

CAYMAN LAKES

**COMMUNITY DEVELOPMENT
DISTRICT**

November 21, 2025

**BOARD OF SUPERVISORS
SPECIAL 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
<https://caymanlakescdd.net/>

November 14, 2025

Board of Supervisors
Cayman Lakes Community Development District

Dear Board Members:

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

**Note: Meeting Time and
Location**

The Board of Supervisors of the Cayman Lakes Community Development District will hold a Special Meeting on November 21, 2025 at 11:00 a.m., at the Holiday Inn Express & Suites Arcadia, 2709 Southeast Highway 70, Arcadia, Florida 34266. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Board Transition
 - A. Acceptance of Resignations of Supervisors
 - B. Consider Appointments to Fill Unexpired Terms
 - Seat 2; *Term Expires November 2028*
 - Seat 3; *Term Expires November 2026*
 - Seat 4; *Term Expires November 2026*
 - Seat 5; *Term Expires November 2026*
 - C. Administration of Oath of Offices to Appointed Supervisors *(the following to be provided under separate cover)*
 - I. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - II. Membership, Obligations and Responsibilities
 - III. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - IV. Form 8B: Memorandum of Voting Conflict for County, Municipal and Other Local Public Officers
4. Acceptance of Resignation of Corey Wayland [Seat 1]
5. Consider Appointment to Fill Unexpired Term of Seat 1; *Term Expires November 2028*

- Administration of Oath of Office
6. Consideration of Resolution 2026-01, Electing and Removing Officers of the District and Providing for an Effective Date
 7. Consideration of Resolution 2026-02, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date
 8. Consideration of Resolution 2026-03, Designating the Location of the Local District Records Office and Providing an Effective Date
 9. Acceptance of Unaudited Financial Statements as of September 30, 2025
 10. Approval of July 24, 2025 Public Hearing and Regular Meeting Minutes
 11. 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: January 22, 2026 at 12:00 PM [Location TBD]

○ QUORUM CHECK

SEAT 1		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

12. Board Members' Comments/Requests
13. Public Comments
14. 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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CAYMAN LAKES

COMMUNITY DEVELOPMENT DISTRICT

3A

NOTICE OF TENDER OF RESIGNATION

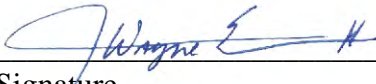
To: Board of Supervisors
Cayman Lakes Community Development District
Attn: Daniel Rom, District Manager
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

From: J. Wayne Everett
Printed Name

Date: 11/4/25

I hereby tender my resignation as a member of the Board of Supervisors of the *Cayman Lakes Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors, effective immediately.

I certify that this Notice of Tender of Resignation has been executed by me and [☐] faxed to 561-571-0013 or [☒] scanned and electronically transmitted to gillyardd@whhassociates.com and agree that the executed fax or email copy shall be binding and enforceable as an original.


Signature

NOTICE OF TENDER OF RESIGNATION


To: Board of Supervisors
Cayman Lakes Community Development District
Attn: Daniel Rom, District Manager
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

From: CHRIS QUARLES
Printed Name

Date: 9/19/25

I hereby tender my resignation as a member of the Board of Supervisors of the *Cayman Lakes Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors, effective immediately.

I certify that this Notice of Tender of Resignation has been executed by me and ☐ faxed to 561-571-0013 or ☐ scanned and electronically transmitted to gillyardd@whhassociates.com and agree that the executed fax or email copy shall be binding and enforceable as an original.


Signature

NOTICE OF TENDER OF RESIGNATION

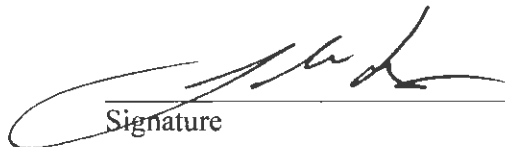
To: Board of Supervisors
Cayman Lakes Community Development District
Attn: Daniel Rom, District Manager
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

From: LANDON THOMAS
Printed Name

Date: 11/4/25

I hereby tender my resignation as a member of the Board of Supervisors of the *Cayman Lakes Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors, effective immediately.

I certify that this Notice of Tender of Resignation has been executed by me and ☐ faxed to 561-571-0013 or ☒ scanned and electronically transmitted to gillyardd@whhassociates.com and agree that the executed fax or email copy shall be binding and enforceable as an original.


Signature

NOTICE OF TENDER OF RESIGNATION

To: Board of Supervisors
Cayman Lakes Community Development District
Attn: Daniel Rom, District Manager
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

From: PATRICIA M TIMMONS
Printed Name

Date: 11/04/2025

I hereby tender my resignation as a member of the Board of Supervisors of the *Cayman Lakes Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors, effective immediately.

I certify that this Notice of Tender of Resignation has been executed by me and ☐ faxed to 561-571-0013 or ☒ scanned and electronically transmitted to gillyardd@whhassociates.com and agree that the executed fax or email copy shall be binding and enforceable as an original.


Signature

CAYMAN LAKES

COMMUNITY DEVELOPMENT DISTRICT

3C

**CAYMAN LAKES COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF CAYMAN LAKES COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization on this ____ day of _____, 20__, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Cayman Lakes Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

MAILING ADDRESS: ☐ Home ☐ Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

CAYMAN LAKES

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAYMAN LAKES COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective November 21, 2025:

_____	is elected Chair
_____	is elected Vice Chair
_____	is elected Assistant Secretary
_____	is elected Assistant Secretary
_____	is elected Assistant Secretary
Raymond Passaro	is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of November 21, 2025:

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

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Daniel Rom is Assistant Secretary

Kristen Thomas is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 21ST DAY OF NOVEMBER, 2025.

