

# Enclave at Lake Geneva Community Development District

## OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

<https://enclaveatlakegenevacdd.net/>

April 8, 2026

Board of Supervisors

Enclave at Lake Geneva Community Development District

Dear Board Members:

The Board of Supervisors of the Enclave at Lake Geneva Community Development District will hold a Regular Meeting on April 15, 2026 at 1:15 p.m., at the City of Minneola City Hall, 800 N US Highway 27, Minneola, Florida 34715. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2026-10, [Supplemental Assessment Resolution]
4. Consideration of Ancillary Financing Documents
  - A. Collateral Assignment
  - B. Completion Agreement
  - C. Declaration of Consent
  - D. True-Up Agreement
  - E. Acquisition Agreement
  - F. Notice of Special Assessments
5. Consideration of Resolution 2026-11, 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
6. Consideration of Resolution 2026-12, 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
7. Consideration of SDC Change Order for Construction of Infrastructure Improvements

### **ATTENDEES:**


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

### **NOTE: Meeting Location**

8. Consideration of Resolution 2026-06, Designating the Location of the Local District Records Office and Providing an Effective Date
9. Acceptance of Unaudited Financial Statements as of February 28, 2026
10. Approval of February 4, 2026 Public Hearings and Regular Meeting Minutes
11. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Wohlfarth Consulting Group, LLC*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - Property Insurance on Vertical Assets
    - Form 1 Submission and Ethics Training
    - NEXT MEETING DATE: May 20, 2026 at 1:15 PM
    - QUORUM CHECK
 

SEAT 1	ANDON CALHOUN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	BROOK OLIVA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	TOM MCNAMARA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	TIM BAYER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	MARY EBERHARDT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
    - Performance Measures/Standards & Annual Reporting Form: October 1, 2025 - September 30, 2026 (*for information purposes*)
12. Board Members' Comments/Requests
13. Public Comments
14. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Chris Conti at (724) 971-8827.

Sincerely,  
  
 Cindy Carbone  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 354 2519**