

**MINUTES OF MEETING
PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Parkview at Long Lake Ranch Community Development District held a Regular Meeting on March 17, 2025 at 10:00 a.m., at the Long Lake Reserve Amenity Center, 19617 Breynia Drive, Lutz, Florida 33558.

Present:

Justin Lawrence
Megan Willis
Carolina Bolivar

Chair
Vice Chair
Assistant Secretary

Also present:

Jamie Sanchez
Lindsey Whelan (via telephone)
Thomas Liu (via telephone)
Amy Palmer (via telephone)

District Manager
District Counsel
District Engineer
Lighthouse Engineering, Inc.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:06 a.m. Supervisors Willis, Lawrence and Bolivar were present. Two seats were vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Discussion/Update: Lighthouse
Engineering, Inc. Letter to SWFWMD
Acceptance of Stormwater Runoff into
Pond W2**

Mr. Liu stated that there is a one-acre site north of the pond where a Cali Coffee commercial building is being built. A permit modification through the Southwest Florida Water Management District (SWFWMD) is being done. During the permit modification, SWFWMD asked Cali Coffee to obtain authorization from the owner of the existing pond, which is CDD Pond W2. Under the existing permit for Pond W2, it already includes the 1.07-acre lot, so Cali

Coffee just needs a Letter of Authorization from the CDD accepting stormwater runoff from the Cali Coffee lot into Pond W2.

Mr. Lawrence asked if any issues of liability with the runoff affecting the CDD would fall on the property owner, not the CDD. Mr. Liu stated there will not be any issue because, additionally, the permit issued for the pond with the current number of 98 and when they designed the one-acre lot, they came up with a number of 72, which is less than what was originally permitted. Mr. Lawrence discussed a stormwater runoff issue in another community in which he is involved.

Mr. Liu stated that he is sure there will not be an issue when they design the pond and, if issues are encountered, he is sure that the SWFWMD will notify the property owner.

On MOTION by Mr. Lawrence and seconded by Ms. Willis, with all in favor, acceptance of the stormwater runoff into Pond 2, was approved.

On MOTION by Mr. Lawrence and seconded by Ms. Willis, with all in favor, authorizing Lighthouse to be the CDD's Representative regarding the letter and its transmittal to the Southwest Florida Water Management District regarding acceptance of stormwater runoff into Pond 2, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Designating Location for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2024/2025 and Providing for an Effective Date

On MOTION by Mr. Lawrence and seconded by Ms. Willis, with all in favor, Resolution 2025-03, Designating Location for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2025

On MOTION by Mr. Lawrence and seconded by Ms. Willis, with all in favor, the Unaudited Financial Statements as of January 31, 2025, were accepted.

SIXTH ORDER OF BUSINESS

Approval of Minutes

- A. December 16, 2024 Landowners' Meeting**
- B. January 17, 2025 Regular Meeting**

On MOTION by Mr. Lawrence and seconded by Ms. Willis, with all in favor, the December 16, 2024 Landowners' Meeting Minutes and the January 17, 2025 Regular Meeting Minutes, both as presented, were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Ms. Sanchez recalled Mr. Lawrence's discussion at the last meeting about signage that the HOA had not installed after the storm. Mr. Lawrence provided her with photographs. Ms. Sanchez spoke to Mr. Davenport about it and was told that, if the locations are not on CDD property, there is nothing that the CDD can do. If the CDD does not own the land/easements where the signs would go, the CDD cannot spend taxpayer funds for improvements on private land. Mr. Davenport had suggested Ms. Sanchez ask the HOA if it would like her to make arrangements, purchase and install the signs but then bill the HOA for the expense.

Ms. Sanchez will ask the HOA why the signs have not been installed.

B. District Engineer: Lighthouse Engineering, Inc.

There was no report.

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

- **NEXT MEETING DATE: April 21, 2025 at 10:00 AM**
 - **QUORUM CHECK**

EIGHTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

NINTH ORDER OF BUSINESS


Public Comments

No members of the public spoke.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lawrence and seconded by Ms. Willis, with all in favor, the meeting adjourned at 10:22 a.m.


Secretary/Assistant Secretary
Chair/Vice Chair