

**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 Public Hearing and Regular Meeting on July 21, 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
Lindsay Whelan (via telephone)

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:31 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

**Consider Appointment to Fill Unexpired
Term of Seat 3; Term Expires November
2026**

This item was deferred.

- **Administration of Oath of Office (the following to be provided under separate cover)**
 - A. **Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
 - B. **Board 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

FOURTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 5; Term Expires November 2026

This item was deferred.

- **Administration of Oath of Office**

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-08, Electing and Removing Officers of the District and Providing for an Effective Date

This item was deferred.

SIXTH ORDER OF BUSINESS

Consideration of Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

- A. **Proof/Affidavit of Publication**
- B. **Consideration of Resolution 2025-09, 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**

Ms. Sanchez 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.

On MOTION by Mr. Lawrence and seconded by Ms. Willis, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Lawrence and seconded by Ms. Willis, with all in favor, the Public Hearing was closed.

Ms. Sanchez presented Resolution 2025-09 and read the title.

On MOTION by Mr. Lawrence and seconded by Ms. Willis, with all in favor, Resolution 2025-09, 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 Resolution 2025-10, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Ms. Sanchez presented Resolution 2025-10 and read the title.

On MOTION by Mr. Lawrence and seconded by Ms. Willis, with all in favor, Resolution 2025-10, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates

Ms. Sanchez presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

- A. Consideration of Resolution 2025-11, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024**

On MOTION by Mr. Lawrence and seconded by Ms. Willis, with all in favor, Resolution 2025-11, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

NINTH ORDER OF BUSINESS**Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Ms. Sanchez presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

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

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

On MOTION by Ms. Willis and seconded by Ms. Bolivar, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

TENTH ORDER OF BUSINESS**Authorization of RFP for Annual Audit Services**

On MOTION by Ms. Willis and seconded by Ms. Bolivar, with all in favor, the Request for Proposals for Annual Audit Services and authorizing Staff to advertise, was approved.

ELEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of May 31, 2025**

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

TWELFTH ORDER OF BUSINESS**Approval of May 19, 2025 Regular Meeting Minutes**

On MOTION by Mr. Lawrence and seconded by Ms. Willis, with all in favor, the

May 19, 2025 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer: Lighthouse Engineering, Inc.

There were no District Counsel or District Engineer reports.

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

- **390 Registered Voters in District as of April 15, 2025**
- **UPCOMING MEETINGS**
 - **August 18, 2025 at 10:00 AM**
 - **September 15, 2025 at 10:00 AM**
 - **QUORUM CHECK**

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

Discussion ensued regarding new HOA Management and the CDD and HOA responsibilities.

Mr. Lawrence asked about the Goals and Objectives. Ms. Sanchez referred to the Ninth Order of Business and stated the Fiscal Year 2026 Goals and Objectives were already prepared and approved and they are the same as for Fiscal Year 2025.

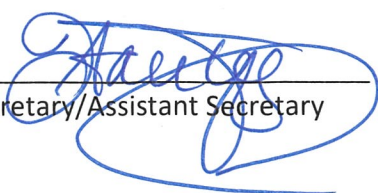
FIFTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Lawrence and seconded by Ms. Willis, with all in favor, the meeting adjourned at 10:18 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair