

**MINUTES OF MEETING
CAYMAN LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Cayman Lakes Community Development District held a Public Hearing and Regular Meeting on July 24, 2025 at 12:00 p.m., at the Desoto County Library, 125 N Hillsborough Avenue, Arcadia, Florida 34266.

Present:

Landon Thomas	Chair
Chris Quarles	Vice Chair
Patrick Timmons	Assistant Secretary
Wayne Everett (via telephone)	Assistant Secretary

Also present:

Daniel Rom	District Manager
Jere Earlywine (via telephone)	District Counsel
Corey Wayland	DR Horton

FIRST ORDER OF BUSINESS

Call to Order

Mr. Rom called the meeting to order at 12:04 p.m.

SECOND ORDER OF BUSINESS

Roll Call

Supervisors Thomas, Quarles, and Timmons, were present. Supervisor Everett attended via telephone. Supervisor Buzzy was absent.

THIRD ORDER OF BUSINESS

Acceptance of Resignation of John Buzzy

On MOTION by Mr. Timmons and seconded by Mr. Buzzy, with all in favor, the resignation of John Buzzy from Seat 1, was accepted.
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FOURTH ORDER OF BUSINESS

Consideration of Appointment of Corey Wayland to Fill Unexpired Term of Seat 1; Term Expires November 2028

Mr. Timmons nominated Richard Bruce to fill Seat 1. No other nominations were made.

On MOTION by Mr. Thomas and seconded by Mr. Quarles, with all in favor, the appointment of Corey Wayland to fill Seat 1, was approved.

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

Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Corey Wayland. He provided and explained the following:

- A. **Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. **Membership, Obligations and Responsibilities**
- C. **Guide to the 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**Consideration of Resolution 2025-04, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Rom presented Resolution 2025-04. Mr. Thomas nominated the following slate:

Landon Thomas	Chair
Chris Quarles	Vice Chair
Patrick Timmons	Assistant Secretary
Wayne Everett	Assistant Secretary
Corey Wayland	Assistant Secretary

This Resolution removes the following from the Board:

John Buzzy	Assistant Secretary
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The following prior appointments by the Board remain unchanged by this Resolution:

Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary
Kristen Thomas	Assistant Secretary
Craig Wrathell	Treasurer

Jeff Pinder

Assistant Treasurer

On MOTION by Mr. Thomas and seconded by Mr. Timmons, with all in favor, Resolution 2025-04, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

- A. **Affidavit of Publication**
- B. **Consideration of Resolution 2025-05, 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**

Mr. Rom presented Resolution 2025-05. He 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. This is a Landowner-contribution budget with expenses being funded as they are incurred.

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

On MOTION by Mr. Timmons and seconded by Mr. Wayland, with all in favor, Resolution 2025-05, 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.

SEVENTH ORDER OF BUSINESS**Consideration of Fiscal Year 2025/2026 Budget Funding Agreement**

On MOTION by Mr. Thomas and seconded by Mr. Quarles, with all in favor, the Fiscal Year 2025/2026 Budget Funding Agreement, was approved.

EIGHTH ORDER OF BUSINESS

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

Mr. Rom presented Resolution 2025-02.

On MOTION by Mr. Timmons and seconded by Mr. Quarles, with all in favor, 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, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

TENTH ORDER OF BUSINESS

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

Mr. Rom presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Quarles and seconded by Mr. Thomas, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

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

Mr. Rom noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

On MOTION by Mr. Timmons and seconded by Mr. Quarles, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2025

On MOTION by Mr. Thomas and seconded by Mr. Quarles, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of March 27, 2025 Regular Meeting Minutes

On MOTION by Mr. Thomas and seconded by Mr. Quarles, with all in favor, the March 27, 2025 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH 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: September 25, 2025 at 12:00 PM [Location TBD]**
 - **QUORUM CHECK**

Mr. Rom stated he does not anticipate needing to meet until spring 2026.

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Thomas and seconded by Mr. Quarles, with all in favor, the meeting adjourned at 12:13 p.m.

CAYMAN LAKES CDD

July 24, 2025



Secretary/Assistant Secretary



Chair/Vice Chair