



**LAKEFRONT ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

**GLADES COUNTY
REGULAR BOARD MEETING
JULY 11, 2024
12:00 P.M.**

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

www.lakefrontestatescdd.org

561.630.4922 Telephone

877.SDS.4922 Toll Free

561.630.4923 Facsimile

**AGENDA
LAKEFRONT ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

Community Building
30086 E. State Road 78
Okeechobee, Florida 34974

**TO JOIN VIA CONFERENCE CALL
DIAL IN AT 877-873-8017 MEETING ID: 9758310
REGULAR BOARD MEETING**

July 11, 2024
12:00 P.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. March 27, 2024 Regular Board Meeting.....Page 4
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2024-05 – Adopting a Fiscal Year 2024/2025 Proposed Budget....Page 6
 - 2. Consider Resolution No. 2024-06 – Adopting a Fiscal Year 2024/2025 Meeting Schedule...Page 13
 - 3. Discussion Regarding Recently Enacted 2024 Legislation.....Page 15
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

**LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING**

The Board of Supervisors (“**Board**”) of the Lakefront Estates Community Development District (“**District**”) will hold a Regular Board Meeting (“**Meeting**”) on July 11, 2024, at 12:00 p.m. in the Buckhead Ridge Community Building located at 30086 E. State Road 78, Okeechobee, Florida 34974, where the Board may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, (941) 223-2475 (“**District Manager’s Office**”), during normal business hours, or by visiting the District’s website at <https://lakefrontestatescdd.org/>.

The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this Meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (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 Manager’s Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of 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.

Andrew Karmeris
District Manager

LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT

www.lakefrontestatescdd.org

PUBLISH: LAKE OKEECHOBEE NEWS 07/03/24

**LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING AND PUBLIC HEARING
MARCH 27, 2024**

A. CALL TO ORDER

The March 27, 2024, Regular Board Meeting of the Lakefront Estates Community Development District (the “District”) was called to order at 12:20 p.m. in the Buckhead Ridge 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 March 16, 2024 and March 13, 2024, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Jason Weg, Matthew Meisels and Chaim Meisels.

Also in attendance were District Manager Andrew Karmeris of Special District Services, Inc.; District Engineer Steve Dobbs; District Manager Michelle Krizen of Special District Services, Inc. (via phone); District Counsel Wes Haber of Kutak Rock (via phone).

Also present were Mendal Lasker of Lightstone Management Group (via phone).

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. February 21, 2024 Regular Board Meeting Minutes

It was noted that a typo was made to the publication date listed in the minutes and should have been February 7th, 2024.

A **motion** was made by Mr. Matthew Meisels, seconded by Mr. Weg and passed unanimously approving the minutes of the February 21, 2024, Regular Board Meeting, as amended.

The Regular Board Meeting was then recessed and the Public Hearing on the Levy of Non-Ad Valorem Assessments was opened.

G. PUBLIC HEARING – Levy of Non-Ad Valorem Special Assessments

1. Proof of Publication

Proof of publication was presented which showed that notice of the Public Hearing had been published in the *Lake Okeechobee News* on March 16, 2024, and March 13, 2024, and mailed notice provided, as legally required.

2. Receive Public Comment Regarding Intent to Levy Special Assessments

There was no public comment regarding the District's Intent to Levy Special Assessments.

3. Consider Approval of Project and Levying of Non-Ad Valorem Special Assessments

Mr. Haber presented this item.

A **motion** was made by Mr. Matthew Meisels, seconded by Mr. Weg and passed unanimously approving the project and levying non-ad valorem special assessments.

4. Consider Adjusting and Equalizing of Non-Ad Valorem Special Assessments based on Comments from the Public

Mr. Karmeris explained that the Methodology Report approved in substantial final from the last meeting had no major changes other than a slight update of the engineering estimates and bond sizing.

A **motion** was made by Mr. Matthew Meisels, seconded by Mr. Weg and passed unanimously not adjusting and equalizing of non-ad valorem special assessments because there were no comments from the public and, based on the findings in the reports, the benefits received from the property to be assessed exceeds the burden imposed by the assessments and the assessments are fairly and reasonably allocated.

5. Consider Resolution No. 2024-04 – Authorizing the Project, the Intent to Levy Non-Ad Valorem Assessments, Intent to Utilize Chapter 170, 190 and 197, F.S., for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments and Adoption of a Final Assessment Roll

Resolution No. 2024-04 was presented, entitled:

RESOLUTION 2024-04

**A RESOLUTION OF THE LAKEFRONT ESTATES
COMMUNITY DEVELOPMENT DISTRICT
AUTHORIZING DISTRICT PROJECTS FOR
CONSTRUCTION AND/OR ACQUISITION OF
INFRASTRUCTURE IMPROVEMENTS; EQUALIZING,
APPROVING, CONFIRMING, AND LEVYING SPECIAL
ASSESSMENTS ON PROPERTY SPECIALLY
BENEFITED BY SUCH PROJECTS TO PAY THE COST
THEREOF; PROVIDING FOR THE PAYMENT AND THE**

COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATION AND/OR GOVERNMENTAL ENTITIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

A **motion** was made by Mr. Matthew Meisels, seconded by Mr. Weg and passed unanimously adopting Resolution No. 2024-04, as presented.

The Public Hearing Authorizing the Project, Intent to Levy Non-Ad Valorem Assessments, Intent to Utilize for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments and Adoption of a Final Assessment Roll was closed and the Public Hearing on the Rules of Procedure was opened.

H. OLD BUSINESS

There was no old business to come before the Board.

I. NEW BUSINESS

There was no new business to come before the Board.

J. ADMINISTRATIVE MATTERS

Mr. Karmeris informed the Board that the form 1 emails had been sent.

A **motion** was made by Mr. Matthew Meisels, seconded by Mr. Weg and passed unanimously to delegate authority to Mr. Weg to sign the February 21, 2024 meeting minutes and Resolution No. 2024-04 on the Board's behalf.

K. BOARD MEMBER COMMENTS

There were no further Board Member comments.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Weg, seconded by Mr. Matthew Meisels and passed unanimously adjourning the meeting at 12:35 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT APPROVING THE PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors (the “Board”) of the Lakefront Estates Community Development District (the “District”) the proposed budget for the Fiscal Year 2024/2025, which begins October 1, 2024 and concludes September 30, 2025 (the “Fiscal Year 2024/2025 Budget”); and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. PROPOSED BUDGET APPROVED. The proposed budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A**, is hereby approved as the basis for conducting public hearing to adopt said proposed budget.

SECTION 2. SETTING PUBLIC HEARING. The public hearing on the said approved proposed budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2024

HOUR: _____ 12:00 p.m. _____

LOCATION: Buckhead Ridge Community Building
30086 E. State Road 78
Okeechobee, Florida 34974

SECTION 3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the proposed budget to Glades County at least 60 days prior to the hearing set above.

SECTION 4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved proposed budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

SECTION 5. PUBLICATION OF NOTICE. Notice of the public hearing shall be published in the manner prescribed in Florida law.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 11th day of July, 2024.

ATTEST:

**LAKEFRONT ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2024/2025 proposed budget

Exhibit A
FY 2024/2025 proposed budget

[See attached]

Lakefront Estates Community Development District

**Proposed Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

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- II DETAILED PROPOSED BUDGET**

