MINUTES OF MEETING
WEST LAKE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of West Lake Community Development District was held on Wednesday, May 14, 2025, and called to order at 1:03 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

Kelly Evans	Chairperson
Lori Campagna	Vice Chairperson
Brad Gilley	Assistant Secretary
Nancy Symonds	Assistant Secretary
Paulo Beckert	Assistant Secretary

Also present were:

Brian Lamb	District Manager
Michael Perez	District Manager
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Chris O'Kelly	District Engineer

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Perez called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comments on Agenda Items**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

A. Annual Notice of Qualified Electors

Mr. Perez, informed there are zero (0) registered voters.

B. Consideration of Resolution 2025-04, Approving the Proposed Budget

Mr. Lamb presented the preliminary budget for Fiscal Year 2026 and set Public Hearing to be set Wednesday, August 13, 2025 at 1:00 pm. Discussion ensued.

> On MOTION by Ms. Evans seconded by Ms. Symonds, with all in favor, Resolution 2025-04, Approving the Proposed Budget and setting the Public Hearing for Wednesday, August 13, 2025 at 1:00 pm at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, was adopted. 5-0

FOURTH ORDER OF BUSINESS Consent Agenda

A. Approval of Meeting Minutes; April 09, 2025, Audit Committee & Regular Meeting

B. Consideration of Operation and Maintenance Expenditures for April 2025

C. Acceptance of the Financials and Approval of the Check Register for April 2025

On MOTION by Mr. Gilley seconded by Mr. Beckert, with all in favor, the Consent Agenda, was approved. 5-0

FIFTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Mr. Vicker informed Mr. Perez to set the Chairperson for Seat 1 and Vice Chairperson for Seat 2.

B. District Engineer

Mr. O'Kelly provided updates on the completion of the infrastructure and offsite improvements.

C. District Manager

Mr. Lamb needed a motion to authorize staff to work with the county on negotiating for collections and for Ms. Evans to be able to sign outside of the meeting after review with Ms. Hopkinson and staff. Mr. Lamb to coordinate a 10:00 am meeting May 27, 2025 and Mr. Gilley questioned why the March Payment sheet was not being included.

SIXTH ORDER OF BUSINESS Adjournment

There being nothing further,

On MOTION by Ms. Evans seconded by Ms. Campagna, with all in favor, meeting adjourned at 1:34 p.m. 5-0

Brian Lamb/Michael Perez
District Manager

Kelly Evans
Chairperson