

**MINUTES OF MEETING
LAKE EMMA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lake Emma Community Development District was held Wednesday, **August 27, 2025**, at 10:00 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum:

Anthony Iorio	Chairman
Doug Beasley	Vice Chairman
Rocky Owen	Assistant Secretary
Tom Franklin	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Christopher Allen <i>by phone</i>	District Engineer, Dewberry
Tucker Mackie <i>by phone</i>	Kutak Rock, District Counsel
Robert Szozda	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Iorio called the meeting to order. Four Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present to provide comment.

THIRD ORDER OF BUSINESS

**Approval of the Minutes from the May 28,
2025, Board of Supervisors Meeting**

Mr. Flint presented the minutes from the May 28, 2025 Board of Supervisors meeting and asked for any comments or corrections. The Board had no changes to the minutes.

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On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Minutes of the May 28, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

Mr. Flint asked for a motion to open the assessment and budget hearings.

On MOTION by Mr. Owen, seconded by Mr. Franklin, with all in favor, Opening the Public Hearing, was approved.

A. Consideration of Resolution 2025-05 Adopting the Fiscal Year 2026 Approved Budget and Appropriating Funds

Mr. Flint presented the resolution and summarized the budget for the Board noting the assessments are staying the same. He offered to answer any Board questions. There being no questions, there was a motion to approve.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2025-05 Adopting the Fiscal Year 2026 Approved Budget and Appropriating Funds, was approved.

B. Consideration of Resolution 2025-06 Imposing Fiscal Year 2026 Special Assessments and Certifying Assessment Roll

Mr. Flint presented the resolution and stated that the budget is included in the assessment roll. He noted there were no members of the public present for comment and asked for a motion of approval.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Resolution 2025-06 Imposing Fiscal Year 2026 Special Assessments and Certifying Assessment Roll, was approved.

Mr. Flint stated asked for a motion to close the public hearings.

On MOTION by Mr. Franklin, seconded by Mr. Beasley, with all in favor, Closing the Public Hearing, was approved.

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FIFTH ORDER OF BUSINESS

Consideration of Fiscal Year 2025 Audit Engagement Letter

Mr. Flint presented the engagement letter for the Fiscal Year 2025 audit and offered to answer any Board questions.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, the Fiscal Year 2025 Audit Engagement Letter, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Mackie had nothing to report but offered to answer any questions.

B. Engineer

i. Ratification of WA 2025-1 for Annual Stormwater Report

Mr. Allen presented the work authorization and Mr. Flint noted that it is for the annual stormwater report that is required under the indenture. The report has already been completed, and this action ratifies that report that was due in June.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, WA 2025-01 for Annual Stormwater Report, was ratified.

C. Field Manager

i. Discussion of Proposals for Stormwater System Repairs

Mr. Flint stated that this discussion needs to be differed to a later date. Staff is still working on bringing back proposals for Board consideration on the repairs of the stormwater system. The engineer discovered some erosion issues. Mr. Szozda asked the Board to approve a not to exceed of \$5,000 to commence stormwater repairs identified in the annual stormwater report.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Setting a Not to Exceed \$5,000 to Commence Stormwater Repairs Identified in the Annual Stormwater Report, was approved.

D. District Manager's Report

i. Check Run Summary

Mr. Flint presented the check run summary for approval.

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On MOTION by Mr. Franklin, seconded by Mr. Beasley, with all in favor, the Check Run Summary, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through the end of July.

iii. Approval of Fiscal Year 2026 Meeting Schedule

Mr. Flint stated presented the annual meeting schedule for Fiscal Year 2026 and noted that they can keep the time at 10:00 a.m. moving forward.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, the Fiscal Year 2026 Meeting Schedule, was approved.

iv. District Goals and Objectives

a. Adoption of Fiscal Year 2026 Goals & Objectives

Mr. Flint asked if the Board had any questions. There being no changes, there was a motion of approval.

On MOTION by Mr. Beasley, seconded by Mr. Franklin, with all in favor, Adoption of Fiscal Year 2026 Goals & Objectives, was approved.

b. Presentation of Fiscal Year 2025 Goals & Objectives Authorizing Chair to Execute

Mr. Flint asked for a motion to authorize the Chair to execute the current FY 2025 goals & objectives report.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Accepting the Fiscal Year 2025 Goals & Objectives Authorizing Chair to Execute, was approved.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

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EIGHTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, the meeting was adjourned.

DocuSigned by:
George Flint
B61B5DF431644AD
Secretary/Assistant Secretary

DocuSigned by:
Tony Iorio
8B2C3BA8E54B45B
Chairman/Vice Chairman