

**MINUTES OF MEETING
BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Buena Lago Community Development District held a Public Hearing and Regular Meeting on August 14, 2025 at 2:30 p.m., at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

Present:

Roger Van Auker	Assistant Secretary
Robyn Bronson	Assistant Secretary
Kolton Benson	Assistant Secretary

Also present:

Daniel Rom	District Manager
Ashley Ligas (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 2:33 p.m.

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

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Public Hearing to Consider the Adoption of the Fiscal Year 2025/2026 Budget

A. Proof/Affidavit of Publication

B. Consideration of Resolution 2025-06, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Rom presented Resolution 2025-06. 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. Bronson and seconded by Mr. Van Auker, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Ms. Bronson and seconded by Mr. Benson, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Bronson and seconded by Mr. Benson, with all in favor, Resolution 2025-06, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Rom presented Resolution 2025-07.

On MOTION by Ms. Bronson and seconded by Mr. Benson, with all in favor, Resolution 2025-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to

the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates

Mr. Rom presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2025-08, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2024

On MOTION by Mr. Van Auker and seconded by Ms. Bronson, with all in favor, Resolution 2025-08, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2024, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

Mr. Rom presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Van Auker and seconded by Mr. Benson, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

• Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting

Mr. Rom noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

On MOTION by Mr. Van Auker and seconded by Ms. Bronson, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2025

On MOTION by Ms. Bronson and seconded by Mr. Benson, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of April 17, 2025 Regular Meeting Minutes

On MOTION by Ms. Bronson and seconded by Mr. Benson, with all in favor, the April 17, 2025 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Dewberry Engineers, Inc.

There were no District Counsel or District Engineer reports.

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

- **295 Registered Voters in District as of April 15, 2025**
- **NEXT MEETING DATE: September 18, 2025 at 10:30 AM**
 - **QUORUM CHECK**

The next meeting will be September 18, 2025, unless canceled.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comment

An unidentified speaker asked about another community and what impact it would have on this CDD. Mr. Rom stated it has no effect on this CDD.

TWELFTH ORDER OF BUSINESS

Adjournment

**On MOTION by Mr. Van Auker and seconded by Ms. Bronson, with all in favor,
the meeting adjourned at 2:44 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair