

**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 September 29, 2025 at 12:00 p.m., at the Long Lake Reserve Amenity Center, 19617 Breynia Drive, Lutz, Florida 33558.

Present:

Justin Lawrence	Chair
Megan Willis	Vice Chair
Carolina Bolivar	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Bennett Davenport (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 12:04 p.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 of Lauren Markus to Fill Unexpired Term of Seat 3; Term Expires November 2026

Ms. Willis nominated Lauren Markus to fill Seat 3. No other nominations were made.

On MOTION by Ms. Willis and seconded by Mr. Lawrence, with all in favor, the appointment of Lauren Markus to fill Seat 3, was approved.

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

This item was deferred.

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

Acceptance of Resignation of Justin Lawrence

This item was deferred.

FIFTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 4; Term Expires November 2028

This item was deferred.

- **Administration of Oath of Office**

SIXTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 5; Term Expires November 2028

This item was deferred.

- **Administration of Oath of Office**

SEVENTH 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.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2025

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

NINTH ORDER OF BUSINESS

Approval of July 21, 2025 Public Hearing and Meeting Minutes

On MOTION by Mr. Lawrence and seconded by Ms. Willis, with all in favor, the July 21, 2025 Public Hearing and Meeting Minutes, as presented, were approved.

TENTH 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**

- **NEXT MEETING DATE: October 20, 2025 at 10:00 AM**
 - **QUORUM CHECK**

Mr. Lawrence asked if the HOA has property insurance. Ms. Sanchez stated that the HOA should have it, as the CDD only has liability insurance.

The October 20, 2025 meeting will be cancelled.

It was noted that the Board prefers tablets as opposed to hard copy agendas.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

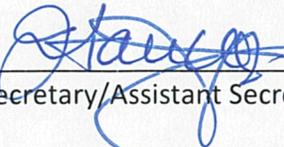
No members of the public spoke.

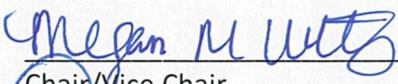
THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lawrence and seconded by Ms. Willis, with all in favor, the meeting adjourned at 12:10 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair