Laurel Road Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817
Phone 407-723-5900; Fax 407-723-5901
https://laurelroadcdd.com/

The following is the agenda for the meeting of the Board of Supervisors for the **Laurel Road Community Development District** scheduled to be held **Wednesday, November 18, 2026, at 12:30 P.M. at 5800 Lakewood Ranch Blvd, Sarasota, FL 34240.**

Dial-In: 1-844-621-3956 Access Code: 2536 634 0209
https://pfmcdd.webex.com/join/carvalhov

BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

1. Consideration of **Resolution 2027-02, Canvassing and Certifying the Results of the Landowner's Election**
2. Consideration of **Resolution 2027-03, Election of Officers**
3. Update on the Laurel Road Widening Project
4. Consent Agenda
    1. Minutes of October 14, 2026, Board of Supervisors' Meeting
    2. Advanced Aquatics Addendum for Monthly Debris Removal from Pond
    3. Countryside Glass Proposal for Amenity Door Motor Repair
    4. Impact Proposal for Annuals at Entrances
    5. Impact proposal for Maple Tree Replacement
    6. Laurel Road CDD FY 2026 Goals Objectives and Performance Measures Annual Reporting Form
    7. Payment Authorization Nos. 163 – 167
    8. Funding Request Nos. 221 – 222
    9. District Financial Statements

Business Matters

5. Consideration of Resolution **2027-04, Adopting a Revised Fiscal Year 2025-2026 Budget**
6. Public Hearing on the Adoption of Revised Rules and Regulations
    a. Public Comments and Testimony
    b. Board Comments
    c. Consideration of **Resolution 2027-05, Adopting Revised Rules and Regulations**

Other Business

7. Staff Reports
    - District Counsel

pfm

- District Engineer
- District Manager
- Field Operations Manager
- Arborist
- Lifestyle Director

8. Supervisor Requests and Comments

Adjournment

Laurel Road
Community Development District

Consideration of Resolution 2027-02,
Canvassing and Certifying the Results of the
Landowner's Election

RESOLUTION 2027-02

A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNER'S ELECTION OF SUPERVISORS OF THE LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES

WHEREAS, following proper publication of notice thereof, such landowners meeting was held November 18, 2026, at which the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, this Resolution canvasses the votes and declares and certifies the results of said election;

NOW, THEREFORE, BE IT RESOLVED BY THE LANDOWNERS AND BOARD OF SUPERVISORS OF THE LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT;

1. The following person is found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown, to with:

   _____ Votes _____

2. In accordance with said statute, and by virtue of the number of votes cast for the Supervisor, they are declared to have been elected for the following term of office:

   _____ Four-Year Term

3. Said term of office shall commence immediately upon the adoption of this Resolution PASSED AND ADOPTED THIS 18th DAY OF NOVEMBER 2026.

ATTEST:

_____
Secretary

_____
Chairperson
LAUREL ROAD COMMUNITY
DEVELOPMENT DISTRICT

Laurel Road
Community Development District

Consideration of Resolution 2027-03,
Election of Officers

RESOLUTION 2027-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Laurel Road Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* and situated within the City of Venice, Florida; and

WHEREAS, the Board of Supervisors of the District ("Board") desires to appoint the below-recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT:

Section 1. _____ is elected Chair.

Section 2. _____ is elected Vice Chair.

Section 3. Vivian Carvalho is elected Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
Kwame Jackson is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 4. Jennifer Glasgow is elected Treasurer.

Section 5. Amanda Lane is elected Assistant Treasurer.
Rick Montejano is elected Assistant Treasurer.
Verona Griffith is elected Assistant Treasurer.
Amy Champagne is elected Assistant Treasurer.

Section 6. All resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 18th DAY of November, 2026.

ATTEST:

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair

Laurel Road
Community Development District

Update on the Laurel Road Widening Project

NEAL COMMUNITIES

Where You Live Matters

To: **Pete Williams; Dale Weidemiller**

From: **Pat Neal/kg**

Date: **November 9, 2026**

Subject: **Meeting November 18th at 12:30 pm**

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1. **The Laurel Road project is taking a long time:**

   Sadly, it is taking a long time for a short series of reasons:

   - Waiting for the new city officials "to be elected"
   - Solving the fill problem
   - Now (new) fighting with the FPL company

2. **The City Administration:**

   I am pretty happy with the city elections.

   I believe that we will have six out of the seven City Council members as "friendly's" including the mayor as a friendly. So, I am optimistic that we will have smoother decision making than we have had in the recent past.

   Most of the unsmooth sailing was related to our Publix property.

3. **The Fill Problem:**

   As I described before, the best fill source is the Bermont Pit, 42 miles away, requiring an 84-mile truck round trip at roughly $2.00 per mile.

   As mentioned previously, we received bids as high as $50.00 per yard for bank fill in place, which of course is way out of town.

   We are trying to develop an onsite fill source on Lake LL-7 which requires a site preparation permit from the City of Venice for which we applied today, November 9, 2026.

The city engineers told us it would take 21 days. So, I hope by the December meeting we will have a fill source permitted.

I then propose that we employ Deme to take the dirt out of Lake LL-7 at $2.80 per yard. We expect a bid number in the order of $6.00 or $7.00 for fill placement and compaction. The total number will be say, $12.00 per bank yard as opposed to $50.00 per cubic yard for bank fill.

4. **FPL:**

We have run into an unexpected dispute with FPL for relocation of their distribution poles and lines.

Our position has been that their poles are **in the current and intended right of way** and acquired it in 2026.

Their position is that their poles were on private property **outside the right of way** until the city designated additional right of way.

5. **Bottom Line:**

We will continue to be delayed and will continue to pursue the bids in such a way that we can fall within the $16 million budge.

My goal is to avoid the inconvenience of Neal putting in additional dollars over the budget (the budget established in November 2022) which will be the responsibility of Neal Communities and not of the district (though we will get an impact fee credit).

Laurel Road
Community Development District

Consent Agenda

Laurel Road
Community Development District

Minutes of the October 14, 2026,
Board of Supervisors' Meeting

MINUTES OF MEETING

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Wednesday, October 14, 2026, at 12:30 p.m.
5800 Lakewood Ranch Blvd, Sarasota, FL 34240

Board Members present:

Pete Williams	Chairman
Janice Snow	Vice Chair
John Blakley	Assistant Secretary
Dale Weidemiller	Assistant Secretary
John Leinaweaver	Assistant Secretary

Also present:

Vivian Carvalho	PFM Management Services LLC – District Manager	
Kwame Jackson	PFM Management Services LLC – Associate DM	(via phone)
Amanda Lane	PFM Management Services LLC – District Accountant	(via phone)
Cori Dissinger	PFM Management Services LLC – Assistant DM	(via phone)
Bobby Clayrbooke	AM Engineering – District Engineer	(via phone)
Pat Neal	Neal Land & Neighborhoods - Developer	
Jennifer Villareal	Neal Land & Neighborhoods - Developer	
Jim Schier	Neal Land & Neighborhoods - Developer	
Tom Paneseny	Neal Land & Neighborhoods - Developer	(via phone)
Kris Watts	Neal Land & Neighborhoods - Developer	
John McKay	J.H. McKay LLC	(via phone)
Sydney Pollock	Lifestyle Director	(via phone)

FIRST ORDER OF BUSINESS **Administrative Matters**

Roll Call

The Board of Supervisors' Meeting for Laurel Road CDD was called to order at 12:32 p.m. Those in attendance are outlined above either in person or via speakerphone.

Mr. Neal provided an update of the Laurel Road Widening project. He noted there has been no real change since the last report. He noted that due to complications with the bid, Laurel Road was last on the completion project. He noted the biggest issue has been clarifying the bid during the second bids. He stated they are still in the quiet period during the second bid. He also noted that he believes the project will stay at or below the budget.

Public Comment Period

There were no public comments.

Consent Agenda

1. **Minutes of the September 9, 2026, Auditor Selection Committee and Board of Supervisors' Meeting**
2. **Field Operations Manager Job Description**
3. **Egis Insurance Renewal Proposal for Fiscal Year 2026-2027**
4. **IPFS Corporation Premium Finance Agreement**
5. **McIntosh CPA Fiscal Year 2026 Auditor Engagement Letter**
6. **Tri-County Air HVAC Preventative Maintenance Proposal**
7. **Z's Dream Paint Proposal for Drywall Repair and Repaint**
8. **Payment Authorization Nos. 160 – 162**
9. **Finding Request Nos. 219 – 220**
10. **District Financial Statements**

The Board reviewed the consent agenda items.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Consent Agenda items 1 - 10.

SECOND ORDER OF BUSINESS **Business Matters**

Consideration of Resolution 2027-01, Declaring Vacancies on the Board for Seats 3 & 5

Ms. Carvalho noted that there were no qualified applicants during the qualification period. She noted that during the December meeting, two residents will need to be appointed.

ON MOTION, by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved Resolution 2027-01, Declaring Vacancies on the Board for Seats 3 & 5. .

THIRD ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel – Not present.

District Engineer – No report.

District Manager – Ms. Carvalho noted the next meeting is scheduled for November 18, 2026.

Mr. Jackson noted that he was requested by Mr. Blakley to follow up regarding a resident comment made during the public hearing about landscape irrigation pipes. He noted the matter has been confirmed by the resident to be HOA related, and not District.

