



**LAKEFRONT ESTATES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**GLADES COUNTY  
REGULAR BOARD MEETING  
DECEMBER 10, 2025  
11:00 A.M.**

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

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

561.630.4922 Telephone

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**AGENDA  
LAKEFRONT ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

27182 State Road 78  
Okeechobee, Florida 34974

**TO JOIN VIA CONFERENCE CALL  
DIAL IN AT 1-800-743-4099 PARTICIPANT PASSCODE: 0292931**

**REGULAR BOARD MEETING**

December 10, 2025

11:00 A.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. November 19, 2025 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
- H. New Business
  - 1. Consider Approval of Final Supplemental Assessment Methodology Report.....Page 6
- I. Administrative Matters
- J. Board Member Comments
- K. Adjourn

Publication Date  
2025-11-26

Subcategory  
Miscellaneous Notices

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 December 10, 2025, at 11:00 a.m. at 27182 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, (561) 630-4922 (District Managers Office), during normal business hours, or by visiting the Districts 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 Managers 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 Managers 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.

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)

33604 PB 11/26/2025

**LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING & PUBLIC HEARING  
NOVEMBER 19, 2025**

**A. CALL TO ORDER**

The November 19, 2025, Regular Board Meeting of the Lakefront Estates Community Development District (the “District”) was called to order at 11:05 a.m. at 27182 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 October 22, 2025 & October 29, 2025, as legally required.

**C. ESTABLISH A QUORUM**

A quorum was established with the following Supervisors in attendance:

Vicechair Yitzchok Braun, Bentzion Herman and Jonathan Zion.

Also in attendance were District Manager Michael McElligott of Special District Services, Inc.; District Counsel Wes Haber of Kutak Rock (via phone).

**D. ADDITIONS OR DELETIONS TO AGENDA**

Mr. McElligott requested that since he has now taken over full time for Mr. Andrew Karmeris, that the Board consider nominating Mr. McElligott to fill the roles of Secretary and Treasurer vacated by Mr. Karmeris. There was a **motion** from Mr. Zion, with a second from Braun to nominate and appoint Mr. McElligott as Secretary and Treasurer. The **motion** carried **3-0**.

**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. October 22, 2025 Regular Board Meeting Minutes**

A **motion** was made by Mr. Herman, seconded by Mr. Braun and passed unanimously approving the minutes of the October 22, 2025, Regular Board Meeting, as presented.

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

The public hearing was opened at 11:06 am.

**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 October 22, 2025 and October 29, 2025, as legally required.

## **2. Receive Public Comment Regarding the Intent to Levy Special Assessments**

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

## **3. Consider Approval of the Project and Levying of Non-Ad Valorem Special Assessments Based on Comments from the Public**

There were no public comments regarding the Project or Levying of Non-Ad Valorem Special Assessments. District Attorney Mr. Haber and District Manager Mr. McElligott went over the item with the Board. After a brief discussion, there was a **motion** by Mr. Zion, with a second from Mr. Braun, to approve the Project and Levying of Non-Ad Valorem Special Assessments. The **motion** carried **3 – 0**.

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

There were no public comments regarding the Levying of Non-Ad Valorem Special Assessments. District Attorney Mr. Haber and District Manager Mr. McElligott went over the item with the Board. After a brief discussion, there was a **motion** by Mr. Zion, with a second from Mr. Braun, to approve the Adjusting and Equalizing of Non-Ad Valorem Special Assessments. The **motion** carried **3 – 0**.

## **5. Consider Resolution No. 2025-10 – Adopting Authorizes the Project, the Intent to Levy Non-Ad Valorem Assessments; Intent to Utilize Chapter 197, F.S. for the Levy, Collection and the Enforcement of Non-Ad Valorem Assessments; and the Adoption of a Final Assessment Roll, Pursuant to Chapters 170 and 190, F.S**

Resolution No. 2025-10 was presented, entitled:

### **RESOLUTION 2025-10**

**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.**

Mr. Haber explained to the Board that the only real difference from the prior approval is that this allows for the change of the assessments to be based on square footage as opposed to the original front footage. After a brief discussion by the Board, there was a **motion** made by Mr. Zion, seconded by Mr. Herman and **passed** unanimously adopting Resolution No. 2025-10, as presented.

The Public Hearing was closed and the regular board meeting reconvened.

## **H. OLD BUSINESS**

There was no old business to come before the Board.

## **I. NEW BUSINESS**

### **1. Consider Resolution No. 2025-11 – Adopting a Fiscal Year 2024/2025 Amended Budget**

Resolution No. 2025-11 was presented, entitled:

#### **RESOLUTION 2025-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Mr. McElligott went over the amended budget with the Board and answered any questions. After a brief discussion, a **motion** was made by Mr. Herman, seconded by Mr. Zion and passed unanimously adopting Resolution No. 2025-11, as presented.

### **2. Consider Resolution No. 2025-12 – Adopting a Goals and Objectives Annual Report**

Resolution No. 2025-12 was presented, entitled:

#### **RESOLUTION 2025-12**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Mr. McElligott went over the annual report and noted that the Board accomplished all its Goals and Objectives. After a brief discussion, a **motion** was made by Mr. Herman, seconded by Mr. Zion and passed unanimously adopting Resolution No. 2025-12, as presented.

### **3. Consider No. 2025-13 – Approving Ancillary Documents for the Series 2025 Bonds**

Mr. Haber presented Resolution No. 2025-13, entitled:

#### **RESOLUTION 2025-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEFRONT ESTATES COMMUNITY DEVELOPMENT DISTRICT APPROVING IN SUBSTANTIAL FORM THE ACQUISITION AGREEMENT, COLLATERAL ASSIGNMENT AGREEMENT, TRUE UP AGREEMENT, COMPLETION AGREEMENT, AND NOTICE OF ASSESSMENTS FOR THE DISTRICT'S SERIES 2025 BONDS; AUTHORIZING THE CHAIRPERSON TO EXECUTE THE ACQUISITION AGREEMENT, COLLATERAL ASSIGNMENT AGREEMENT, TRUE UP AGREEMENT, COMPLETION AGREEMENT, AND NOTICE OF ASSESSMENTS FOR THE SERIES 2024 BONDS; PROVIDING GENERAL AUTHORIZATION; AND ADDRESSING CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE**

Mr. Haber noted that the documents were in substantially complete form so he would ask the Board to consider them subject to final approval by staff. After a brief discussion, a **motion** was made by Mr. Zion, seconded by Mr. Herman, and passed unanimously adopting Resolution No. 2025-13 subject to final approval by staff.

#### **I. ADMINISTRATIVE MATTERS**

Mr. McElligott let the Board know that the next Board meeting is scheduled for December 10, 2025.

#### **J. BOARD MEMBER COMMENTS**

There were no further Board Member comments.

#### **K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Braun, seconded by Mr. Herman and passed unanimously adjourning the meeting at 11:19 a.m.

**ATTESTED BY:**

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Secretary/Assistant Secretary

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Chairperson/Vice-Chair

**CONSIDER APPROVAL OF FINAL SUPPLEMENTAL  
ASSESSMENT METHODOLOGY REPORT**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**



**CONSIDER RESOLUTION NO. 2025-14  
DELEGATION RESOLUTION**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**