PROPOSED BUDGET
LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET
REVENUES	
O&M Assessments	0
Developer Contribution	116,825
Debt Assessments	0
Interest Income	0
TOTAL REVENUES	\$ 116,825
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	36,000
Legal	40,000
Assessment Roll	0
Audit Fees	4,100
Arbitrage Rebate Fee	0
Insurance	6,000
Legal Advertisements	20,000
Miscellaneous	1,500
Postage	300
Office Supplies	1,750
Dues & Subscriptions	175
Website Management	3,000
Trustee Fees	0
Continuing Disclosure Fee	0
Total Administrative Expenditures	\$ 112,825
Maintenance Expenditures	
Engineering/Inspections	2,000
Miscellaneous Maintenance	2,000
Field Operations	0
Total Maintenance Expenditures	\$ 4,000
TOTAL EXPENDITURES	\$ 116,825
REVENUES LESS EXPENDITURES	\$ -
Bond Payments	0
BALANCE	\$ -
County Appraiser & Tax Collector Fee	0
Discounts For Early Payments	0
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
O&M Assessments	0	0	0	
Developer Contribution	39,315	116,875	116,825	Developer Contribution
Debt Assessments	0	0	0	
Interest Income	318	0	0	
TOTAL REVENUES	\$ 39,633	\$ 116,875	\$ 116,825	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	12,000	36,000	36,000	\$3,000 X 12 Months
Legal	4,722	40,000	40,000	
Assessment Roll	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Audit Fees	0	4,000	4,100	\$100 Increase From 2023/2024 Budget
Arbitrage Rebate Fee	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Insurance	1,082	6,000	6,000	
Legal Advertisements	1,563	20,000	20,000	
Miscellaneous	710	1,500	1,500	
Postage	70	200	300	
Office Supplies	288	2,000	1,750	
Dues & Subscriptions	100	175	175	Annual Fee Due Department Of Economic Opportunity
Website Management	1,000	3,000	3,000	\$250 X 12 Months
Trustee Fees	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Continuing Disclosure Fee	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Total Administrative Expenditures	\$ 21,535	\$ 112,875	\$ 112,825	
Maintenance Expenditures				
Engineering/Inspections	0	2,000	2,000	
Miscellaneous Maintenance	0	2,000	2,000	
Field Operations	0	0	0	
Total Maintenance Expenditures	\$ -	\$ 4,000	\$ 4,000	
TOTAL EXPENDITURES	\$ 21,535	\$ 116,875	\$ 116,825	
REVENUES LESS EXPENDITURES	\$ 18,098	\$ -	\$ -	
Bond Payments	0	0	0	
BALANCE	\$ 18,098	\$ -	\$ -	
County Appraiser & Tax Collector Fee	0	0	0	
Discounts For Early Payments	0	0	0	
EXCESS/ (SHORTFALL)	\$ 18,098	\$ -	\$ -	

RESOLUTION NO. 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR THE FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Lakefront Estates Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2024/2025; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2024/2025 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT, GLADES COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2024/2025 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 11th day of July, 2024.

ATTEST:

**LAKEFRONT ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chair/Vice Chair, Board of Supervisors

**LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 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 2024/2025 at 12:00 p.m. at the Buckhead Ridge Community Building located at 30086 E. State Road 78, Okeechobee, Florida 34974, on the following dates:

**September 18, 2024
October 9, 2024
November 20, 2024
December 18, 2024
January 15, 2025
February 19, 2025
March 19, 2025
April 9, 2025
May 21, 2025
June 18, 2025
July 16, 2025
August 21, 2025**

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 District's website at 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

PUBLISH: LAKE OKEECHOBEE NEWS 08/30/23

MEMORANDUM

TO: DISTRICT MANAGERS

FROM: KUTAK ROCK LLP - TALLAHASSEE

DATE: MAY 17, 2024

RE: RECENTLY ENACTED 2024 LEGISLATION

[HB 7013](#)—the 2024 special districts omnibus bill—has been signed by Governor DeSantis. As a result, special districts have new requirements and deadlines spelled out in statute.

Among other things the bill:

- Requires all special districts to adopt goals and objectives along with performance measures and standards to determine if a district has met its goals and objectives; **this must be done by October 1, 2024**. We encourage District Managers to prepare standardized draft goals and objectives to be adopted by district boards. Although some district boards may wish to establish more detailed goals and objectives specifically tailored to the activities of their particular district, the majority may wish to adopt standardized goals and objectives that are germane to special districts. Kutak Rock would like to review proposed goals and objectives prior to presentation to district boards.
 - Each subsequent year, an annual report must be prepared describing the goals and objectives achieved or failed to be achieved by the district, as well as the performance measures and standards used by the district to make this determination. The annual report must be posted on the district's website by December 1. **The first of these annual reports is due December 1, 2025.**
- Beginning with the 2024 elections, establishes a term limit of 12 years for members of a *popularly elected* body governing an independent special district, unless the district's charter provides for more restrictive terms of office. The term limits **do not apply** to community development districts created under Chapter 190, F.S., or an independent special district created pursuant to a special act that provides that "any amendment to chapter 190 to grant additional powers constitutes a power of that district."
- Allows the Department of Commerce to declare certain independent special districts (**excluding community development districts**) and community redevelopment districts

inactive if they report no revenue, expenditures, or debt for five consecutive years beginning no earlier than Oct. 1, 2018.

- States that independent special district boundaries shall only be changed by general law or special act. This language **does not apply** to a community development district established pursuant to Chapter 190, F.S.