

**MINUTES OF MEETING
WEIBERG ROAD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Weiberg Road Community Development District was held on **Tuesday, July 8, 2025**, at 10:00 a.m. at 346 E. Central Ave., Winter Haven, FL 33880.

Present and constituting a quorum:

Lauren Schwenk
Bobbie Shockley
Lindsey Roden

Vice Chair
Assistant Secretary
Assistant Secretary

Also, present were:

Jill Burns
Meredith Hammock
Savannah Hancock *by Zoom*
Joey Duncan *by Zoom*

District Manager, GMS
District Counsel, Kilinski Van Wyk
District Counsel, Kilinski Van Wyk
District Engineer, Dewberry

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 10:00 a.m. and called roll. Three Board members were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present to provide public comments.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the April 1, 2025,
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the April 1, 2025, Board of Supervisors meeting. She asked for any comments, corrections, or questions. The Board had no changes to the minutes.

<p>On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Minutes of the April 1, 2025, Board of Supervisors Meeting, were approved.</p>
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FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget

Ms. Burns stated that this public hearing had been advertised. She asked for a motion to open the public hearing.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Opening the Public Hearing was approved.

i. Consideration of Resolution 2025-05 Adopting the District’s Fiscal Year 2025/2026 Budget and Appropriating Funds

Ms. Burns stated that the budget was developer funded, and line items were only billed as incurred. She added that it had not changed since the preliminary approval, except for the actuals being updated. Operations and maintenance items were included based on estimates, but it was not expected that all would be needed.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2025-05, Adopting the District’s Fiscal Year 2025/2026 Budget and Appropriating Funds, was approved.

ii. Consideration of Fiscal Year 2025/2026 Developer Funding Agreements

- a) Cassidy Land Development, LLC (Eagle Landing – 206 Lots)**
- b) GLK Lake Trask, LLC (Landing at Lake Trask – 572 Lots)**
- c) GLK Real Estate, LLC (Alford Ridge – 178 Lots)**

Ms. Burns stated that there were three agreements this year based on lot counts. One was with Cassidy Land Development for Eagle Landing with 206 lots, one with GLK Lake Trask for the Landing at Lake Trask with 572 lots, and one with GLK Real Estate LLC for the Alford Ridge portion with 178 lots. This was the same as the current year, with GLK continuing for Alford Ridge.

On MOTION by Ms. Schwenk, seconded by Ms. Shockley, with all in favor, the Fiscal Year 2025/2026 Developer Funding Agreements were approved.

Ms. Burns made a motion to close the public hearing.

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On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-06
Designation of a Regular Monthly Meeting
Date, Time, and Location of Fiscal Year
2025/2026**

Ms. Burns stated that the monthly meeting dates would be on the same date as the prior year, the first Thursday of the month at 9:30 a.m.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Resolution 2025-04 Designation of a Regular Monthly Meeting Date, Time, and Location of Fiscal Year 2026/2026, was approved.

SIXTH ORDER OF BUSINESS

**Presentation of Fiscal Year 2024 Audit
Report**

Ms. Burns presented the report to management, which was on page 23 and showed no findings or compliance issues. She added that it was considered a clean audit and was submitted by the June 30th deadline. Ms. Burns noted she was available to answer any questions.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Fiscal Year 2024 Audit Report, was approved.

SEVENTH ORDER OF BUSINESS

Goals and Objectives

A. Adoption of Fiscal Year 2026 Goals & Objectives

Ms. Burns stated that the Board had reviewed the Fiscal Year 2026 goals and objectives. She noted that they were the same as the goals approved in 2025. It was said that the District anticipated being able to meet them, and adoption would satisfy the statutory requirement.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Adoption of Fiscal Year 2026 Goals & Objectives, was approved.

**B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to
Execute**

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Ms. Burns stated that they had reviewed the annual goals, confirmed they were on track to meet them, and asked for a motion to authorize the Chair to sign off at the end of the fiscal year once they were completed.

On MOTION by Ms. Shockley, seconded by Ms. Schwenk, with all in favor, the Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock reminded the Board of the ethics training that is due by the end of the year and of their goals and objectives.

B. Engineer

Mr. Duncan stated that he had nothing to report, unless there were questions.

C. District Manager’s Report

i. Approval of Check Register

Ms. Burns stated that the check register for May is included in the agenda package for review. She added that if anyone had questions, she would be happy to answer them.

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

ii. Balance Sheet & Income Statement

Ms. Burns presented the Balance Sheet & Income Statements and stated there was no action necessary.

iii. Presentation of Number of Registered Voters – 2

Ms. Burns stated that the number of registered voters for the District as of April 15, 2025, was 2.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

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TENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn.

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

Jill Burns
Secretary/Assistant Secretary

Signed by:
Rennie Heath
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Chairman/Vice Chairman