Field Services Operation Manager – No report.

Lifestyle Director – No report.

Audience Comments and Supervisor Requests

There were no additional comments at this time.

FOURTH ORDER OF BUSINESS **Adjournment**

There was no further business to discuss.

ON MOTION, by Mr. Leinaweaver seconded by Ms. Snow, with all in favor, the Board of Supervisors' Meeting for the Laurel Road Community Development District adjourned the meeting at 12:41 p.m.

_____ _____

Secretary / Assistant Secretary Chairperson / Vice Chairperson

Laurel Road
Community Development District

Advanced Aquatics Addendum for
Monthly Debris Removal from Pond

Proposal Date: 10/15/2026

ENVIRONMENTAL SERVICES AGREEMENT
– ADDENDUM -

This agreement made the date set forth below, by and between Advanced Aquatic Services, Inc., a Florida Corporation, hereinafter referred to as "AAS, Inc.", and

Laurel Road CDD
c/o PFM Consulting Group, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

hereinafter referred to as the "CUSTOMER".

The parties hereto agree as follows:

1) AAS, Inc. agrees to provide monthly removal of man-made debris such as cans and bottles from ponds 100-1300. Removal of construction debris, excessive quantities of debris, or other large items is excluded from the monthly service and may be subject to additional charges, with customer approval prior to removal.

2) CUSTOMER agrees to compensate AAS, Inc., its agents, or assigns, for the additional services rendered as follows:

Additional Monthly Debris Removal Service: $260.00 per month

4) This Addendum is subject to the terms and conditions outlined in the previously executed agreement dated June 1, 2023. All other terms and conditions remain unchanged and in full force and effect.

_____

For Advanced Services, Inc. Date

Pete Williams CH Mic 10/25/24

Authorized Signature Print Name Title Date

Addendum to start: _____

www.AdvancedAquatic.com
lakes@advancedaquatic.com
292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie,
1-800-491-9621

Laurel Road
Community Development District

Countryside Glass Proposal for
Amenity Door Motor Repair

Countryside Glass & Mirror, Inc.
2650 Gandy Blvd N.
St. Petersburg, Fl 33702

Proposal

Vistera Amenity - O&M

Date	Estimate Due	Estimate #
10/13/2026	10/13/2026	74735

Customer Contact	Job Name	Job Location
	Glass and QEL replacement	Vistera Venice 321 Vistera Dr Venice, Fl

Nealland & Neighbor
5824 Lakewood Ranch Blvd
Sarasota Fl 34240

<=ph fx=>	
941-328-1140	

Terms	Originator	Date of prints
MUST PAY IN FULL B...	CFS	

Description	Total
Glass replacement and Von Duprin 958003 -00 3' QEL Kit panic motor replacement	0.00
Replace 1 piece 1 5/16" 1/4" SB70xl #2 that has fogged	
No charge for glass covered under warrantee 33 5/16" x 82"	
Labor for glass replacement	900.00
Replace damaged Von Duprin Electric retraction motor on door 107B	1,264.00
Material and labor included for Electric Motor replacement Florida State Sales Tax	0.00

Countryside authorized signature

Total **$2,164.00**

Sign & fax back to accept.

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Acceptance of proposal signature & date.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Laurel Road
Community Development District

Impact Proposal for Annuals at Entrances

Impact Landscaping & Irrigation
311 Sarasota Center Blvd.
Sarasota, FL 34240
PH: 941-488-7700

Vistera - Landscaping O&M

PROPOSAL

Name Andy R
Address Laurel Road CDD
Community Laurel Road CDD
Email
Phone
Send To
Job # or Name 5175

Pref Vendor & PO
Sales Rep
Date
Approved By
Billable to
Budget Limit
Warranty

Irrigation: **Open Call** **Estimate** **Technician for same day install**

Scope of Work:

Proposal to prep beds for annuals, till, apply osmocote, install new annuals and pine fines.

QUANTITY		SIZE	UNIT COST	EXTENDED
1	Bed Prep		$375	$ 375.00
500	4.5" Annuals		$ 4.75	$ 2,375.00
30	Bags Pine Fines		$ 7.25	$ 217.50
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
				$ -
			TOTAL	**$ 2,967.50**

Accepted

Date 11/10/26

Proposal is good for 30 days.

If a billing statement balance is not paid in full when due, interest will be charged on any unpaid balance that remains past due beginning on the first day it is past due and continuing until paid at the rate of 18% per annum (or the maximum lawful rate if less.) Should Impact Landscaping and Irrigation, LLC employ an attorney to enforce any of the provisions hereof, to protect its interest in any matter arising under this contract, to collect damages for the breach of this contract, the customer(s) jointly and severally agree to pay Impact Landscaping and Irrigation, LLC all reasonable costs, charges, expenses and attorney's fees expended or incurred therein.

Laurel Road
Community Development District

Impact proposal for Maple Tree Replacement

Impact Landscaping & Irrigation, LLC
1562 Park Lane South, Suite 700
Jupiter, FL 33458
Phone: 561-575-9501
Fax: 561-575-9503

Proposal

DATE: 11/9/2026

CLIENT: Andy Richardson VISTERA O&M

ADDRESS: 149 Corserra Dr.

CONTACT: arichardson@neilland.com

PREPARED BY: Tim Drumgool

QUANTITY	DESCRIPTION	UNIT COST	EXTENDED COST
	proposal to replace the dead ~~Mapel~~ Tree in back yard commons		
	Maple		
1.00	45gal Red Maple 11'/12'OAH	$750.00	$ 750.00
1.00	labor to remove and dispose of dead tree	$150.00	$ 150.00
		TOTAL	**$ 900.00**

***All new plant material must be hand-watered by the homeowner for 2–4 weeks after installation, unless otherwise specified in writing.**
***A 50% deposit is due upon approval. The remaining balance is due upon completion of the above-described work.**
***All new plant material is covered by a 30-day warranty from the date of installation. This warranty does not cover damage caused by lack of watering, overwatering, improper maintenance, pests, disease, freeze, drought, storm damage, acts of nature, vandalism, or conditions outside Impact Landscaping & Irrigation, LLC's control.**
***There is no warranty on transplanted plant material.**
***The homeowner is responsible for the ongoing maintenance and care of the above plant material after installation.**
***This proposal includes only the work specifically described above. Any additional work, materials, plantings, irrigation modifications, removals, replacements, or unforeseen conditions will require written approval and may result in additional charges.**

Accepted

Date 11/9/2026

This proposal is valid for 30 days.

If any billing statement balance is not paid in full when due, interest will accrue on the unpaid balance beginning on the first day it becomes past due and continuing until paid at a rate of 18% per annum, or the maximum lawful rate if lower. If Impact Landscaping & Irrigation, LLC employs an attorney or collection service to enforce any provision of this agreement, protect its interests, collect amounts owed, or recover damages for breach of contract, the customer agrees to pay all reasonable costs, charges, expenses, and attorney's fees incurred. Credit card payments are subject to a 3% convenience fee. Any private low-voltage wiring, irrigation lines, drainage lines, lighting wires, invisible fencing, or other private underground utilities must be identified, marked, or removed by the homeowner prior to installation. Impact Landscaping & Irrigation, LLC is not responsible for damage to unmarked private utilities.

Laurel Road
Community Development District

FY 2026 Goals Objectives and Performance Measures Annual Reporting Form

Laurel Road CDD
Goals, Objectives and Annual Reporting Form

Performance Measures/Standards &
Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☑ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☑ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☑ No ☐

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☑ No ☐

Goal 2.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☑ No ☐

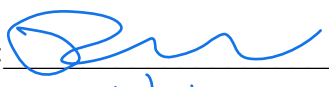
Goal 2.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☑ No ☐

Chair/Vice Chair:  Date: 10/26/26

Print Name: Pete Williams

District Manager: Vivian Carvalho Date: 10/26/2026

Print Name: Vivian Carvalho

Laurel Road
Community Development District

Payment Authorization Nos. 163 – 167

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT

Payment Authorizations Nos. 163 -167

PA #	Description	Amount	Total
163	Advanced Aquatic Services	$ 1,964.00	
	Alsco Uniforms	$ 75.83	
	AM Engineering	$ 949.86	
	Clean Sweep Parking Lot Maintenance	$ 1,187.50	
	Comcast Business	$ 184.95	
	Daystar Exterior Cleaning	$ 1,530.00	
	Doody Free 941	$ 234.00	
	Florida Natural Gas	$ 14.58	
	FPL	$ 3,457.88	

	Great America Financial Services	**$ 123.05**	
		$ 246.11	
			$369.16
	Impact Landscaping & Irrigation	**$ 15,334.67**	
		$ 1,986.00	
		$ 3,535.41	
			$20,856.08
	Jan-Pro of Manasota	**$ 1,325.67**	
	NaturZone	**$ 210.00**	
	Neal Land & Neighborhoods	**$ 3,375.00**	
	PFM Management Services	**$ 4,625.00**	
	Safetouch	**$ 2,034.55**	
		$ 1,538.46	
		$ 9,403.89	
		$ 875.00	

			$13,851.90
	S&G Pools	$ 1,552.00	
	TieTechnology	$ 73.38	
	Valley	$ 2,767.04	
	VGlobalTech	$ 160.00	
	WTS International	$ 2,211.50	
	Xfinity	$ 100.00	
			$61,075.33
164	Daystar Exterior Cleaning	$ 1,530.00	
	FloridaCommerce	$ 175.00	
	Impact Landscaping & Irrigation	$ 660.00	
		$ 272.00	

			$932.00
	Jan-Pro of Manasota	$ 76.34	
	J.B. Edwards	$ 83.00	
	USA Today LocaliQ	$ 1,124.75	
		$ 339.87	
			$1,464.62
	Verizon Business	$ 74.94	
	WTS International	$ 103.04	
		$ 346.50	
		$ 3,070.47	
			$3,520.01
			$7,855.91
165	Alsco Uniforms	$ 75.83	

	Florida Centerline Group	**$ 190.00**	
	FPL	**$ 18.63**	
		$ 16.31	
		$ 1,392.85	
		$ 1,218.74	
		$ 23.18	
		$ 20.28	
		$ 22.13	
		$ 19.36	
			$2,731.48
	PFM Management Services	**$ 184.75**	
	Southern Land Services of SW Florida	**$ 600.00**	
	Tri County Air	**$ 86.00**	
		$ 134.10	
			$220.10

	VGlobalTech	$ 300.00	
		$ 160.00	
			$460.00
	WTS International	$ 2,992.03	
			$7,454.19
166	City of Venice	$ 1,628.03	
		$ 455.85	
		$ 5.69	
		$ 1.59	
		$ 15.17	
		$ 4.25	
		$ 181.88	
		$ 50.92	
		$ 10.54	
		$ 2.95	
		$ 118.17	
		$ 33.09	
		$ 529.28	
		$ 148.20	

		$ 167.63	
		$ 46.93	
		$ 2.97	
		$ 0.83	
		$ 2,524.17	
		$ 706.77	
		$ 234.14	
		$ 65.56	
		$ 363.16	
		$ 101.69	
			$7,399.46
	Comcast Business	$ 1,474.62	
		$ 194.95	
			$1,669.57
	Countryside Glass & Mirror	$ 2,164.00	
	Navitas Credit Corp.	$ 2,465.17	
	PFM Management Services	$ 5.41	

	Safetouch	**$ 1,260.00**	
	Supervisor Fees	**$ 200.00**	
		$ 200.00	
		$ 200.00	
		$ 200.00	
		$ 200.00	
			$1,000.00
	Vogler Ashton	**$ 1,732.50**	
	Z's Dream Painting LLC	**$ 550.00**	
			$18,246.11
167	**Advanced Aquatic Services**	**$ 1,964.00**	
	Alsco Uniforms	**$ 75.83**	
	AM Engineering	**$ 940.37**	

	Childlike Productions	**$ 300.00**	
	Clean Sweep Parking Lot Maintenance	**$ 1,187.50**	
	Comcast Business	**$ 184.95**	
	Crew Entertainement	**$ 350.00**	
	Daystar Exterior Cleaning	**$ 1,530.00**	
	Doody Free 941	**$ 234.00**	
	Florida Natural Gas	**$ 4.10**	
		$ 6.56	
	FPL	**$ 655.38**	
		$ 2,839.99	
			$3,495.37
	GreatAmerica	**$ 369.16**	
	Impact Landscaping & Irrigation	**$ 86.75**	

		$ 618.00	
		$ 15,334.67	
		$ 1,986.00	
		$ 3,535.41	
			$21,560.83
	IPFS Corporation	$ 3,396.22	
		$ 3,396.22	
			$6,792.44
	Jan-Pro of Manasota	$ 71.90	
		$ 1,325.67	
			$1,397.57
	NaturZone Pest Control	$ 210.00	
		$ 275.00	
			$485.00
	Neal Land & Neighborhoods	$ 3,375.00	

	PFM Management Services	**$ 43.24**	
		$ 4,625.00	
			$4,668.24
	Pye Barker Fire & Safety	**$ 1,744.21**	
		$ 691.79	
		$ 64.21	
			$2,500.21
	Safetouch	**$ 2,034.55**	
		$ 1,538.46	
		$ (2,034.55)	
		$ (2,034.55)	
		$ (2,034.55)	
		$ (2,034.55)	
			-$4,565.19
	S&G Pools	**$ 1,552.00**	

	Southern Land Services of SW Florida	**$ 600.00**	
	Supervisor Fees	**$ 200.00**	
		$ 200.00	
		$ 200.00	
		$ 200.00	
		$ 200.00	
			$1,000.00
	TECO	**$ 23.74**	
		$ 42.20	
			$65.94
	TieTechnology	**$ 73.38**	
	Trimmers Holiday Décor	**$ 13,697.50**	
	Tyree Brown	**$ 500.00**	
	USA Today	**$ 545.00**	

	Valley	$ 64.35	
		$ 2,948.86	
	WTS International	$ 2,211.50	
		$ 39.37	
		$ 2,908.35	
		$ 346.50	
		$ 232.98	
			$5,738.70
	Xfinity	$ 207.00	
		TOTAL	$168,480.21

Laurel Road
Community Development District

Funding Request Nos. 221 – 222

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT

Funding Requests Nos. 221 - 222

FR #	Description	Amount	Total
221	AM Engineering	$ 6,528.56	
			$6,528.56
222	Safetouch	$ 3,999.87	
			$3,999.87
		Total	$10,528.43

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Laurel Road
Community Development District

District Financial Statements

Laurel Road
Community Development District

September 2026 Financial Package

September 30, 2026

PFM Management Services LLC
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817-8329
(407) 723-5900

Laurel Road CDD

Statement of Financial Position

As of 9/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
Assets					
Current Assets					
General Checking Account	$ 125,883.77				$ 125,883.77
Accounts Receivable	971.71				971.71
Prepaid Expenses	17,918.78				17,918.78
Deposits	4,350.00				4,350.00
Series 2021A1 Debt Service Reserve		$ 326,871.88			326,871.88
Series 2021A2 Debt Service Reserve		54,296.88			54,296.88
Series 2026 Debt Service Reserve		198,729.66			198,729.66
Series 2021A Revenue		303,474.56			303,474.56
Series 2021A2 Interest		8,074.02			8,074.02
Series 2021A1 Prepayment		167.51			167.51
Series 2021A2 Prepayment		351,603.77			351,603.77
Series 2026 Capitalized Interest		110,633.85			110,633.85
Construction Checking Account			$ 160,669.03		160,669.03
Accounts Receivable - Due from Developer			70,567.39		70,567.39
Series 2026 Acquisition/Construction			2,094,668.42		2,094,668.42
Prepaid Expenses			336.22		336.22
Deposits			50.00		50.00
Total Current Assets	$ 149,124.26	$ 1,353,852.13	$ 2,326,291.06	$ -	$ 3,829,267.45
Investments					
Amount Available in Debt Service Funds				$ 1,353,852.13	$ 1,353,852.13
Amount To Be Provided				18,391,147.87	18,391,147.87
Total Investments	$ -	$ -	$ -	$ 19,745,000.00	$ 19,745,000.00
Total Assets	$ 149,124.26	$ 1,353,852.13	$ 2,326,291.06	$ 19,745,000.00	$ 23,574,267.45

Laurel Road CDD

Statement of Financial Position

As of 9/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
			Liabilities and Net Assets		
Current Liabilities					
Accounts Payable	$ 105,317.81				$ 105,317.81
Deferred Revenue	955.66				955.66
Prepaid Assessments	198,674.03				198,674.03
Accounts Payable			$ 205,350.05		205,350.05
Retainage Payable			147,525.17		147,525.17
Deferred Revenue			57,015.43		57,015.43
Total Current Liabilities	$ 304,947.50	$ -	$ 409,890.65	$ -	$ 714,838.15
Long Term Liabilities					
Revenue Bonds Payable - Long-Term				$ 19,745,000.00	$ 19,745,000.00
Total Long Term Liabilities	$ -	$ -	$ -	$ 19,745,000.00	$ 19,745,000.00
Total Liabilities	$ 304,947.50	$ -	$ 409,890.65	$ 19,745,000.00	$ 20,459,838.15
Net Assets					
Net Assets, Unrestricted	$ (16,545.33)				$ (16,545.33)
Net Assets - General Government	126,143.91				126,143.91
Current Year Net Assets - General Government	(265,421.82)				(265,421.82)
Net Assets, Unrestricted		$ 1,142,003.21			1,142,003.21
Current Year Net Assets, Unrestricted		211,848.92			211,848.92
Net Assets, Unrestricted			$ (99,574.77)		(99,574.77)
Current Year Net Assets, Unrestricted			2,015,975.18		2,015,975.18
Total Net Assets	$ (155,823.24)	$ 1,353,852.13	$ 1,916,400.41	$ -	$ 3,114,429.30
Total Liabilities and Net Assets	$ 149,124.26	$ 1,353,852.13	$ 2,326,291.06	$ 19,745,000.00	$ 23,574,267.45

Laurel Road CDD

Statement of Activities

As of 9/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
Revenues					
Sales Tax Collection Allowance Revenue	$ 0.52				$ 0.52
On-Roll Assessments	524,175.83				524,175.83
Off-Roll Assessments	257,592.82				257,592.82
Other Income & Other Financing Sources	3,472.12				3,472.12
Inter-Fund Transfers In	29,640.00				29,640.00
On-Roll Assessments		$ 655,826.85			655,826.85
Other Assessments		1,221,522.75			1,221,522.75
Inter-Fund Group Transfers In		1,151.31			1,151.31
Debt Proceeds		422,128.65			422,128.65
Developer Contributions			$ 345,654.58		345,654.58
Other Income & Other Financing Sources			253,567.50		253,567.50
Inter-Fund Transfers In			62,692.50		62,692.50
Debt Proceeds			5,313,364.00		5,313,364.00
Total Revenues	$ 814,881.29	$ 2,300,629.56	$ 5,975,278.58	$ -	$ 9,090,789.43
Expenses					
Supervisor Fees	$ 10,000.00				$ 10,000.00
Public Officials' Liability Insurance	2,870.00				2,870.00
Trustee Services	6,502.41				6,502.41
Management	55,500.00				55,500.00
Field Management	33,750.00				33,750.00
Engineering	8,463.09				8,463.09
Disclosure	1,250.00				1,250.00
District Counsel	16,478.00				16,478.00
Assessment Administration	5,500.00				5,500.00
Reamortization Schedules	2,000.00				2,000.00
Audit	5,700.00				5,700.00
Tax Preparation	71.40				71.40
Travel and Per Diem	287.56				287.56
Postage & Shipping	250.82				250.82
Legal Advertising	3,416.37				3,416.37
Miscellaneous	665.46				665.46

Laurel Road CDD
Statement of Activities
As of 9/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
Office Supplies	$ 492.94				$ 492.94
Property Taxes	783.54				783.54
Web Site Maintenance	2,820.00				2,820.00
Holiday Decorations	23,887.30				23,887.30
Dues, Licenses, and Fees	225.62				225.62
Construction Consultation	24,472.50				24,472.50
Lifestyle Staff	91,426.34				91,426.34
Resident Services	8,866.59				8,866.59
Electric	1,470.26				1,470.26
Amenity - Electric	31,645.01				31,645.01
Amenity - Water	35,784.31				35,784.31
Water Reclaimed	5,158.30				5,158.30
Stormwater Management	43,209.45				43,209.45
Wetlands Mitigation	9,600.00				9,600.00
Amenity - Telephone	1,844.07				1,844.07
Amenity - Cable TV / Internet / Wi-Fi	18,544.12				18,544.12
Amenity - Landscape Maintenance	39,544.92				39,544.92
Amenity - Irrigation Repairs	3,390.75				3,390.75
Amenity - Pool Maintenance	18,803.98				18,803.98
Amenity - Janitorial	35,338.21				35,338.21
Amenity - Pest Control	3,909.18				3,909.18
Amenity - Fitness Equipment Leasing	31,180.55				31,180.55
Amenity - Security	29,646.66				29,646.66
Amenity - Office Equipment Leasing	4,753.67				4,753.67
Amenity - Capital Outlay	5,155.27				5,155.27
Amenity - Miscellaneous	2,949.84				2,949.84
Amenity - AC Maintenance and Equipment	6,755.95				6,755.95
Amenity - Pool Equipment	170.80				170.80
Amenity - Gas	794.18				794.18
Amenity - Access Control Maintenance	15,778.85				15,778.85
Amenity - Operations	7,946.10				7,946.10
Amenity - Fireplaces and Barbecue	515.13				515.13
Gate Internet Service	24,994.30				24,994.30
General Insurance	3,508.00				3,508.00
Property & Casualty Insurance	36,328.00				36,328.00

Laurel Road CDD
Statement of Activities
As of 9/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
Other Insurance	$ 500.00				$ 500.00
Irrigation	33,691.65				33,691.65
Lake Maintenance	25,243.99				25,243.99
Landscaping Maintenance & Material	151,801.04				151,801.04
Landscape Improvements	10,932.44				10,932.44
Fertilizer / Pesticides	17,280.00				17,280.00
Contingency	2,097.59				2,097.59
Lake Bank Mowing	23,832.00				23,832.00
Gate - Repairs & Maintenance	1,200.30				1,200.30
Security Monitoring	2,025.00				2,025.00
Dog Waste Stations	2,808.00				2,808.00
Capital Expenditures	8,317.44				8,317.44
Street Sweeping	11,875.00				11,875.00
Streetlights	40,666.97				40,666.97
Bike Share Maintenance	1,119.02				1,119.02
Golf Cart Maintenance	472.27				472.27
Inter-Fund Transfers	29,640.00				29,640.00
Series 2021 A1 Principal Payments		$ 255,000.00			255,000.00
Series 2021 A2 Principal Payments		1,225,000.00			1,225,000.00
Series 2021 A1 Interest Payments		397,442.50			397,442.50
Series 2021 A2 Interest Payments		132,500.00			132,500.00
Other Debt Service Costs		114,800.00			114,800.00
Management			$ 11,500.00		11,500.00
Engineering			93,512.60		93,512.60
District Counsel			35,000.00		35,000.00
Trustee Counsel			6,750.00		6,750.00
Bond Counsel			52,000.00		52,000.00
Assessment Administration			40,500.00		40,500.00
Developer Advance Repayment			186,707.73		186,707.73
Landscaping Maintenance & Material			133,947.25		133,947.25
Contingency			3,361,596.31		3,361,596.31
Inter-Fund Transfers			63,843.81		63,843.81
Total Expenses	$ 1,087,902.51	$ 2,124,742.50	$ 3,985,357.70	$ -	$ 7,198,002.71

Laurel Road CDD
Statement of Activities
As of 9/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt	Total
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$ 7,599.40				$ 7,599.40
Interest Income		$ 2,034.86			2,034.86
Dividend Income		33,927.00			33,927.00
Interest Income			$ 25,549.39		25,549.39
Dividend Income			504.91		504.91
Total Other Revenues (Expenses) & Gains (Losses)	$ 7,599.40	$ 35,961.86	$ 26,054.30	$ -	$ 69,615.56
Change In Net Assets	$ (265,421.82)	$ 211,848.92	$ 2,015,975.18	$ -	$ 1,962,402.28
Net Assets At Beginning Of Year	$ 109,598.58	$ 1,142,003.21	$ (99,574.77)	$ -	$ 1,152,027.02
Net Assets At End Of Year	$ (155,823.24)	$ 1,353,852.13	$ 1,916,400.41	$ -	$ 3,114,429.30

Laurel Road CDD
Budget to Actual
For the Month Ending 9/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage
Revenues					
On-Roll Assessments	$ 524,175.83	$ 521,668.55	$ 2,507.28	$ 521,668.55	100.48%
Off-Roll Assessments	257,592.82	257,592.82	-	257,592.82	100.00%
Other Income & Other Financing Sources	3,472.12	-	3,472.12	-	
Sales Tax Collection Allowance Revenue	0.52	-	0.52	-	
Carryforward Cash	87,250.00	87,250.00	-	87,250.00	100.00%
Net Revenues	**$ 872,491.29**	**$ 866,511.37**	**$ 5,979.92**	**$ 866,511.37**	**100.69%**
General & Administrative Expenses					
Supervisor Fees	$ 10,000.00	$ 12,000.00	$ (2,000.00)	$ 12,000.00	83.33%
Public Officials' Liability Insurance	2,870.00	3,114.20	(244.20)	3,114.20	92.16%
Trustee Services	6,502.41	4,244.31	2,258.10	4,244.31	153.20%
Management	55,500.00	55,500.00	-	55,500.00	100.00%
Field Management	33,750.00	15,000.00	18,750.00	15,000.00	225.00%
Engineering	8,463.09	6,000.00	2,463.09	6,000.00	141.05%
Disclosure	1,250.00	1,000.00	250.00	1,000.00	125.00%
District Counsel	16,478.00	20,000.00	(3,522.00)	20,000.00	82.39%
Assessment Administration	5,500.00	5,500.00	-	5,500.00	100.00%
Reamortization Schedules	2,000.00	125.00	1,875.00	125.00	1600.00%
Audit	5,700.00	5,700.00	-	5,700.00	100.00%
Arbitrage Calculation	-	500.00	(500.00)	500.00	0.00%
Tax Preparation	71.40	63.24	8.16	63.24	112.90%
Travel and Per Diem	287.56	500.00	(212.44)	500.00	57.51%
Telephone	-	700.00	(700.00)	700.00	0.00%
Postage & Shipping	250.82	500.00	(249.18)	500.00	50.16%
Legal Advertising	3,416.37	5,500.00	(2,083.63)	5,500.00	62.12%
Miscellaneous	665.46	1,000.00	(334.54)	1,000.00	66.55%
Office Supplies	492.94	500.00	(7.06)	500.00	98.59%
Property Taxes	783.54	-	783.54	-	
Web Site Maintenance	2,820.00	3,120.00	(300.00)	3,120.00	90.38%
Holiday Decorations	23,887.30	25,000.00	(1,112.70)	25,000.00	95.55%
IT Services	-	500.00	(500.00)	500.00	0.00%
Dues, Licenses, and Fees	225.62	175.00	50.62	175.00	128.93%
Construction Consultation	24,472.50	-	24,472.50	-	
Lifestyle & Maintenance Staff	91,426.34	54,294.80	37,131.54	54,294.80	168.39%
Resident Services	8,866.59	7,498.40	1,368.19	7,498.40	118.25%
Total General & Administrative Expenses	**$ 305,679.94**	**$ 228,034.95**	**$ 77,644.99**	**$ 228,034.95**	**134.05%**

Laurel Road CDD
Budget to Actual
For the Month Ending 9/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage
Field Expenses (Inside the Gate; SF)					
Electric	$ 1,102.70	$ 7,500.00	$ (6,397.31)	$ 7,500.00	14.70%
Water Reclaimed	3,868.73	3,750.00	118.73	3,750.00	103.17%
Stormwater Management	43,209.45	2,000.00	41,209.45	2,000.00	2160.47%
Wetland Mitigation	9,600.00	9,000.00	600.00	9,000.00	106.67%
Equipment Rental	-	1,125.00	(1,125.00)	1,125.00	0.00%
Gate Internet Service	24,994.30	2,000.00	22,994.30	2,000.00	1249.72%
General Insurance	2,631.00	2,854.00	(223.00)	2,854.00	92.19%
Property & Casualty Insurance	27,246.00	15,195.75	12,050.25	15,195.75	179.30%
Other Insurance	375.00	-	375.00	-	
Irrigation - Repair and Maintenance	25,268.74	18,720.00	6,548.74	18,720.00	134.98%
Lake Maintenance	18,932.99	18,000.00	932.99	18,000.00	105.18%
Landscaping Maintenance & Material	113,850.78	106,332.03	7,518.75	106,332.03	107.07%
Landscape Improvements	8,199.33	15,000.00	(6,800.67)	15,000.00	54.66%
Fertilizer / Pesticides	12,960.00	12,960.00	-	12,960.00	100.00%
Contingency	2,097.59	17,400.00	(15,302.41)	17,400.00	12.06%
Lake Bank Mowing	23,832.00	-	23,832.00	-	
Gate - Repairs & Maintenance	1,200.30	3,500.00	(2,299.70)	3,500.00	34.29%
Mulch	-	5,000.00	(5,000.00)	5,000.00	0.00%
Storm Cleanup	-	7,500.00	(7,500.00)	7,500.00	0.00%
Storm Landscape Replacement	-	11,250.00	(11,250.00)	11,250.00	0.00%
Security Monitoring	2,025.00	30,000.00	(27,975.00)	30,000.00	6.75%
Dog Waste Stations	2,808.00	2,808.00	-	2,808.00	100.00%
Mailbox Maintenance	-	200.00	(200.00)	200.00	0.00%
Capital Expenditures	6,238.08	7,500.00	(1,261.92)	7,500.00	83.17%
Street Sweeping	11,875.00	12,000.00	(125.00)	12,000.00	98.96%
Lighting	-	750.00	(750.00)	750.00	0.00%
Streetlights - Leasing	30,500.23	30,240.00	260.23	30,240.00	100.86%
Bike Share Maintenance	1,119.02	2,500.00	(1,380.98)	2,500.00	44.76%
Golf Cart Maintenance	354.20	1,125.00	(770.80)	1,125.00	31.48%
Total Field Expenses (Inside the Gate; Only SF)	**$ 374,288.43**	**$ 346,209.78**	**$ 28,078.65**	**$ 346,209.78**	**108.11%**
Field Expenses (Outside the Gate; MF)					
Electric	$ 367.57	$ 2,500.00	$ (2,132.44)	$ 2,500.00	14.70%
Water Reclaimed	1,289.58	1,250.00	39.58	1,250.00	103.17%
Equipment Rental	-	375.00	(375.00)	375.00	0.00%
General Insurance	877.00	951.34	(74.34)	951.34	92.19%
Property & Casualty Insurance	9,082.00	5,065.25	4,016.75	5,065.25	179.30%
Other Insurance	125.00	-	125.00	-	
Irrigation - Repair and Maintenance	8,422.91	6,240.00	2,182.91	6,240.00	134.98%
Lake Maintenance	6,311.00	6,000.00	311.00	6,000.00	105.18%
Landscaping Maintenance & Material	37,950.26	35,444.01	2,506.25	35,444.01	107.07%
Landscape Improvements	2,733.11	5,000.00	(2,266.89)	5,000.00	54.66%
Fertilizer / Pesticides	4,320.00	4,320.00	-	4,320.00	100.00%
Storm Cleanup	-	2,500.00	(2,500.00)	2,500.00	0.00%
Storm Landscape Replacement	-	3,750.00	(3,750.00)	3,750.00	0.00%
Capital Expenditures	2,079.36	2,500.00	(420.64)	2,500.00	83.17%
Lighting	-	250.00	(250.00)	250.00	0.00%
Streetlights - Leasing	10,166.74	10,080.00	86.74	10,080.00	100.86%
Golf Cart Maintenance	118.07	375.00	(256.93)	375.00	31.48%
Total Field Expenses (Outside the Gate; MF)	**$ 83,842.59**	**$ 86,600.60**	**$ (2,758.01)**	**$ 86,600.59**	**96.82%**

Laurel Road CDD
Budget to Actual
For the Month Ending 9/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage
Vistera - Amenity Expenses					
Amenity - Electric	$ 31,645.01	$ 10,000.00	$ 21,645.01	$ 10,000.00	316.45%
Amenity - Water	35,784.31	15,000.00	20,784.31	15,000.00	238.56%
Amenity - Telephone	1,844.07	8,760.00	(6,915.93)	8,760.00	21.05%
Amenity - Cable TV / Internet / Wi-Fi	18,544.12	13,000.00	5,544.12	13,000.00	142.65%
Amenity - Landscape Maintenance	39,544.92	20,000.00	19,544.92	20,000.00	197.72%
Amenity - Irrigation Repairs	3,390.75	10,000.00	(6,609.25)	10,000.00	33.91%
Amenity - Pool Maintenance	18,803.98	18,624.00	179.98	18,624.00	100.97%
Amenity - Cleaning	35,338.21	38,600.00	(3,261.79)	38,600.00	91.55%
Amenity - Pest Control	3,909.18	6,000.00	(2,090.82)	6,000.00	65.15%
Amenity - Fitness Equipment Leasing	31,180.55	30,182.04	998.51	30,182.04	103.31%
Amenity - Security Monitoring	29,646.66	6,100.00	23,546.66	6,100.00	486.01%
Amenity - Office Equipment Leasing	4,753.67	5,000.00	(246.33)	5,000.00	95.07%
Amenity - Capital Outlay	5,155.27	7,500.00	(2,344.73)	7,500.00	68.74%
Amenity - Miscellaneous	2,949.84	2,500.00	449.84	2,500.00	117.99%
Amenity - A/C Maintenance and Equipment	6,755.95	1,500.00	5,255.95	1,500.00	450.40%
Amenity - Pool Equipment	170.80	1,000.00	(829.20)	1,000.00	17.08%
Amenity - Gas	794.18	1,400.00	(605.82)	1,400.00	56.73%
Amenity - Access Control Maintenance	15,778.85	1,500.00	14,278.85	1,500.00	1051.92%
Amenity - Operations	7,946.10	8,000.00	(53.90)	8,000.00	99.33%
Amenity - Fireplaces and Barbecue	515.13	1,000.00	(484.87)	1,000.00	51.51%
Total Vistera - Amenity Expenses	**$ 294,451.55**	**$ 205,666.04**	**$ 88,785.51**	**$ 205,666.04**	**143.17%**
Total Expenses	**$ 1,058,262.51**	**$ 866,511.37**	**$ 191,751.14**	**$ 866,511.36**	**122.13%**
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$ 7,599.40	$ -	$ 7,599.40	$ -	
Total Other Revenues (Expenses) & Gains (Losses)	**$ 7,599.40**	**$ -**	**$ 7,599.40**	**$ -**	
Net Income (Loss)	**$ (178,171.82)**	**$ -**	**$ (178,171.82)**	**$ -**	

Laurel Road
Community Development District

Consideration of Resolution 2027-04,
Adopting a Revised Fiscal Year 2025-2026 Budget

RESOLUTION 2027-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2025/2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 13, 2025, the Board of Supervisors ("**Board**") of the Laurel Road Community Development District ("**District**"), adopted Resolution 2025-06 providing for the adoption of the District's fiscal year 2025/2026 annual budget ("**Budget**"); and

WHEREAS, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual appropriations of the Budget; and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and Section 3 of Resolution 2023-13 authorize the Board to amend the Budget; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT:

1. BUDGET AMENDMENT.

a. The Board has reviewed the District Manager's proposed amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The amended Budget attached hereto as **Exhibit "A"** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of section 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, "**Adopted Annual Budget**") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for fiscal year 2025/2026.

c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as "The Adopted Budget for the Laurel Road Community Development District for the fiscal year ending

September 30, 2026, as amended and adopted by the Board of Supervisors effective November 18, 2026."

2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sums set forth below, raised by the levy of special assessments and otherwise, which sums are deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	**$_____**
DEBT SERVICE FUND – SERIES 2021A-1	**$_____**
DEBT SERVICE FUND – SERIES 2021A-2	**$_____**
TOTAL ALL FUNDS	**$_____**

3. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2025-06, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2025-06 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Introduced, considered favorably, and adopted this 18th day of November 2026.

ATTEST:	**LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairman/Vice Chairman

Exhibit A: Amended Fiscal Year 2025/2026 Budget

Exhibit A
Amended Fiscal Year 2025/2026 Budget

[*See attached*]

Laurel Road
Community Development District

FY 2026 Proposed Revised Budget

PFM Management Services LLC
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817-8329
(407) 723-5900

Laurel Road CDD

FY 2026 Proposed Revised O&M Budget

	Actual Through 9/30/2026	FY 2026 Adopted Budget		FY 2026 Proposed Revised Budget
Revenues				
On-Roll Assessments	$ 533,703.25	$ 521,668.55		$ 521,668.55
Off-Roll Assessments	257,592.82	257,592.82		257,592.82
Other Income & Other Financing Sources	3,472.12	-		3,472.12
Developer Prepayment	-	-		188,617.39
Sales Tax Collection Allowance Revenue	0.52			0.52
Carryforward Cash	87,250.00	87,250.00		87,250.00
Net Revenues	**$ 882,018.71**	**$ 866,511.37**		**$ 1,058,601.40**
General & Administrative Expenses				
Supervisor Fees	$ 11,000.00	$ 12,000.00		$ 11,000.00
Public Officials' Liability Insurance	2,870.00	3,114.20		2,870.00
Trustee Services	6,502.41	4,244.31		6,502.41
Management	55,500.00	55,500.00		55,500.00
Field Management	33,750.00	15,000.00		33,750.00
Engineering	8,463.09	6,000.00		8,463.09
Disclosure	1,250.00	1,000.00		1,250.00
District Counsel	18,210.50	20,000.00		18,210.50
Assessment Administration	5,500.00	5,500.00		5,500.00
Reamortization Schedules	2,000.00	125.00		2,000.00
Audit	5,700.00	5,700.00		5,700.00
Arbitrage	-	500.00		-
Tax Preparation	71.40	63.24		71.40
Travel and Per Diem	287.56	500.00		287.56
Telephone	-	700.00		-
Postage & Shipping	256.23	500.00		256.23
Copies	43.24	-		43.24
Legal Advertising	3,416.37	5,500.00		3,416.37
Miscellaneous	850.21	1,000.00		850.21
Office Supplies	492.94	500.00		492.94
Property Taxes	783.54	-		783.54
Web Site Maintenance	3,120.00	3,120.00		3,120.00
Holiday Decorations	23,887.30	25,000.00		23,887.30
IT Services	-	500.00		-
Dues, Licenses, and Fees	225.62	175.00		225.62
Construction Consultation	24,472.50	-		24,472.50
Lifestyle & Maintenance Staff	91,426.34	54,294.80	*	91,426.34
Resident Services	8,802.79	7,498.40	*	8,802.79
Total General & Administrative Expenses	**$ 308,882.04**	**$ 228,034.95**		**$ 308,882.04**

* "Lifestyle Staff" and "Resident Services" are expected to be 35% of the anticipated budget of $176,552.00. The remaining 65% is paid by the developer.

Laurel Road CDD

FY 2026 Proposed Revised O&M Budget

	Actual Through 9/30/2026	FY 2026 Adopted Budget	FY 2026 Proposed Revised Budget
Field Expenses (Inside the Gate; SF)			
Electric	$ 1,150.65	$ 7,500.00	$ 1,150.65
Water Reclaimed	4,044.33	3,750.00	4,044.33
Stormwater Management	46,231.97	2,000.00	46,231.97
Wetland Mitigation	9,600.00	9,000.00	9,600.00
Equipment Rental	-	1,125.00	-
Gate Internet Service	20,925.20	2,000.00	20,925.20
General Insurance	2,631.00	2,854.00	2,631.00
Property & Casualty Insurance	27,246.00	15,195.75	27,246.00
Other Insurance	375.00	-	375.00
Irrigation - Repair and Maintenance	25,268.74	18,720.00	25,268.74
Lake Maintenance	18,932.99	18,000.00	18,932.99
Landscaping Maintenance & Material	114,300.78	106,332.03	114,300.78
Landscape Improvements	8,199.33	15,000.00	8,199.33
Fertilizer / Pesticides	12,960.00	12,960.00	12,960.00
Contingency	2,097.59	17,400.00	2,097.59
Lake Bank Mowing	23,832.00	-	23,832.00
Gate Maintenance	1,200.30	3,500.00	1,200.30
Mulch	-	5,000.00	-
Storm Cleanup	-	7,500.00	-
Storm Landscape Replacement	-	11,250.00	-
Security Monitoring	2,025.00	30,000.00	2,025.00
Dog Waste Stations	2,808.00	2,808.00	2,808.00
Mailbox Maintenance	-	200.00	-
Capital Expenditures	6,238.08	7,500.00	6,238.08
Street Sweeping	11,875.00	12,000.00	11,875.00
Lighting	-	750.00	-
Streetlights - Leasing	30,991.76	30,240.00	30,991.76
Bike Share Maintenance	1,119.02	2,500.00	1,119.02
Golf Cart Maintenance	354.20	1,125.00	354.20
Total Field Expenses (Inside the Gate; Only SF)	**$ 374,406.95**	**$ 346,209.78**	**$ 374,406.95**

* "Lifestyle Staff" and "Resident Services" are expected to be 35% of the anticipated budget of $176,552.00. The remaining 65% is paid by the developer.

Laurel Road CDD

FY 2026 Proposed Revised O&M Budget

	Actual Through 9/30/2026	FY 2026 Adopted Budget	FY 2026 Proposed Revised Budget
Field Expenses (Outside the Gate; MF)			
Electric	$ 383.55	$ 2,500.00	$ 383.55
Water Reclaimed	1,348.11	1,250.00	1,348.11
Equipment Rental	-	375.00	-
General Insurance	877.00	951.34	877.00
Property & Casualty Insurance	9,082.00	5,065.25	9,082.00
Other Insurance	125.00		125.00
Irrigation - Repair and Maintenance	8,422.91	6,240.00	8,422.91
Lake Maintenance	6,311.00	6,000.00	6,311.00
Landscaping Maintenance & Material	38,100.26	35,444.01	38,100.26
Landscape Improvements	2,733.11	5,000.00	2,733.11
Fertilizer / Pesticides	4,320.00	4,320.00	4,320.00
Storm Cleanup	-	2,500.00	-
Storm Landscape Replacement	-	3,750.00	-
Capital Expenditures	2,079.36	2,500.00	2,079.36
Lighting	-	250.00	-
Streetlights - Leasing	10,330.59	10,080.00	10,330.59
Golf Cart Maintenance	118.07	375.00	118.07
Total Field Expenses (Outside the Gate; SF & MF)	**$ 84,230.96**	**$ 86,600.59**	**$ 84,230.96**

* "Lifestyle Staff" and "Resident Services" are expected to be 35% of the anticipated budget of $176,552.00. The remaining 65% is paid by the developer.

Laurel Road CDD

FY 2026 Proposed Revised O&M Budget

	Actual Through 9/30/2026	FY 2026 Adopted Budget	FY 2026 Proposed Revised Budget
Vistera - Amenity			
Amenity - Electric	$ 33,037.86	$ 10,000.00	$ 33,037.86
Amenity - Water	38,308.48	15,000.00	38,308.48
Amenity - Telephone	1,844.07	8,760.00	1,844.07
Amenity - Cable TV / Internet / Wi-Fi	18,544.12	13,000.00	18,544.12
Amenity - Landscape Maintenance	39,544.92	20,000.00	39,544.92
Amenity - Irrigation Repairs	3,390.75	10,000.00	3,390.75
Amenity - Pool Maintenance	18,803.98	18,624.00	18,803.98
Amenity - Pool Equipment	170.80	1,000.00	170.80
Amenity - Cleaning	35,338.21	38,600.00	35,338.21
Amenity - Pest Control	3,909.18	6,000.00	3,909.18
Amenity - Fitness Equipment Leasing	31,180.55	30,182.04	31,180.55
Amenity - Fire/Security Monitoring	29,646.66	6,100.00	29,646.66
Amenity - Office Equipment Leasing	4,753.67	5,000.00	4,753.67
Amenity - Capital Outlay	5,155.27	7,500.00	5,155.27
Amenity - Miscellaneous	3,014.19	2,500.00	3,014.19
Amenity - A/C Maintenance and Equipment	6,976.05	1,500.00	6,976.05
Amenity - Gas	822.02	1,400.00	822.02
Amenity - Access Control Maintenance	15,778.85	1,500.00	15,778.85
Amenity - Operations	7,946.10	8,000.00	7,946.10
Amenity - Fireplaces and Barbecue	515.13	1,000.00	515.13
Total Vistera - Amenity Expenses	**$ 298,680.86**	**$ 205,666.04**	**$ 298,680.86**
Total Expenses	**$ 1,066,200.80**	**$ 866,511.37**	**$ 1,066,200.80**
Other Revenues (Expenses) & Gains (Losses)			
Interest Income	$ 7,599.40	$ -	$ 7,599.40
Total Other Revenues (Expenses) & Gair	**$ 7,599.40**	**$ -**	**$ 7,599.40**
Net Income (Loss)	**$ (176,582.69)**	**$ -**	**$ -**

* "Lifestyle Staff" and "Resident Services" are expected to be 35% of the anticipated budget of $176,552.00. The remaining 65% is paid by the developer.

Laurel Road
Community Development District

Public Hearing on the Adoption of
Revised Rules and Regulations

a. Public Comments and Testimony
b. Board Comments
c. Consideration of Resolution 2027-05, Adopting Revised Rules and Regulations

VISTERA
OF VENICE

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT
PROPOSED CHANGES TO RULES AND REGULATIONS
V4 NOVEMBER 2026

1. Page 5 of 28 Amenity Access:
   - $15 Fee

2. Page 6 of 28 Guardian Access and Renters
   - $15 Fee

3. Pages 15-18 of 28 Amenity Facility Licensing
   - Change of days, dates, times, and fees
   - Additional Facility locations and subsequent changes in Occupancy
   - NOTE: Vistera Conference Room is charged by credit card. Facility Licensing Agreement is still required. See Reservations and Deposit.
   - Decoration requirements

4. Page 19 of 28 General Rules for Swimming Pool
   - Swimwear and attire requirements.
   - Pool deck seating and table use and requirements.

5. Page 22 of 28 Event/Multi-Purpose Lawn Policies
   - Area use and requirements

6. Out of Hours Number 844.210.3137
   - Pages 14, 21 and 22 of 28

Laurel Road
Community Development District

RESIDENT HANDBOOK
Rules and Regulations
for
Amenity Facilities

Adopted: November 18, 2026

Version 4 November 18, 2026
Version 3 February 9, 2026
Version 2 March 28, 2025
Version 1 September 22, 2023

Definitions 3
Annual User Fee Structure 5
Amenity Access Mobile Credentials 5
Guardian Access Mobile Credentials 6
Renters' Privileges 6
Guest Policy 7
Loss or Destruction of Property or Instances of Personal Injury 7
Indemnification 8
Suspension and Termination of Adult Privileges 8
Suspension and Termination of Minor Privileges 11
General Facility Provisions 12
General Amenity Facilities Usage Policy 14
Instructor Use of District Property 15
Amenity Facility Licensing Policies 15
General Rules for All Swimming Pool Facilities 18
Feces Policy for All Swimming and Wading Pools 20
ADA Chair Lift Usage Policy 20
Aquatic Toy and Recreational Flotation Device Policy 20
Fitness Center Policies 20
Event /Multi-Purpose Lawn Policies 22
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Vistera E-Bike Share Program Addendum 27

Definitions

"Amenity Facilities or Amenity" – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the Vistera of Venice community amenity location, together with their appurtenant facilities and areas.

"Amenity Facilities Policies" or "Policies" – shall mean all Amenity Facilities Policies of the District as amended from time to time.

"Amenity or Lifestyle Manager" – shall mean the management company, including its employees, staff and agents, contracted by the District to manage Amenity Facilities within the District, which facilities include, but are not limited to, Vistera of Venice future community amenity location**.**

"Annual User Fee" – shall mean the fee established by the District for any person that is not a member and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

"Board of Supervisors" or "Board" – shall mean the Laurel Road Community Development District Board of Supervisors.

"Clubhouse Facilities" – shall mean the Vistera of Venice community amenity.

"District" – shall mean the Laurel Road Community Development District.

"District Manager" – shall mean the professional management company with which the District has contracted to provide management services to the District.

"Resident Services Office" – shall mean the on-site location for the management company, including its employees, staff and agents.

"**Family"** – shall mean a group of individuals living under one roof or head of household. This does not include visiting relatives or extended family not residing in the home.

"Guest" – shall mean any person or persons who are invited and accompanied for the day by a Patron to participate in the use of the Amenity Facilities.

"Non-Resident" – shall mean any person or persons that do not own property within the District.

"Non-Resident Member" – shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

"Patron" or "Patrons" – shall mean Residents, Non-Resident Members, and Renters who are sixteen (16) years of age and older.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or license agreement.

“Resident” – shall mean any person or family owning property within the District.

“**Adult**” – shall be considered any person eighteen (18) years of age or older.

“**Minor**” – shall be considered any person seventeen (17) years of age or younger.

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Annual User Fee Structure

The annual user fee for persons not owning property within the District is equivalent to approved total assessments levied per the District's fiscal year of the largest front footage product, per the approved methodology. This fee is per family, which shall be reviewed each year in conjunction with the adoption of the annual Fiscal Year budgets for Laurel Road Community Development District. The fee includes all amenities within the District. This fee will cover usage of all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. This fee must be paid in full at the time of the completion of the Non-Resident User application. Each subsequent annual user fee shall be paid in full on the anniversary date of application for usage. Such fee may be increased, in accordance with the annual approved budget. This usage application is not available for commercial or business purposes.

Amenity Access Mobile Credentials

Two (2) amenity access mobile credentials will be issued to each Resident or Non-Resident household; this includes all children sixteen (16) years of age and older. Each time an amenity access mobile credential is issued, members will be required to provide proof of District residence or an executed Non-Resident Member Application, paid in full. All members will be required to complete an Amenity Facilities registration form before receiving their amenity access mobile credential.

Residents wishing to purchase mobile credentials for additional family members over the age of sixteen (16) may do so by contacting the Lifestyle Manager. There is a $15 charge per additional mobile credential issued. Amenity access mobile credentials are non-transferable and may be deactivated on site if being used by someone other than the person to whom it was issued. Amenity access mobile credentials will not be issued on a Guest basis. At the discretion of the Lifestyle Manager, temporary access mobile credentials for a limited time may be issued to an extended visitor. There will be a $15 charge for the extended visitor amenity access mobile credential. See the Lifestyle Manager for replacement and reissuing of amenity access mobile credentials; this may incur a $15.00 fee.

Guardian Access Mobile Credentials

Up to two (2) guardian amenity access mobile credentials may be issued to a Resident Family, Non-Resident Member Family, or Renter Family at any one time. The person(s) being issued this mobile credential must be at least eighteen (18) years of age or older. An executed and notarized Guardianship Power of Attorney Form is required for each guardian. Where there are multiple children under the age of eighteen (18) who will be under the guardian's care, each child must be listed on the form(s).

Guardian mobile credentials are valid for one (1) year from the date of issuance. Guardians may not use the Amenity Facilities unless using them with the child or children assigned to their mobile credentials. Guardians are also not permitted to bring Guests to the Amenity Facilities at any time. There is a $15.00 charge per mobile credential. The child or children assigned to the guardian may be required to obtain a child identification per the Lifestyle Manager. There is a $10.00 charge for this child identification.

Renters' Privileges

1. Residents who rent out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
2. In order for the Renter to be entitled to use the Amenity Facilities, the Renter must acquire a membership with respect to the residence which is being rented or licensed. An Amenity Assignment of Rights and Privileges Form must be executed by the Resident on behalf of the renter and witnessed prior to any facility access fobs being issued to the Renter. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges touse the Amenity Facilities as the Resident. There is a $15.00 charge per mobile credential issued to Renters. No charge applies for extending an existing mobile credential.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
4. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
5. Renters shall be subject to such other rules and regulations as the District may adopt from time to time.

Guest Policy

1. The guest policy varies by facility. See each section for the specific policy applicable to that facility.
2. Access mobile credentials are not issued on a Guest basis.
3. Guests must always be accompanied by a Patron when using any of the Amenity Facilities.
4. Patron will be responsible for any damages caused by Guests while using facilities.

Loss or Destruction of Property or Instances of Personal Injury

Each Patron and each Guest, as a condition of invitation to the premises of the Amenity Facilities, assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises of the center, whether in lockers or elsewhere.

No person shall remove from the room in which it is placed or from the Amenity Facilities' premises any property or furniture belonging to the District or its contractors without proper authorization. Amenity Facilities Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the member, any guests or any family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.

Any Patron, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, licensed or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the Amenity Facility, the District, the Board of Supervisors, District employees, District representatives, District contractors, District agents, harmless for any and all loss,cost, claim, injury damage or liability sustained or incurred by him or her, resulting there from and/or from any act of omission of the District, or their respective operators, Supervisors, employees, representatives, contractors, or agents.

Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, Supervisors, employees, representative, contractors, and agents hereunder in respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any guest or family member of such Patron.

Should any party bound by these Policies bring suit against the District, the Board of Supervisors or staff, agents or employees of the District, any Amenity Facility operator or its officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the Amenity Facility operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

Indemnification

Each organization, group or individual reserving the use of an Amenity Facility (or any part thereof) agrees to indemnify and hold harmless the District, the owners of the Amenity Facility and the owner's officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District.

Each organization, group or individual reserving the use of District facilities agrees to indemnify and hold harmless the District and the amenity management firm, and the respective officers, agents and employees of each, from any and all liability, claims, actions, suits or demands by and person, corporation or other entity, for injuries, death, property damage of any nature, arising out of or in connection with, the use of the district lands, premises and / or facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statues.

The District and its agent, employees and officers shall not be liable for (is this sentence complete?). The Resident or Non-Resident Member user shall release all claims for injury or damage to or loss of personal property or to the person, sustained by the user or any person claiming through the user resulting from any fire, accident, occurrence, theft or condition in or upon the District's lands, premises and/or facilities.

Suspension and Termination of Adult Privileges

1. Privileges at the Amenity Facilities can be subject to suspension or termination by the Board of Supervisors if a Patron:
    a. Submits false information on the application for an access mobile credential.
    b. Permits unauthorized use of an access mobile credentials.
    c. Exhibits unsatisfactory behavior or appearance.
    d. Fails to abide by the Rules and Policies established for the use of facilities.
    e. Treats the personnel or employees of the facilities in an unreasonable or abusive manner. Examples include, but are not limited to the use of profanity, verbal or physical assault.
    f. Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the facility or Staff.

