



**LAKEFRONT ESTATES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**GLADES COUNTY  
REGULAR BOARD MEETING  
SEPTEMBER 12, 2023  
2:00 P.M.**

Special District Services, Inc.  
2501A Burns Road  
Palm Beach Gardens, FL 33410

[www.lakefrontestatescdd.org](http://www.lakefrontestatescdd.org)

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**AGENDA**  
**LAKEFRONT ESTATES**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Community Building  
30086 E. State Road 78  
Okeechobee, Florida 34974  
**REGULAR BOARD MEETING**  
September 12, 2023  
2:00 P.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Administer Oath of Office and Review Board Member Duties and Responsibilities
- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
  - 1. August 24, 2023 Regular Board Meeting & Public Hearing's.....Page 2
- H. Old Business
- I. New Business
  - 1. Discussion Regarding Bond Proceeding's
- J. Administrative Matters
- K. Board Members Comments
- L. Adjourn

Publication Date  
2023-08-31

Subcategory  
Miscellaneous Notices

Keywords:

LAKEFRONT ESTATES  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022/2023 & 2023/2024  
REGULAR MEETING SCHEDULES

NOTICE IS HEREBY GIVEN The Board of Supervisors of the Lakefront Estates Community Development District will hold their regular meetings for Fiscal Years 2022/2023 & 2023/2024 at 2:00 p.m. at the Buckhead Ridge Community Building located at 30086 E. State Road 78, Okeechobee, Florida 34974, on the following dates:

- September 12, 2023
- October 18, 2023
- November 15, 2023
- December 20, 2023
- January 17, 2024
- February 21, 2024
- March 19, 2024
- April 17, 2024
- May 15, 2024
- June 19, 2024
- July 17, 2024
- August 21, 2024

The meetings are open to the public and will be conducted in accordance with the provision of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the Agendas for any of the meetings may be obtained from the Districts website at [www.lakefrontestatescdd.org](http://www.lakefrontestatescdd.org) or by contacting the District Manager at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 630-4922 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Any person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

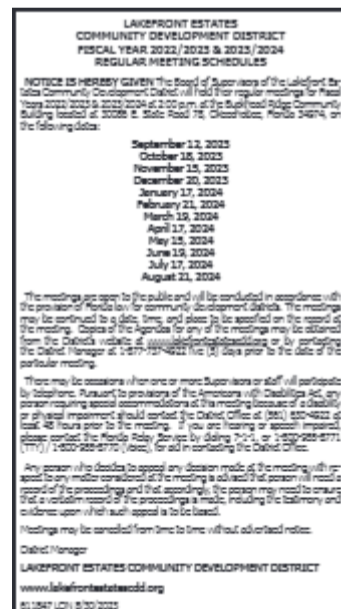
District Manager

LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT

[www.lakefrontestatescdd.org](http://www.lakefrontestatescdd.org)

611847 LON 8/30/2023

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**LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARINGS & REGULAR BOARD MEETING  
AUGUST 24, 2023**

**A. CALL TO ORDER**

The August 24, 2023, Regular Board Meeting of the Lakefront Estates Community Development District (the “District”) was called to order at 12:37 p.m. in the Community Building located at 30086 E. State Road 78, Okeechobee, Florida 34974

**B. PROOF OF PUBLICATION**

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in the *Lake Okeechobee News* on August 2, 2023, and August 9, 2023, as legally required.

**C. SEAT NEW BOARD MEMBERS (FROM ORDINANCE)**

**D. ADMINISTER OATHS OF OFFICE**

**E. ESTABLISH A QUORUM**

A quorum was established with the following Supervisors in attendance:

Dovber Blasberg (Dubi), Menachen Raksin, Matthew Meisels and Chaim Meisels

Also in attendance were District Manager Michelle Krizen of Special District Services, Inc.; District Manager Todd Wodraska of Special District Services, Inc. (via phone); and District Counsel Wes Haber of Kutak Rock (via phone).

Also present was Jessica Lee (via phone).

**F. CONSIDER RESOLUTION NO. 2023- – DESIGNATING OFFICERS**

Resolution No. 2023-23 was presented, entitled:

**RESOLUTION 2023-23**

**A RESOLUTION OF THE LAKEFRONT ESTATES  
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A  
CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT  
SECRETARIES, A TREASURER AND AN ASSISTANT  
TREASURER OF THE WINDING CYPRESS COMMUNITY  
DEVELOPMENT DISTRICT, AND PROVIDING FOR AN  
EFFECTIVE DATE**

A **motion** was made by Mr. Blasberg, seconded by Mr. Raksin and unanimously passed adopting Resolution No. 2023-23, electing the following Officers of the District:

- Chairman: Dovber Meisels
- Vice Chairman: Menachem Raksin
- Secretary: Michelle Krizen
- Treasurer/Assistant Treasurer: Michelle Krizen
- Assistant Secretaries: Chaim Meisels, Matthew Meisels, Jason Weg

**G. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

**H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were comments from the public for items not on the agenda.

**I. APPROVAL OF MINUTES**

**1. May 24, 2023, Organizational Meeting**

A motion was made by Mr. Raksin, seconded by Mr. Blasberg and passed unanimously approving the minutes of the May 24, 2023, Organizational Meeting, as presented.

The Regular Board Meeting was then recessed and the Public Hearing on the Fiscal Year 2022/2023 Final Budget was opened.

**J. PUBLIC HEARING – FISCAL YEAR 2022/2023 FINAL BUDGET**

**1. Proof of Publication**

Proof of publication was presented which showed that notice of the Public Hearing on the Fiscal Year 2022/2023 Final Budget had been published in the *Lake Okeechobee News* on August 2, 2023, and August 9, 2023, as legally required.

**2. Receive Public Comment on Fiscal Year 2022/2023 Final Budget**

There was no public comment on the Fiscal Year 2022/2023 Final Budget.

**3. Consider Resolution No. 2023-24– Adopting a Fiscal Year 2022/2023 Final Budget**

Resolution No. 2023-24 was presented, entitled:

**RESOLUTION 2023-24**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKEFRONT  
ESTATES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”)  
RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE**

**BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2023;  
AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN  
EFFECTIVE DATE.**

A **motion** was made by Mr. Blasberg, seconded by Mr. Raksin and passed unanimously adopting Resolution No. 2023-24, as presented.

The Public Hearing on the Fiscal Year 2022/2023 Final Budget was closed and the Public Hearing on the Fiscal Year 2023/2024 Final Budget was opened.

**K. PUBLIC HEARING – FISCAL YEAR 2023/2024 FINAL BUDGET**  
**1. Proof of Publication**

Proof of publication was presented which showed that notice of the Public Hearing on the Fiscal Year 2023/2024 Final Budget had been published in the *Lake Okeechobee News* on August 2, 2023, and August 9, 2023, as legally required.

**2. Receive Public Comment on Fiscal Year 2023/2024 Final Budget**

There was no public comment on the Fiscal Year 2023/2024 Final Budget.

**3. Consider Resolution No. 2023-25 – Adopting a Fiscal Year 2023/2024 Final Budget**

Resolution No. 2023-25 was presented, entitled:

**RESOLUTION 2023-25**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKEFRONT  
ESTATES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”)  
RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE  
BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND  
ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS;  
AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Blasberg, seconded by Mr. Raksin and passed unanimously adopting Resolution No. 2023-25, as presented.

The Public Hearing on Fiscal Year 2023/2024 Final Budget was then closed and the Public Hearing on Authorizing the District’s Intent to Use of the Uniform Method of Collection was opened.

**L. PUBLIC HEARING – AUTHORIZING THE DISTRICT’S INTENT TO USE OF THE  
UNIFORM METHOD OF COLLECTION**  
**1. Proof of Publication**

Proof of publication was presented which showed that notice of the Public Hearing Authorizing the District’s Intent to Use Uniform Method of Collection had been published in the *Lake Okeechobee News* on July 26, 2023, August 2, 2023, August 9, 2023, and August 16, 2023, as legally required.

**2. Receive Public Comment on the Use of the Uniform Method of Collection**

There was no public comment on the District’s Intent to Use the Uniform Method of Collection.

**3. Consider Resolution No. 2023-26 – Adopting the Uniform Method of Collection**

Resolution No. 2023-26 was presented, entitled:

**RESOLUTION 2023-26**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

A motion was made by Mr. Blasberg, seconded by Mr. Raksin and passed unanimously adopting Resolution No. 2023-26, as presented.

The Public Hearing on the District’s Intent to Use the Uniform Method of Collection was closed and the Regular Board Meeting was reconvened.

**M. OLD BUSINESS**

There were no Old Business items to come before the Board.

**N. NEW BUSINESS**

**1. Consider Selection of Newlines Land Consultants, Steve Dobbs as District Engineer**

There was only one response to the RFQ from Newlines Land Consultants, Steve Dobbs. Mr. Dobbs is currently the Interim Engineer.

A **motion** was made by Mr. Raksin, seconded by Mr. Blasberg and passed unanimously selecting Newlines Land Consultants, Steve Dobbs as the District’s Engineer.

**2. Consider Resolution No. 2023-27 – Adopting a Fiscal Year 2023/2024 Meeting Schedule**

Resolution No. 2023-27 was presented, entitled:

**RESOLUTION NO. 2023-27**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT,**

**ESTABLISHING A REGULAR MEETING SCHEDULE FOR THE FISCAL YEAR 2023/2024 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Raksin, seconded by Mr. Blasberg and passed unanimously adopting Resolution No. 2023-27, as presented.

**3. Consider Resolution No. 2023-28 – Authorizing Electronic Approvals and Checks Signers**

Resolution No. 2023-28 was presented, entitled:

**RESOLUTION NO. 2023-28**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE FRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; TODD WODRASKA, MICHELLE KRIZEN, JASON PIERMAN, PATRICIA LASCASAS AND DOVBER BLASBERG (DUBI) AS SIGNORS ON THE ACCOUNT AND PROVIDING AN EFFECTIVE DATE. AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Blasberg, seconded by Mr. Raskin and passed unanimously adopting Resolution No. 2023-28, as presented.

**4. Consider Appointment of Audit Committee and Approval of Evaluation Criteria**

**5. Discussion Regarding Required Ethics Training**

Mr. Haber provided an overview of the upcoming Ethics Training requirements of 4 hours annually. A Sunshine and Public Records overview was also provided. All e-mails pertaining to the CDD are a matter of public record and can be requested. The Board cannot discuss matters with each other outside of Board Meetings. The Board requested e-mail addresses be set up for CDD use to help comply with the public record laws. Ms. Krizen will have those set up accordingly.

**O. ADMINISTRATIVE MATTERS**

Ms. Krizen advised that about two weeks prior to a meeting the Board Members will receive a message from Tricia LasCasas asking about agenda items and attendance. If you are not going to be able to attend that meeting, please be sure to let her know so we are able to obtain a quorum. One week before the meeting the Board will receive an e-mail with a link to the meeting booklet for review prior to the meeting. If you have any questions, please e-mail or call me and I will assist you.



There were no further Board Member comments.

**Q. ADJOURNMENT**

There being no further business to come before the Board, a motion was made by Mr. Blasberg, seconded by Mr. Raksin and passed unanimously adjourning the meeting at 1:02 p.m.

**ATTESTED BY:**

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Secretary/Assistant Secretary

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Chairperson/Vice-Chair