ATTEST:

**CAYMAN LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

CAYMAN LAKES

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CAYMAN LAKES
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND
LOCATION FOR LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR
PUBLICATION, PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

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

WHEREAS, the District's Board of Supervisors (the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the effective date of Desoto County Ordinance No. 2024-001 creating the District (the "Ordinance") is January 25, 2024; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on the first Tuesday in November, which shall be noticed pursuant to Section 190.006(2)(a), *Florida Statutes*.

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

SECTION 1. In accordance with section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on the 3rd day of November, 2026 at ____:____ .m., at

_____.

SECTION 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

SECTION 3. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election is hereby announced at the Board's Regular Meeting held on the 21st day of November, 2025. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 21st day of November, 2025.

Attest:

**CAYMAN LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF
SUPERVISORS OF THE CAYMAN LAKES COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Cayman Lakes Community Development District (the "District") in Desoto County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 3, 2026

TIME: ____:____.m.

PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, by emailing wrathellc@whhassociates.com or calling (561) 571-0010. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager

Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
CAYMAN LAKES COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 3, 2026**

TIME: ____:____.m.

LOCATION: _____

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**CAYMAN LAKES COMMUNITY DEVELOPMENT DISTRICT
DESOTO COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Cayman Lakes Community Development District to be held at ____:____ __.m., on November 3, 2026 at _____, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the proxy holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT

**CAYMAN LAKES COMMUNITY DEVELOPMENT DISTRICT
DESOTO COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026**

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Cayman Lakes Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
3.	_____	_____
4.	_____	_____
5.	_____	_____

Date: _____

Signed: _____

Printed Name: _____

CAYMAN LAKES

COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2026-03

**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
SEPTEMBER 30, 2025**

**CAYMAN LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	General Fund	Total Governmental Funds
ASSETS		
Cash	\$ 8,039	\$ 8,039
Due from Landowner	371	371
Prepaid expense	5,300	5,300
Total assets	<u>13,710</u>	<u>13,710</u>
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 290	\$ 290
Landowner advance	13,500	13,500
Total liabilities	<u>13,790</u>	<u>13,790</u>
Fund balances:		
Unassigned	<u>(80)</u>	<u>(80)</u>
Total fund balances	<u>(80)</u>	<u>(80)</u>
Total liabilities and fund balances	<u>\$ 13,710</u>	<u>\$ 13,710</u>

**CAYMAN LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 647	\$ 6,064	\$ 13,940	44%
Total revenues	<u>647</u>	<u>6,064</u>	<u>13,940</u>	44%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	167	2,000	2,000	100%
Legal	95	189	2,000	9%
Telephone	8	100	100	100%
Postage	-	36	500	7%
Printing & binding	21	250	250	100%
Legal advertising	-	375	1,750	21%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	80	1,156	750	154%
Website hosting & maintenance	-	1,680	705	238%
Website ADA compliance	-	-	210	0%
Total expenditures	<u>371</u>	<u>10,961</u>	<u>13,940</u>	79%
Excess/(deficiency) of revenues over/(under) expenditures	276	(4,897)	-	
Fund balances - beginning	(356)	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 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.

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
------------	---------------------

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

75 Jeff Pinder Assistant Treasurer

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

81 **SIXTH ORDER OF BUSINESS**

82 **Public Hearing on Adoption of Fiscal Year**
83 **2025/2026 Budget**

84 **A. Affidavit of Publication**

85 **B. Consideration of Resolution 2025-05, Relating to the Annual Appropriations and**
86 **Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending**
87 **September 30, 2026; Authorizing Budget Amendments; and Providing an Effective**
88 **Date**

89 Mr. Rom presented Resolution 2025-05. He reviewed the proposed Fiscal Year 2026
90 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025
91 budget, and explained the reasons for any changes. This is a Landowner-contribution budget
92 with expenses being funded as they are incurred.

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

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97 No affected property owners or members of the public spoke.

98 **On MOTION by Mr. Quarles and seconded by Mr. Thomas, with all in favor, the**
99 **Public Hearing was closed.**

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101 **On MOTION by Mr. Timmons and seconded by Mr. Wayland, with all in favor,**
102 **Resolution 2025-05, Relating to the Annual Appropriations and Adopting the**
103 **Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September**
104 **30, 2026; Authorizing Budget Amendments; and Providing an Effective Date,**
105 **was adopted.**

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108 **SEVENTH ORDER OF BUSINESS**

109 **Consideration of Fiscal Year 2025/2026**
110 **Budget Funding Agreement**

111 **On MOTION by Mr. Thomas and seconded by Mr. Quarles, with all in favor, the**
112 **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.**

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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 2025/2026 MEETING SCHEDULE		
LOCATION		
TBD		
¹ Holiday Inn Express & Suites Arcadia, 2709 Southeast Highway 70, Arcadia, Florida 34266		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 23, 2025 CANCELED	Regular Meeting	12:00 PM
November 21, 2025 ¹	Special Meeting	11:00 AM
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