

MINUTES OF MEETING
LAKEHAVEN
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Lakehaven Community Development District was held on Wednesday, October 22, 2025, at 2:00 p.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum were:

Maleia Smiferguso	Chair
Mary Burns	Vice Chair
Bernard Sullivan	Assistant Secretary
Dan Edwards	Assistant Secretary

Also present were:

George Flint	District Manager
Ryan Dugan <i>by phone</i>	District Counsel
John Prowell <i>by phone</i>	Interim District Engineer
Steve Sanford <i>by phone</i>	Bond Counsel
Ashley Hilyard	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Four Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint noted there were no members of the public participating in the meeting today.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Supervisors

Mr. Flint stated that prior to the Board meeting there was a Landowners' meeting and he administered the oaths of office to the elected Board members.

B. Consideration of Resolution 2026-01 Canvassing and Certifying the Results of Landowners' Election

October 22, 2025

Lakehaven CDD

Mr. Flint presented the resolution and noted that the Board sits as the canvassing Board for purposes of certifying the election results. At the election Ms. Smiferguso and Ms. Burns both received 100 votes all will serve for four-year terms and Mr. Sullivan, Mr. Edwards, and Mr. Jerman each received 99 votes and will serve two-year terms.

On MOTION by Mr. Sullivan, seconded by Mr. Edwards, with all in favor, Resolution 2026-01 Canvassing and Certifying the Results of Landowners' Election, was approved.

C. Election of Officers

Mr. Flint stated that after each election Statutes require the Board to consider officers.

D. Consideration of Resolution 2026-02 Electing Officers

Board consensus was that Ms. Smiferguso would serve as Chair, Ms. Burns as Vice Chair, and Mr. Sullivan, Mr. Edwards, and Mr. Jerman as Assistant Secretaries. Mr. Flint asked that he be appointed as Secretary, Jill Burns as Treasurer, and Katie Costa and Darrin Mossing as Assistant Treasurers.

On MOTION by Ms. Smiferguso, seconded by Ms. Burns, with all in favor, Resolution 2026-02 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the September 24, 2025 Meeting

Mr. Flint presented the minutes from the September 24, 2025 Board of Supervisor's meeting and asked if there were any corrections, comments, or questions. The Board had no changes to the minutes.

On MOTION by Ms. Smiferguso, seconded by Mr. Sullivan, with all in favor, the Minutes of the September 24, 2025 Meeting, were approved as presented.

FIFTH ORDER OF BUSINESS

Financing Matters

A. Consideration of Resolution 2026-03 Authorizing the Issuance of Bonds

Mr. Flint stated this resolution is the initial bond resolution prepared by Bond Counsel Steve Sanford. To get the bond into circuit court, the Board has to authorize the bond and principal

October 22, 2025

Lakehaven CDD

amount which is not to exceed \$90,365,000. Mr. Sanford summarized the resolution and offered to answer any Board questions.

On MOTION by Ms. Smiferguso, seconded by Ms. Burns, with all in favor, Resolution 2026-03 Authorizing Issuance of Bonds, was approved.

B. Consideration of Engineer's Report

Mr. Prowell, the interim District Engineer, presented the Engineer's Report to the Board and summarized its contents. A copy of the Engineer's Report was provided in the agenda for review. There were no Board questions and there was a motion of approval for the Engineer's report.

On MOTION by Mr. Edwards, seconded by Ms. Burns, with all in favor, the Engineer's Report, was approved.

C. Consideration of Master Assessment Methodology Report

Mr. Flint presented the Master Assessment Methodology Report to the Board and summarized the tables in the report for the Board. Table 1 shows the development program with 1,274 units with townhomes and five different single-family product types. Table 2 is the Capital Improvement Plan totaling \$68,390,000. Table 3 is a preliminary bond sizing. Table 4 shows the allocation of benefit based on improvement costs. Table 5 shows the allocation of benefit based on par debt. Table 6 shows what the annual assessments would be. Table 7 is the preliminary assessment roll which will be revised to include the two owners in Lakehaven. Mr. Flint asked the Board to approve this report subject to revision of the preliminary assessment roll. Mr. Flint offered to answer any Board questions.

On MOTION by Mr. Sullivan, seconded by Ms. Smiferguso, with all in favor, the Master Assessment Methodology Report, was approved in substantial form.

D. Consideration of Resolution 2026-04 Declaring Special Assessments

Mr. Flint noted that this item will initiate the Master Assessment process that involves declaring the District's intent to levy assessments and Mr. Dugan summarized the resolution for the Board.

October 22, 2025

Lakehaven CDD

On MOTION by Mr. Sullivan, seconded by Ms. Smiferguso, with all in favor, Resolution 2026-04 Declaring Special Assessments, was approved.

E. Consideration of Resolution 2026-05 Setting a Public Hearing for Special Assessments

Mr. Flint noted that the public hearing will be held at the regularly scheduled January 28, 2026 meeting at 2:00 p.m. and Mr. Flint asked for a motion of approval.

On MOTION by Mr. Sullivan, seconded by Mr. Edwards, with all in favor, Resolution 2026-05 Setting a Public Hearing for Special Assessments, was approved.

F. Consideration of Master Acquisition Agreement with Pulte Home Company, LLC

Mr. Dugan presented the agreement and offered to answer any Board questions. There being no questions from the Board, there was a motion of approval.

On MOTION by Ms. Smiferguso, seconded by Mr. Edwards, with all in favor, the Master Acquisition Agreement with Pulte Home Company, LLC, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Dugan noted that he would like to try to get on the courts calendar for the validation process after the January public hearing.

B. Engineer

There being no comments, the next item followed.

C. District Manager’s Report

Mr. Flint had nothing additional to report to the Board.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

October 22, 2025

Lakehaven CDD

Mr. Flint asked the Board for a motion to adjourn the meeting.

On MOTION by Ms. Smiferguso, seconded by Ms. Burns, with all in favor, the meeting was adjourned.

DocuSigned by:

George Flint

B61B5DF431644AD...

Secretary/Assistant Secretary

Signed by:

Malicia Smiferguso

31401E2C29104F1...

Chairman/Vice Chairman