

**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**

<b>On MOTION by Mr. Timmons and seconded by Mr. Buzzy, with all in favor, the resignation of John Buzzy from Seat 1, was accepted.</b>
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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.**



Secretary/Assistant Secretary



Chair/Vice Chair