MINUTES OF MEETING
BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Buena Lago Community Development District held a Regular Meeting on April 17, 2025 at 10:30 a.m., at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

Present:

Shelley Kaercher	Chair
Robyn Bronson	Assistant Secretary
Kolton Benson	Assistant Secretary

Also present:

Daniel Rom	District Manager
Jere Earlywine (via telephone)	District Counsel
Chris Allen (via telephone)	District Engineer
Mark Hills	Field Operations Manager

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

Mr. Rom called the meeting to order at 11:05 a.m.

Supervisors Kaercher, Benson and Bronson were present. Supervisors Tyree and Van Auker were not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consideration of Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing**

Severability; and Providing an Effective Date

Mr. Rom presented Resolution 2025-03. He 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 Ms. Kaercher and seconded by Ms. Bronson, with all in favor, Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 14, 2025 at 2:30 p.m., at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

Mr. Rom presented Resolution 2025-04.

On MOTION by Ms. Bronson and seconded by Ms. Kaercher, with all in favor, Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Dewberry Engineer's Inc. General Engineering 2025 Schedule of Hourly Rates**

Mr. Allen presented Dewberry Engineer's Inc. General Engineering 2025 Schedule of Hourly Rates.

Mr. Earlywine stated that the Engineering Services Contract will need to be updated to reflect the new rates.

On MOTION by Ms. Kaercher and seconded by Ms. Bronson, with all in favor, Dewberry Engineer's Inc. General Engineering 2025 Schedule of Hourly Rates, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Mr. Rom presented Resolution 2025-05. He discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Ms. Kaercher and seconded by Ms. Bronson, with all in favor, Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Ratification of Letter Agreement for HOA Use of CDD Monument Signs**

Mr. Rom presented the Letter Agreement for HOA Use of CDD Monument Signs.

On MOTION by Ms. Kaercher and seconded by Ms. Bronson, with all in favor, Letter Agreement for HOA Use of CDD Monument Signs, was ratified.

EIGHTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of February 28, 2025**

On MOTION by Ms. Kaercher and seconded by Ms. Bronson, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

NINTH ORDER OF BUSINESS **Approval of Minutes**

A. November 5, 2024 Landowners' Meeting

B. November 21, 2024 Regular Meeting

On MOTION by Ms. Kaercher and seconded by Ms. Bronson, with all in favor, the November 5, 2024 Landowners' Meeting Minutes and the November 21, 2024 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated the next bond issuance will likely be in 2026 so work on project completion items will commence. He believes the Board will begin transitioning to a resident Board with two seats being up for General Election in November 2026 General Election so it will be important to complete the bond issuance.

Discussion ensued regarding the status of construction in the various phases and eventual closeout of phases.

B. District Engineer: Dewberry Engineers, Inc.

There was no report.

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

- **NEXT MEETING DATE: May 15, 2025 at 10:30 AM**
  - **QUORUM CHECK**

The May 15, 2025 meeting will likely be canceled.

ELEVENTH ORDER OF BUSINESS Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS Public Comment

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Kaercher and seconded by Ms. Bronson, with all in favor, the meeting adjourned at 11:16 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

________________________________ Shelley Kaercher

Secretary/Assistant Secretary Chair/Vice Chair