

**MINUTES OF MEETING
LUCERNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lucerne Park Community Development District was held on Thursday, **August 20, 2026**, at 9:30 a.m. at the Office of Prime HOA, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

Bobbie Shockley	Chairperson
Joan Griffin	Vice Chairperson
Lindsey Roden	Assistant Secretary
Catherine Gonzalez <i>by Zoom</i>	Assistant Secretary
Rolando Lopez <i>by Zoom</i>	Assistant Secretary

Also present were:

Katie O'Rourke	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry
Cole Landeau <i>by Zoom</i>	District Engineer, Dewberry
Allen Bailey	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. O'Rourke called the meeting to order. Three Board members were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. O'Rourke opened the meeting for public comments. There were no public comments at this time, and the next item followed.

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THIRD ORDER OF BUSINESS

**Approval of Minutes of the June 18, 2026
Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes from the June 18, 2026, Board of Supervisors meeting. The Board had no changes to the minutes.

On MOTION by Mr. Shockley, seconded by Ms. Roden, with all in favor, the Minutes of the June 18, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Arbitrage Report –
Series 2019**

Ms. O'Rourke reviewed the arbitrage report, which showed that the District had not earned more interest than it paid on the bonds. The Board approved the report unanimously.

On MOTION by Ms. Roden, seconded by Ms. Griffin, with all in favor, the Arbitrage Report – Series 2019, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-09
Declaring Seats 1 & 4 Vacant**

Ms. O'Rourke discussed Resolution 2026-09, which declared Seats 1 and 4 vacant because no residents qualified during the June qualifying period. Ms. Shockley and Ms. Roden could continue serving after their terms ended in November until interested residents were appointed.

On MOTION by Ms. Griffin, seconded by Ms. Roden, with all in favor, Resolution 2026-09, Declaring Seats 1 & 4 Vacant, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2026 Audit
Engagement Letter with Grau &
Associates**

Ms. O'Rourke reviewed the Grau & Associates audit engagement letter, which confirmed the existing multi-year agreement and annual cost. Ms. O'Rourke explained that Florida law required the District to complete an audit every year and this memorializes the agreement with Grau.

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On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Fiscal Year 2026 Audit Engagement Letter with Grau & Associates, was approved.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Hancock had nothing to report but reminded the Board to complete its ethics training by December 31st.

B. Engineer**i. Presentation of Engineering Map for Potential Speed Bump Locations**

Mr. Arrington presented a preliminary map showing approximately eleven potential speed bumps along Cambridge Drive and Meadow, spaced about 400 to 500 feet apart. The proposed bolt-down speed bumps were estimated at approximately \$5,000 each, or \$55,000 total, including installation, labor, striping and traffic control. The locations were selected to avoid placing the bumps directly in front of driveways. The Board discussed the cost and possible concerns, including vehicle damage, maintenance, emergency vehicle delays, increased noise, traffic rerouting and possible impacts on property values. Supervisor Joan Griffin opposed installing the speed bumps and suggested considering alternatives such as speed-monitoring signs or cameras. Other board members noted that cameras would have to be monitored by law enforcement to provide an impact. Ms. Hancock declined to speculate on the District's potential liability for vehicle damage should the bumps be installed and damage a vehicle on CDD owned road. It was mentioned that the HOA could help pay for the installation, but there wasn't a consensus on how much the HOA could pay and what the CDD would be responsible for which ultimately lead to two supervisors wanting to wait until the project is properly budgeted.

On MOTION by Ms. Shockley, seconded by Ms. Griffin, with three Supervisors in favor and two Supervisors opposed, Denying Work at this time, was approved 3-2.

C. Field Manager's Report**i. Consideration of Proposal for Pool Cleaning & Outflow Replacement**

Mr. Bailey reported that the missing cover on a cleanout pipe had been replaced to prevent a tripping hazard, and the batteries in the automatic flushers had also been replaced. Installation of

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the pool chairlift was underway and was expected to be completed later that day. He stated that they had installed the new plants and continued monitoring them, while the pool, restrooms and dog stations were being maintained. The Board discussed staining on the bottom of the pool caused by the existing four-way return fittings. A \$4,000 proposal was presented to drain, and acid wash the pool and replace the fittings with upward-facing returns to help prevent future staining. The work would require the pool to close for approximately one week and was expected to be completed during the colder winter months. The Board approved the proposal to have the work completed in December. Mr. Bailey should schedule the work for then.

**Mr. Lopez left the meeting at this time.*

On MOTION by Ms. Shockley, seconded by Ms. Griffin, with all in favor, the Proposal for Pool Cleaning & Outflow Replacement, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. O'Rourke reviewed the check register. The Board approved the check register totaling \$59,355.73 for July 4, 2026 through August 7, 2026.

On MOTION by Ms. Roden, seconded by Ms. Griffin, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. O'Rourke stated that the balance sheet and income statement were provided for informational purposes, with no questions from the Board.

iii. HOA Event add on

Ms. O'Rourke stated that the Board had approved the HOA's September 7 community event, which included a Kona Ice truck at the amenity center for a couple of hours. Ms. Shockley said they had already approved the event so the HOA could advertise it to the community.

On MOTION by Ms. Roden, seconded by Ms. Griffin, with all in favor, the HOA Event Add On, was ratified.

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iv. Holiday Décor Agreement with HOA

Ms. O'Rourke reviewed the annual agreement allowing the HOA to install holiday decorations in the District.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Holiday Décor Agreement with HOA was approved.

EIGHTH ORDER OF BUSINESS

Other Business

Ms. O'Rourke asked if there was any other business. There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests

Ms. O'Rourke discussed vehicles being left in the mailbox parking spaces during a nearby party. Ms. Hancock confirmed that the District's rules limited mailbox parking to five minutes for retrieving mail, but no sign was currently posted. The Board approved installing one five-minute mailbox parking sign for an amount not to exceed \$300.

On MOTION by Ms. Shockley, seconded by Ms. Griffin, with all in favor, a Mailbox Parking Sign NTE \$300 to order and install, was approved.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the meeting was adjourned.

Signed by:

Katie O'Rourke

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Secretary / Assistant Secretary

Signed by:

Bobbie Shockley

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Chairman / Vice Chairman