

CAYMAN LAKES

**COMMUNITY DEVELOPMENT
DISTRICT**

March 27, 2025

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

CAYMAN LAKES

COMMUNITY DEVELOPMENT DISTRICT

AGENDA LETTER

Cayman Lakes 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

March 20, 2025

Board of Supervisors
Cayman Lakes Community Development District

<u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Cayman Lakes Community Development District will hold a Regular Meeting on March 27, 2025 at 12:00 p.m., at the Holiday Inn Express & Suites Arcadia, 2709 Southeast Highway 70, Arcadia, Florida 34266. The agenda is as follows:

1. Call to Order
2. Roll Call
3. Consideration of Resolution 2025-01, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
4. Consideration of Fiscal Year 2025/2026 Budget Funding Agreement
5. Consideration of Resolution 2025-02 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
6. Consideration of Resolution 2025-03, Designating the Location of the Local District Records Office and Providing an Effective Date
7. Discussion/Consideration: Financing
8. Acceptance of Unaudited Financial Statements as of February 28, 2025
9. Approval of June 27, 2024 Public Hearings and Regular Meeting Minutes
10. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer (Interim): *Banks Engineering, Inc.*

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

- NEXT MEETING DATE: May 22, 2025 at 12:00 PM

- QUORUM CHECK

SEAT 1	JOHN BUZZY	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	PATRICK TIMMONS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	LONDON THOMAS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	CHRIS QUARLES	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	WAYNE EVERETT	☐ IN PERSON	☐ PHONE	☐ NO

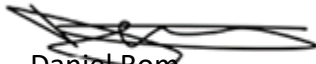
11. Board Members' Comments/Requests

12. Public Comments

13. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 909-7930 or Kristen Thomas at (561) 517-5111.

Sincerely,



Daniel Rom
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 528 064 2804

CAYMAN LAKES

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAYMAN LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Cayman Lakes Community Development District ("**District**") prior to June 15, 2025, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CAYMAN LAKES COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: _____

HOUR: 12:00 p.m.

LOCATION: _____

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Desoto County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 27TH DAY OF MARCH, 2025.

ATTEST:

**CAYMAN LAKES
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Proposed Budget

Exhibit A: Fiscal Year 2025/2026 Proposed Budget

**CAYMAN LAKES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**CAYMAN LAKES
COMMUNITY DEVELOPMENT DISTRICT
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**CAYMAN LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 02/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Landowner contribution	13,940	3,344	10,596	13,940	13,940
Total revenues	13,940	3,344	10,596	13,940	13,940
EXPENDITURES					
Professional & administrative					
Management/accounting/recording**	2,000	833	1,167	2,000	2,000
Legal	2,000	-	2,000	2,000	2,000
Telephone	100	42	58	100	100
Postage	500	-	500	500	500
Printing & binding	250	104	146	250	250
Legal advertising	1,750	-	1,750	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	500	5,500	5,500
Contingencies/bank charges	750	407	343	750	750
Website hosting & maintenance	705	1,680	(975)	705	705
Website ADA compliance	210	-	210	210	210
Total expenditures	13,940	8,241	5,699	13,940	13,940
Excess/(deficiency) of revenues over/(under) expenditures	-	(4,897)	4,897	-	-
Fund balance - beginning (unaudited)	-	-	(4,897)	-	-
Fund balance - ending (projected)	-	(4,897)	-	-	-
Unassigned	-	(4,897)	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (4,897)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per year during dormancy period.

**WHA will charge a reduced fee of \$2,000 per month once it returns to active status.

**WHA will charge \$4,000 per month once bonds are issued.

**CAYMAN LAKES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording**	\$ 2,000
-----------------------------------	----------

Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.

Legal	2,000
-------	-------

General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.

Telephone	100
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Postage	500
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Telephone and fax machine.

Printing & binding	250
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Mailing of agenda packages, overnight deliveries, correspondence, etc.

Legal advertising	1,750
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Letterhead, envelopes, copies, agenda packages

Annual special district fee	175
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The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Insurance	5,500
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Annual fee paid to the Florida Department of Economic Opportunity.

Contingencies/bank charges	750
----------------------------	-----

Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.

Website hosting & maintenance	705
-------------------------------	-----

Website ADA compliance	210
------------------------	-----

Total expenditures	\$ 13,940
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*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per year during dormancy period.

CAYMAN LAKES

COMMUNITY DEVELOPMENT DISTRICT

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**CAYMAN LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 BUDGET FUNDING AGREEMENT**

This Agreement ("**Agreement**") is made and entered into this 27th day of March, 2025, by and between:

Cayman Lakes Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and with an address of c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"), and

D.R. Horton Inc., a Delaware corporation, and the developer of the lands in the District ("**Developer**") with a mailing address of 1341 Horton Circle, Arlington, Texas 76011.

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently is developing the majority of all real property ("**Property**") within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for Fiscal Year 2025/2026, which year concludes on September 30, 2026; and

WHEREAS, this general fund budget, which the parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property owned by the Developer, that will benefit from the activities, operations and services set forth in the Fiscal Year 2025/2026 budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit A**; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit A** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit A**;

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies ("**Funding Obligation**") necessary for the operation of the District as called for in the budget attached hereto as **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developer's consent to such amendments to incorporate them herein), within thirty (30) days of written request by the District. As a point of clarification, the District shall only request as part of the Funding Obligation that the Developer fund the actual expenses of the District, and the Developer is not required to fund the total general fund budget in the event that actual expenses are less than the projected total general fund budget set forth in **Exhibit A**. The funds shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District's right to levy assessments in the event of a funding deficit.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. **ARM'S LENGTH.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**CAYMAN LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Chair/Vice Chair, Board of Supervisors

D.R. HORTON INC.

By: _____
Its: _____

Exhibit A: Fiscal Year 2025/2026 General Fund Budget

CAYMAN LAKES

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAYMAN LAKES COMMUNITY DEVELOPMENT DISTRICT 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

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2025/2026 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CAYMAN LAKES COMMUNITY DEVELOPMENT DISTRICT:

1. **ADOPTING FISCAL YEAR 2025/2026 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 27th day of March, 2025.

ATTEST:

**CAYMAN LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT “A”

CAYMAN LAKES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
TBD		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 23, 2025	Regular Meeting	12:00 PM
January 22, 2026	Regular Meeting	12:00 PM
March 26, 2026	Regular Meeting	12:00 PM
May 28, 2026	Regular Meeting	12:00 PM
July 23, 2026	Regular Meeting	12:00 PM
September 24, 2026	Regular Meeting	12:00 PM

CAYMAN LAKES

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-03

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE CAYMAN LAKES
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE
LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Cayman Lakes Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Desoto County, Florida; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

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

SECTION 1. The District’s local records office shall be located at: _____

_____.

SECTION 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____, 2025.

ATTEST:

**CAYMAN LAKES COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

CAYMAN LAKES

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**CAYMAN LAKES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2025**

**CAYMAN LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2025**

	General Fund	Total Governmental Funds
ASSETS		
Cash	\$ 13,537	\$ 13,537
Undeposited funds	1,955	1,955
Total assets	<u>15,492</u>	<u>15,492</u>
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 2,072	\$ 2,072
Landowner advance	13,500	13,500
Total liabilities	<u>15,572</u>	<u>15,572</u>
Fund balances:		
Unassigned	<u>(80)</u>	<u>(80)</u>
Total fund balances	<u>(80)</u>	<u>(80)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 15,492</u>	<u>\$ 15,492</u>

**CAYMAN LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 2,230	\$ 3,344	\$ 13,940	24%
Total revenues	<u>2,230</u>	<u>3,344</u>	<u>13,940</u>	24%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	167	833	2,000	42%
Legal	-	-	2,000	0%
Telephone	8	42	100	42%
Postage	-	-	500	0%
Printing & binding	21	104	250	42%
Legal advertising	-	-	1,750	0%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	80	407	750	54%
Website hosting & maintenance	1,680	1,680	705	238%
Website ADA compliance	-	-	210	0%
Total expenditures	<u>1,956</u>	<u>8,241</u>	<u>13,940</u>	59%
Excess/(deficiency) of revenues over/(under) expenditures	274	(4,897)	-	
Fund balances - beginning	(354)	4,817	-	
Fund balances - ending	<u>\$ (80)</u>	<u>\$ (80)</u>	<u>\$ -</u>	

CAYMAN LAKES

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT
MINUTES OF MEETING
CAYMAN LAKES
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Cayman Lakes Community Development District held Public Hearings and a Regular Meeting on June 27, 2024 at 12:00 p.m., at the Holiday Inn Express & Suites Arcadia, 2709 Southeast Highway 70, Arcadia, Florida 34266.

Present:

Landon Thomas	Chair
Chris Quarles	Vice Chair
Patrick Timmons	Assistant Secretary
John Buzzy	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates, LLC
Ashley Ligas (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 12:01 p.m. The Oath of Office was administered to Mr. Everett before the meeting. Supervisors Timmons, Thomas and Everett, were present. Supervisor Quarles attended via telephone. Supervisor Buzzy was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Wayne Everett (the following will be provided in a separate package)

This item was addressed during the First Order of Business.

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 2024-26, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Rom presented Resolution 2024-26. Mr. Thomas nominated the following:

Landon Thomas	Chair
Chris Quarles	Vice Chair
Patrick Timmons	Assistant Secretary
John Buzzy	Assistant Secretary
J. Wayne Everett	Assistant Secretary
Kristen Thomas	Assistant Secretary

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary
Craig Wrathell	Treasurer
Jeffrey Pinder	Assistant Treasurer

On MOTION by Mr. Everett and seconded by Mr. Timmons, with all in favor, Resolution 2024-26, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for

Severability; Providing for Conflict and
Providing for an Effective Date

A. Affidavit/Proof of Publication

B. Consideration of Resolution 2024-27, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Cayman Lakes Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Mr. Rom presented Resolution 2024-27.

On MOTION by Mr. Thomas and seconded by Mr. Timmons, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Thomas and seconded by Mr. Everett, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Thomas and seconded by Mr. Everett, with all in favor, Resolution 2024-27, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Cayman Lakes Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes

A. Affidavits of Publication

B. Consideration of Resolution 2024-28, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date

Mr. Rom presented Resolution 2024-28, and briefly described the Rules of Procedure.

On MOTION by Mr. Timmons and seconded by Mr. Everett, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Thomas and seconded by Mr. Timmons, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Timmons and seconded by Mr. Everett, with all in favor, Resolution 2024-28, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2023/2024 Budget

A. Affidavit of Publication

B. Consideration of Resolution 2024-29, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Rom presented Resolution 2024-29 and the proposed Fiscal Year 2024 budget.

On MOTION by Mr. Timmons and seconded by Mr. Thomas, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Thomas and seconded by Mr. Timmons, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Everett and seconded by Mr. Timmons, with all in favor, Resolution 2024-29, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year
2024/2025 Budget

A. Affidavit of Publication

B. Consideration of Resolution 2024-30, Relating to the Annual Appropriations and
Adopting the Budgets for the Fiscal Year Beginning October 1, 2024, and Ending
September 30, 2025; Authorizing Budget Amendments; and Providing an Effective
Date

Mr. Rom presented Resolution 2024-30 and the proposed Fiscal Year 2025 budget.

On MOTION by Mr. Thomas and seconded by Mr. Timmons, with all in favor,
the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Thomas and seconded by Mr. Timmons, with all in favor,
the Public Hearing was closed.

On MOTION by Mr. Thomas and seconded by Mr. Timmons, with all in favor,
Resolution 2024-30, Relating to the Annual Appropriations and Adopting the
Budgets for the Fiscal Year Beginning October 1, 2024, and Ending September
30, 2025; Authorizing Budget Amendments; and Providing an Effective Date,
was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2024-31,
Designating Dates, Times and Locations for
Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2024/2025 and Providing for an Effective
Date

The following will be inserted into the Fiscal Year 2025 Meeting Schedule:

DATES: October 24, 2024; January 23, 2025; March 27, 2025; May 22, 2025; July 24,
2025 and September 25, 2025

TIME: 12:00 PM

On MOTION by Mr. Thomas and seconded by Mr. Everett, with all in favor,
Resolution 2024-31, Designating Dates, Times and Locations for Regular

Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2024-20, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-22, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2023/2024 and Providing for an Effective Date

The following will be inserted into the Fiscal Year 2024 Meeting Schedule:

DATES and POTENTIAL DISCUSSION/FOCUS: April 4, 2024 (Landowner's Meeting); April 4, 2024 (Organizational Meeting) and June 27, 2024 (Public Hearing & Regular Meeting)

TIME: 12:00 PM

LOCATION: Holiday Inn Express & Suites Arcadia, 2709 Southeast Highway 70, Arcadia, Florida 34266

On MOTION by Mr. Timmons and seconded by Mr. Everett, with all in favor, Resolution 2024-22, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2023/2024 and Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Discussion/Consideration: Financing

There were no financing updates.

THIRTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2024

Mr. Rom recommended not accepting the Unaudited Financials due to a wrong budget and a "Management/accounting/recording" line item error. The fee is \$2,000 fee for the entire fiscal year during dormancy, not per month. Staff will make the correction and issue a credit.

On MOTION by Mr. Everett and seconded by Mr. Thomas, with all in favor, the Unaudited Financial Statements as of May 31, 2024, were not accepted.

FOURTEENTH ORDER OF BUSINESS**Approval of Minutes**

- A. April 4, 2024 Landowners' Meeting
- B. April 4, 2024 Organizational Meeting

On MOTION by Mr. Timmons and seconded by Mr. Thomas, with all in favor, the April 4, 2024 Landowners' Meeting Minutes and the April 4, 2024 Organizational Meeting Minutes, both as presented, were approved.

FIFTEENTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: Kutak Rock LLP
- B. District Engineer (Interim): Banks Engineering, Inc.
- C. District Manager: Wrathell, Hunt and Associates, LLC

There were no Staff reports.

- **NEXT MEETING DATE: TBD**
 - **QUORUM CHECK**

The next meeting is scheduled for October 24, 2024, unless canceled.

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

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Everett and seconded by Mr. Thomas, with all in favor, the meeting adjourned at 12:21 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

CAYMAN LAKES

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS**

CAYMAN LAKES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Holiday Inn Express & Suites Arcadia, 2709 Southeast Highway 70, Arcadia, Florida 34266</i>		
<i>¹Location to be determined</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 24, 2024 CANCELED	Regular Meeting	12:00 PM
January 23, 2025 CANCELED	Regular Meeting	12:00 PM
March 27, 2025	Regular Meeting	12:00 PM
May 22, 2025 ¹	Regular Meeting	12:00 PM
July 24, 2025 ¹	Regular Meeting	12:00 PM
September 25, 2025 ¹	Regular Meeting	12:00 PM