

**MINUTES OF MEETING
FISH LAKE COVE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Fish Lake Cove Community Development District held a Public Hearing and Regular Meeting on August 21, 2025 at 2:00 p.m., at the Hart Memorial Library, 211 East Dakin Avenue, Second Floor, Roseada Room - HMC, Kissimmee, Florida 34741.

Present:

John Good	Chair
Carson Good	Assistant Secretary
Paul Linder	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas (via telephone)	Wrathell Hunt and Associates LLC
Savannah Hancock (via telephone)	Kilinski Van Wyk PLLC
Steve Boyd (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 2:07 p.m. Supervisors Carson Good, John Good and Linder were present. Supervisors Keen and Franklin were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

- A. Affidavit of Publication**
- B. Consideration of Resolution 2025-14, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Rom presented Resolution 2025-14. The budget is unchanged from when it was last presented. This is a Developer-contribution budget, with expenses paid as they are incurred.

Mr. Rom stated Fiscal Year 2026 is October 1, 2025 through September 30, 2026.

On MOTION by Mr. John Good and seconded by Mr. Linder, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Linder and seconded by Mr. John Good, with all in favor, the Public Hearing was closed.

On MOTION by Mr. John Good and seconded by Mr. Carson Good, with all in favor, Resolution 2025-14, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-15, Confirming a Prior Determination of Benefit and Providing for the Collection and Enforcement of Debt Service Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Rom presented Resolution 2025-15 and read the title.

On MOTION by Mr. John Good and seconded by Mr. Linder, with all in favor, Resolution 2025-15, Confirming a Prior Determination of Benefit and Providing for the Collection and Enforcement of Debt Service Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Disclosure of Public Financing and Maintenance of Improvements to Real Property

Ms. Hancock presented the Disclosure of Public Financing and Maintenance of Improvements to Real Property.

On MOTION by Mr. John Good and seconded by Mr. Carson Good, with all in favor, the Disclosure of Public Financing and Maintenance of Improvements to Real Property, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Special Districts Performance Measures and Standards Reporting FY2026

Mr. Rom presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. John Good and seconded by Mr. Carson Good, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Rom noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

On MOTION by Mr. Carson Good and seconded by Mr. John Good, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

EIGHTH ORDER OF BUSINESS

Ratification Items

- A. Affidavits Regarding Costs Paid - 2025 Project Improvements - Series 2025 Bonds**
 - I. Boyd Civil Engineering [engineering Related to CIP – Drawings, Document Review \$3,966]**
 - II. Cox Arborculture Service, LLC [Tree Removal \$10,200]**
 - III. Johnston’s Surveying, LLC [Survey - Public Areas \$15,250]**
- B. Requisitions (provided under separate cover)**
 - I. Kilinski Van Wyk, PLLC \$8,085.00**
 - II. Boyd Civil Engineering, Inc. \$7,143.44**
 - III. Bio-Tech Consulting \$116,400.00**

- IV. Arbor Solutions Service \$3,100.00
- V. Good-Keewin Development, LLC \$80,132.00
- VI. Jon M. Hall Company \$260,087.51
- VII. Kilinski Van Wyk, PLLC \$3,174.00
- VIII. Good-Keewin Development, LLC \$99,999.99
- IX. Permacast, LLC \$28,890.00
- X. Cox Arboriculture Services, LLC \$3,000.00
- XI. Boyd Civil Engineering, Inc. \$520.00
- XII. Kilinski Van Wyk, PLLC \$2,975.50
- XIII. Boyd Civil Engineering, Inc. \$8,059.11
- XIV. Jon M. Hall Company \$1,631,895.48
- XV. Gilbert Development \$6,823.32
- XVI. Good-Keewin Development, LLC \$156,670.30
- XVII. Good-Keewin Development, LLC \$66,666.66
- XVIII. Jon M. Hall Company \$919,051.22
- XIX. Boyd Civil Engineering, Inc. \$654.00
- XX. Nelson Mullins \$845.00
- XXI. Kilinski Van Wyk, PLLC \$1,331.00

On MOTION by Mr. John Good and seconded by Mr. Linder, with all in favor, Ratification Items 8A and 8B, and all sub items as listed, were ratified.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2025

Mr. Rom stated Staff will follow up regarding the funding requests.

On MOTION by Mr. John Good and seconded by Mr. Linder, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

TENTH ORDER OF BUSINESS

Approval of April 17, 2025 Regular Meeting and Audit Committee Meeting Minutes

On MOTION by Mr. John Good and seconded by Mr. Carson Good, with all in favor, the April 17, 2025 Regular Meeting and Audit Committee Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk PLLC

Ms. Hancock reminded the Board Members to complete the required four hour of ethics training by December 31, 2025.

B. District Engineer: Boyd Civil Engineering, Inc.

Mr. Boyd stated construction is underway and everything is running smoothly.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: September 18, 2025 at 2:00 PM**

- **QUORUM CHECK**

Mr. Rom stated the September 18, 2025 meeting will be cancelled.

Mr. Rom noted that the Board has yet to adopt a Fiscal Year 2025/2026 Meeting Schedule. The Board consensus was to schedule meetings for the third Thursday of each month at 1:30 p.m., at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

On MOTION by Mr. John Good and seconded by Mr. Linder, with all in favor, scheduling the Fiscal Year 2025/2026 Meeting Schedule with meetings on the third Thursday of each month, at 1:30 p.m., at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744, was approved.

A Resolution adopting the Fiscal Year 2025/2026 Meeting Schedule will be presented at the next meeting.

TWELFTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. John Good and seconded by Mr. Linder, with all in favor, the meeting adjourned at 2:20 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair