

Center Lake Ranch West Community Development District

OFFICE OF THE DISTRICT MANAGER

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<https://centerlakeranchwestcdd.net/>

June 3, 2026

Board of Supervisors
Center Lake Ranch West Community Development District

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Center Lake Ranch West Community Development District will hold a Regular Meeting on June 10, 2026 at 1:30 p.m., at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Declination of Robert Reynolds Appointment to Seat 3
4. Consideration of Appointment to Fill Unexpired Term of Seat 3; *Term Expires November 2028*
 - Administration of Oath of Office (*the following to be provided under separate cover*)
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2025/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
5. Acceptance of Resignation of Andrea Fidler [Seat 5]
6. Consideration of Appointment to Fill Unexpired Term of Seat 5; *Term Expires November 2026*
 - Administration of Oath of Office
7. Consideration of Resolution 2026-08, Electing and Removing Officers of the District and Providing for an Effective Date
8. Consideration of Resolution 2026-09, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

9. Consideration of Resolution 2026-10, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
10. Consideration of Resolution 2026-11, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date
 - A. Rules of Procedure
11. Consideration of Resolution 2026-12, Authorizing, Confirming, and Approving the Acceptance of Dedication of Property and Improvements; Approving a Drainage Easement and Other Rights Agreement; and Addressing Severability and an Effective Date
12. Consideration of Conveyance Documents
 - A. Drainage Easement and Other Rights Agreement
 - B. Special Warranty Deed (Pond)
 - C. Special Warranty Deed (Park and Right-of-Way)
13. Update: Letter from Berger, Toombs, Elam, Gaines & Frank Regarding FY2025 Audit
14. Ratification Items
 - A. Orlando Utilities Commission Service Agreement for Lighting Service – Center Lake on the Park PH2
 - B. The Davey Tree Expert Company Agreement for Services
 - C. SunScape Landscape Management Services, Inc. Landscape Management Agreement
 - D. Taylor Morrison of Florida, Inc. License Agreement Regarding the Installation of Signs on District Property
 - E. Juniper Landscape of Florida, LLC Second Amendment to Landscape Maintenance Services Agreement
15. Acceptance of Unaudited Financial Statements as of April 30, 2026
16. Approval of December 10, 2025 Public Hearings and Regular Meeting Minutes
17. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*
 - B. District Engineer: *Pape-Dawson Consulting Engineers, LLC*
 - C. Field Operations: *Castle Group*

- Status Report
- D. District Manager: *Wrathell, Hunt and Associates, LLC*

- UPCOMING MEETINGS
 - July 8, 2026 at 1:30 PM
 - August 12, 2026 at 1:30 PM
- QUORUM CHECK

SEAT 1	SUSAN KANE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	NORA SCHUSTER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	DIANA CABRERA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

18. Board Members' Comments/Requests
19. Public Comments
20. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (415) 516-2161.

Sincerely,

 Andrew Kantarzhi
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 867 327 4756