

Parkview at Long Lake Ranch Community Development District

OFFICE OF THE DISTRICT MANAGER

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<https://parkviewatlonglakeranchcdd.net>

April 20, 2026

Board of Supervisors

Parkview at Long Lake Ranch Community Development District

Dear Board Members:

The Board of Supervisors of the Parkview at Long Lake Ranch Community Development District will hold a Regular Meeting and an Audit Committee Meeting on April 27, 2026 at 12:00 p.m., at the Long Lake Reserve Amenity Center, 19617 Breyntia Drive, Lutz, Florida 33558. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consider Appointment to Fill Unexpired Term of Seat 4; *Term Expires November 2028*
 - Administration of Oath of Office to Appointed Supervisor (*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
4. Consider Appointment to Fill Unexpired Term of Seat 5; *Term Expires November 2026*
 - Administration of Oath of Office
5. Consideration of Resolution 2026-04, Electing and Removing Officers of the District and Providing for an Effective Date
6. Consideration of Resolution 2026-05, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

ATTENDEES:

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

7. Consideration of Resolution 2026-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
8. Consideration of Resolution 2026-07, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date
 - A. Rules of Procedure
9. Consideration of Lighthouse Engineering, Inc. Memorandum Regarding Operation and Maintenance Inspection Report and Certification of Permit No. 43013843.072
10. Recess Regular Meeting/Commencement of Audit Selection Committee Meeting
11. Review of Responses to Request for Proposals (RFP) for Annual Audit Services
 - A. Affidavit of Publication
 - B. RFP Package
 - C. Respondent(s)
 - I. DiBartolomeo, McBee, Hartley & Barnes, P.A.
 - II. Grau & Associates
 - III. McIntosh CPA
 - D. Auditor Evaluation Matrix/Ranking
12. Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting
13. Consider Recommendation of Audit Selection Committee
 - Award of Contract
14. Acceptance of Unaudited Financial Statements as of March 31, 2026
15. Approval of March 16, 2026 Regular Meeting and Audit Committee Meeting Minutes
16. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Lighthouse Engineering, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: May 18, 2026 at 10:00 AM

○ QUORUM CHECK

SEAT 1	MEGAN WILLIS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	CAROLINA BOLIVAR	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	LAUREN MARKUS	<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

- Performance Measures/Standards & Annual Reporting Form: October 1, 2025 - September 30, 2026 (*for informational purposes*)

17. Board Members' Comments/Requests
18. Public Comments
19. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 512-9027.

Sincerely,


Jamie Sanchez
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 131 733 0895