay and this is an annual report that is required by the trust indenture. The proposal from AMTEC totaled $450.

On MOTION by Mr. Dunson, seconded by Mr. Franklin, with all in favor, the Proposal for Arbitrage Rebate Services from AMTEC for Series 2024 (Phase 1 Project Bonds) and Series 2025 (Phase 2 Project Bonds), was approved.

NINTH ORDER OF BUSINESS **Presentation of Arbitrage Rebate Reports from AMTEC**

A. Series 2024 (Phase 1 Project Bonds)
B. Series 2025 (Phase 2 Project Bonds)

Ms. Burns presented the arbitrage rebate reports from AMTEC which were included in the agenda package for Board review. The reports show a negative amount listed showing the District does not earn more interest than it pays.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Accepting the Series 2024 (Phase 1 Project Bonds) and Series 2025 (Phase 2 Project Bonds) Arbitrage Rebate Reports from AMTEC, was approved.

TENTH ORDER OF BUSINESS **Discussion Regarding Conveyance Documents & Authorizing Chair to Execute Once Finalized**

Ms. Hancock noted that the Field Manager has given her a list of tracts that are ready to be shifted into District ownership. This allows counsel to draft documents for the Chair to execute and not having to wait for the next Board of Supervisor’s meeting. This does not include the amenity tract.

On MOTION by Mr. Dunson, seconded by Mr. Franklin, with all in favor, Authorizing Chair to Execute Conveyance Documents, was approved.

ELEVENTH ORDER OF BUSINESS **Ratification of Phase 2 Construction Documents**

A. Construction Documents
B. Assignment of Construction Contract
C. Demand Note Agreement

Ms. Burns presented the construction documents and noted that all three have already been approved and that she is just looking for the Board to ratify that action.

On MOTION by Mr. Owen, seconded by Mr. Dunson, with all in favor, the Phase 2 Construction Documents, were ratified.

TWELFTH ORDER OF BUSINESS **Ratification of Audit Services Engagement Letter for Fiscal Year 2205 Audit**

Ms. Burns presented the engagement letter which is part of a multiyear contract that was previously awarded by the District. This is the letter for Fiscal Year 2025 that is aligned with the prior contract awarded which is not the exceed $6,600.

On MOTION by Mr. Dunson, seconded by Mr. Owen, with all in favor, the Audit Services Engagement Letter for Fiscal Year 2025 Audit, was ratified.

THIRTEENTH ORDER OF BUSINESS **Ratification of Contract Agreement with Polk County Property Appraiser**

FOURTEENTH ORDER OF BUSINESS **Ratification of 2026 Data Sharing and Usage Agreement with Polk County Property Appraiser**

Ms. Burns noted that items thirteen and fourteen can be taken as one motion. These are their standard agreements that the District enters into with Polk County annually so the District can collect assessments on the tax bill.

On MOTION by Mr. Dunson, seconded by Mr. Franklin, with all in favor, the Contract Agreement with Polk County Property Appraiser, and the 2026 Data Sharing and Usage Agreement with Polk County Property Appraiser were ratified.

FIFTEENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Hancock had nothing further for the Board and offered to answer any questions.

B. Engineer

Mr. Hunter stated he had nothing to report but could answer any questions. There were no Board questions and the next item followed.

C. Field Manager's Report

Mr. Blanco presented the action items list and the Field Manager's report to the Board and summarized complete and ongoing project before presenting proposals.

i. Consideration of Proposal for Plant Replacement at Entrance Monument

Mr. Blanco presented the proposal for plant replacement from plants that died during the cold snap totaling $1,950.

> On MOTION by Mr. Franklin, seconded by Mr. Dunson, with all in favor, the Proposal for Plant Replacement at Entrance Monument, was approved.

ii. Consideration of Proposal to Add Fertilization of St. Augustine Grass to Current Landscape Maintenance Services Agreement

Mr. Blanco noted that Prince & Sons was unaware that the front grass was St. Augustine and this adds a needed fertilization treatment every other month with an additional cost to their existing contract of $3,900.

> On MOTION by Mr. Dunson, seconded by Mr. Franklin, with all in favor, the Proposal to Add Fertilization of St. Augustine Grass to Current Landscape Maintenance Services Agreement, was approved.

iii. Consideration of Proposal for Aquatic Maintenance (Monthly Pond Herbicide Maintenance)

Mr. Blanco presented the proposal for aquatic maintenance for the sumps from Aquatics Water management for monthly treatments at $300 with an annual cost of $3,600. Mr. Blanco explained how the treatment works.

On MOTION by Mr. Franklin, seconded by Mr. Dunson, with all in favor, the Proposal for Aquatic Maintenance (Monthly Pond Herbicide Maintenance), was approved.

iv. Consideration of Proposal for Holiday Lighting Services

Mr. Blanco presented the proposal for holiday lighting and décor totaling $8,760.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Proposal for Holiday Lighting Services, was approved.

Mr. Blanco offered to answerer any additional Board questions concerning any field management. There were none and the next item followed.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register that was included in the agenda for Board review and she offered to answer any questions.

On MOTION by Mr. Dunson, seconded by Mr. Franklin, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns noted the financial statements through March are included in the agenda package for review. These are for informational purposes only. There is no action necessary from the Board.

iii. Presentation of the Number of Registered Voters – 1

Ms. Burns presented the number of registered voters within the District to be 1.

iv. Reminder to Board Members to File Form 1's by the July 1, 2026 Deadline

Ms. Burns reminded the Board to file their Form 1's and they will get an email in early June.

SIXTEENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

SEVENTEENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

EIGHTEENTH ORDER OF BUSINESS Adjournment

Ms. Burns asked for a motion to adjourn the meeting.

On MOTION by Mr. Dunson, seconded by Mr. Franklin, with all in favor, the meeting was adjourned.

Jill Burns

Secretary/Assistant Secretary

Signed by:

Wes Donley

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Chairman/Vice Chairman