

**MINUTES OF MEETING
WEST LAKE
COMMUNITY DEVELOPMENT DISTRICT**

The Public Hearing and regular meeting of the Board of Supervisors of West Lake Community Development District was held on Wednesday August 13, 2025, at 1:00 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

Also present were:

Debby Wallace	District Manager
Brian Lamb	VP of Developer Services
Kathryn Hopkinson	District Counsel
Chris O’Kelly (via phone)	District Engineer

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Wallace 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

Public Hearing on Adopting FY 2026 Proposed Operations Budget

A. Open Public Hearing on Adopting FY2026 Proposed Operations Budget

On MOTION by Ms. Evans seconded by Mr. Gilley, with all in favor, the Public Hearing on Adopting FY2026 Proposed Operations Budget, was opened. 4-0

B. Staff Presentations

Ms. Wallace presented the Fiscal Year 2025/2026 Budget. There were no changes and/or discussions from Board

C. Public Comment

There being none, the next item followed.

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D. Close Public Hearing on Adopting FY2026 Proposed Budget

On MOTION by Ms. Evans seconded by Ms. Campagna, with all in favor, the Public Hearing on Adopting FY 2026 Proposed Budget, was closed. 4-0

E. Consideration of Resolution 2025-05; Adopting the FY2026 Budget

On MOTION by Ms. Evans seconded by Mr. Campagna, with all in favor, the Resolution 2025-05; Adopting the FY2026 Budget, was adopted. 4-0

FORTH ORDER OF BUSINESS**Business Items****A. Consideration of FY2025-2026 Developer Budget Funding Agreement**

On MOTION by Ms. Evans seconded by Ms. Campagna, with all in favor, the FY2025-2026 Developer Budget Funding Agreement, was approved. 4-0

B. Consideration of Resolution 2025-06; Setting the FY2026 Meeting Schedule

The following is the Fiscal Year 2026 CDD Meeting Schedule:

- | | |
|---------------------|-----------|
| • October 8, 2025 | 1:00 p.m. |
| • November 12, 2025 | 1:00 p.m. |
| • December 10, 2025 | 1:00 p.m. |
| • January 14, 2026 | 1:00 p.m. |
| • February 11, 2026 | 1:00 p.m. |
| • March 11, 2026 | 1:00 p.m. |
| • April 8, 2026 | 1:00 p.m. |
| • May 13, 2026 | 1:00 p.m. |
| • June 10, 2026 | 1:00 p.m. |
| • July 8, 2026 | 1:00 p.m. |
| • August 12, 2026 | 1:00 p.m. |
| • September 9, 2026 | 1:00 p.m. |

All meetings will convene at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

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On MOTION by Ms. Evans seconded by Mr. Gilley, with all in favor, the Resolution 2025-06; Setting the FY2026 Meeting Schedule, as detailed above, was adopted. 4-0

C. Acceptance of Paulo Beckert's Board Resignation

On MOTION by Ms. Evans seconded by Ms. Campagna, with all in favor, the resignation of Paulo Beckert, was accepted. 4-0

D. Appointment for Vacant Seat

The Board agreed to leave this seat vacant, until further notice.

E. Oath of Office

No Oath of Office was administered.

FIFTH ORDER OF BUSINESS**Consent Agenda**

- A. Approval of Meeting Minutes (July 9, 2025 Regular Meeting Minutes)**
- B. Consideration of Operations and Maintenance Report (June 2025)**
- C. Acceptance of the Financials & Approval of the Check Registers (June 2025)**

On MOTION by Ms. Evans seconded by Ms. Symonds, with all in favor, the Consent Agenda, was approved. 4-0

SIXTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Ms. Hopkinson discussed bonds.

B. District Engineer**C. District Manager**

There being no reports, the next order of business followed.

SEVENTH ORDER OF BUSINESS**Adjournment**

There being nothing further,

On MOTION by Ms. Evans seconded by Ms. Symonds, with all in favor, meeting adjourned at 1:15 pm. 4-0

Signed by:



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Deborah Wallace
District Manager

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Kelly Evans
Chairperson