2. Management may at any time restrict or suspend any Patron's privileges to use any or all the Amenity Facilities when such action is necessary to protect the health, safety and welfare of other Patrons and their guests, or to protect the District's facilities from damage.
3. The District shall follow the process below regarding Suspension or Termination of an Adult Patron's privileges:
    a. First Offense - Written notice & explanation of the violation will be given to the Patron and a copy of such notice will be filed in the Resident Services Office.
    b. Second Offense –Will result in an automatic suspension of all amenity privileges for thirty (30) days. Written notice & explanation will be given to the Patron and a copy of such notice will be filed in the Resident Services Office.
    c. Third Offense – Will result in a suspension of all amenity privileges until the next Board of Supervisors Meeting. At the Board meeting, a record of all previous offenses will be presented to the Board for recommendation of termination of the Patron's privileges for one (1) year (or some shorter amount of time at the Board's discretion). Written notice will be given to the Patron as to the Board of Supervisors decision.
4. Immediate Suspension & Removal:
    a. The Board Chairperson, District Manager, Amenity Manager have the exclusive right, authority and discretion to suspend any Adult Patron for the use of profanity and failure to follow staff direction for a period of no less than seven (7) days.
    b. An incident report will be generated, and a copy of such notice will be filed in the Resident Services Office.
    c. Upon issue of an immediate suspension, should the Patron continue to act or perform in an inappropriate manner/behavior, that Adult Patron shall forfeit all amenity privileges until the next Board of Supervisors meeting. Furthermore, District Staff will recommend termination of Adult Patron's privileges for a period of six (6) months.
5. Notwithstanding the foregoing, if at any time an Adult Patron is arrested for an act committed, or allegedly committed, while at any District Facility, that Adult Patron shall have all amenity privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of termination of Adult Patron's privileges for up to one (1) year (or some shorter amount of time at the Board's discretion). Written notice will be given to Adult Patron as to the Board of Supervisors decision.
6. Utilizing the facilities during the suspension period will result in a trespassing citation issued by law enforcement officers of the Sarasota County Sheriff's Office or Florida Highway Patrol. Furthermore, attendance as a guest will also be prohibited during such time. Attempts made to gain access to the facilities using another person's access mobile credentials will result in confiscation of the access mobile credentials being usedand the suspension of that mobile credentials holder's privileges for a period of fifteen (15) days.

7. Suspension Effective Date:
    a. The Effective Date for amenity privilege suspension will be from the date of the written notice of suspension.
    b. Weekdays (Monday – Friday) and Weekends (Saturday – Sunday) will be calculated toward the total number of suspension days.
    c. The Effective Date for the amenity privilege suspension will be stayed if the party subject to suspension files a notice of appeal of such suspension, in writing, to the District Management Office within 5 business days of the date of the written notice.
8. Appeal Process – Adult Patrons:
    a. Any person has the right to dispute and request an appeal to the District's Board of Supervisors.
    b. A notice of appeal must be submitted in writing to the District Management Office within five (5) business days of the date of the written notice for placement on the next regularly scheduled District meeting agenda.
    c. Such notice of appeal shall outline all facts and support documentation that constitutes the basis of appeal.
    d. The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next regularly scheduled District meeting or such appeal will be heard at the next subsequent scheduled District meeting.
    e. Any person appealing will be governed by the following procedures:
        i. Appellant must be physically present or represented by counsel at meeting in which the appeal will be heard by the Board of Supervisors.
        ii. Failure to attend will result in dismissal of appeal with no resubmission on future District agenda docket.
        iii. Appellant's argument & basis for appeal will be limited to five (5) minutes per account unless otherwise expanded by the Board of Supervisors.
        iv. The District Board of Supervisors and District Staff may question the appellant on any matter relevant to the appeal.
        v. The District Board of Supervisors and District Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal.
        vi. Appellant must furnish enough copies (8) of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
    f. The District's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion.
    g. District action(s) will be resolved by way of successful Board motion.
    h. Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

Suspension and Termination of Minor Privileges

1. At the discretion of Amenity Facilities Staff, Minors (children under the age of eighteen (18)), who violate the rules and policies may be expelled from the AmenityFacilities for one (1) day. Upon such expulsion, a written report shall be prepared detailing the name of the child, the prohibited act committed and the date. This report will be mailed to the parents of the child and will be kept on file at the Resident Services Office.
2. Any Minor who is expelled from the Amenity Facilities three (3) times in a one-year period shall have their Amenity Facilities privileges suspended for one (1) year from the date of the third offense.
3. Notwithstanding the foregoing, at any time a Minor is arrested for an act committed, or allegedly committed, while at any District Facility, that minor shall have all amenity privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of termination of minor's privileges for up to one (1) year (or some shorter amount of time at the Board's discretion). Written notice will be given to known minor's guardian(s) as to the Board of Supervisors decision.
4. Utilizing the facilities during the suspension period will result in a trespassing citation issued by the law enforcement officers of the Sarasota County Sheriff's Office or Florida Highway Patrol. Furthermore, attendance as a guest will also be prohibited during such time. Attempts made to gain access to the facilities using another person's access mobile credentials will result in confiscation of the access mobile credentials being usedand the suspension of that mobile credentials holder's privileges for a period of fifteen (15) days.
5. Suspension Effective Date:
    a. The Effective Date for amenity privilege suspension will be from the date of the written notice of suspension.
    b. Weekdays (Monday – Friday) and Weekends (Saturday – Sundays) will be calculated toward the total number of suspension days.
    c. The Effective Date for the amenity privilege suspension will be stayed if the party subject to suspension files a notice of appeal of such suspension, in writing, to the District Management Office within 5 business days of the date of the written notice.
6. Appeal Process – Minor Patrons:
    a. Any minor has the right to dispute and request an appeal to the District's Board of Supervisors.
    b. A notice of appeal must be submitted in writing to the District Management Office within five (5) business days of the date of the written notice for placement on the next regularly scheduled District meeting agenda.
    c. Such notice of appeal shall outline all facts and support documentation that constitutes the basis of appeal.
    d. The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next regularly scheduled District meeting or such appeal will be heard at the next subsequent scheduled District meeting.

e. Any minor appealing will be governed by the following procedures:
   i. Minor Appellant and at least one parent or guardian must be physically present or represented by counsel at meeting in which the appeal will be heard by the Board of Supervisors.
   ii. Failure to attend will result in dismissal of appeal with no resubmission on future District agenda docket.
   iii. Appellant's argument & basis for appeal will be limited to five (5) minutes per account unless otherwise expanded by the Board of Supervisors.
   iv. The District Board of Supervisors and District Staff may question the appellant on any matter relevant to the appeal.
   v. The District Board of Supervisors and District Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal.
   vi. Appellant must furnish enough copies (8) of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
f. The District's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion.
g. District action(s) will be resolved by way of successful Board motion.
h. Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

General Facility Provisions

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Rules and Regulations when necessary, at a duly noticed Board meeting, and will notify the Patrons of any changes. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly noticed public hearing on said rates and fees.
2. All Patrons must have their assigned facility access mobile credentials upon entering the amenities. Facility access mobile credentials are non-transferable and may be confiscated on site if being used by someone other than the person to whom it was issued. Patronmust present facility access mobile credentials upon request from Amenity Staff members.
3. Children under sixteen (16) years of age must be accompanied by a parent/guardian/adult patron aged eighteen (18) or older, with a valid Amenity Access mobile credential or child identification.
4. Patrons aged twelve-sixteen (12-15) may access the Fitness Center accompanied by a parent/guardian/adult (18+) patron and must be supervised at all times by said patron.
5. All hours of operation of Amenity Facilities will be established and published by the District. The Clubhouse Facilities will be closed on the following holidays: Easter, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day and New Year's Day. The Clubhouse Facilities may also have limited hours of operation or be closed on Christmas Eve and New Year's Eve with Board authorization.

6. Dogs and all other pets (except for Service Animals) are not permitted at the Clubhouse Facilities and pool. Where Service Animals are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to residents and in accordance with the law.
7. No open containers or glass are not permitted at any of the Amenity Facilities, parks, playgrounds and common areas. Alcoholic beverages shall not be served or sold. Alcoholic beverages are only permitted at pre-approved private parties and may also be served at District pre-approved or programmed special events.
8. Facility parking lots are intended for use by Patrons and their guests only while they're using the facilities. Vehicles must be parked in designated areas. Vehicles may not be parked on grass lawns, or in any way which blocks the normal flow of traffic. No extended or overnight parking is permitted.
9. Fireworks of any kind are not permitted anywhere on the Amenity Facilities, District Property, and adjacent areas.
10. Only District employees and staff are allowed in the service areas of the Amenity Facilities.
11. The Board of Supervisors (as an entity) and the District Manager, the Amenity Manager, and its staff shall have full authority to enforce these policies.
12. No use of tobacco, vaping, or marijuana products, including cigarettes, spit tobacco, or e-cigarettes, is permitted within any of the Amenity Facilities.
13. Guests must be accompanied by a Patron while using the Amenities.
14. All lost or stolen access mobile credentials should be reported immediately to the Resident Services Office.
15. Disregard for any Amenity Facilities rules or policies may result in expulsion from the facility and/or loss of Amenity Facilities privileges in accordance with the procedures set forth herein.
16. Patrons and their guests shall treat all staff courteously and respectfully.
17. Golf carts, motorcycles, off-road vehicles (including ATVs), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Amenities within the District with the exception of parking lots or unless the said vehicles are owned by the District.
18. Skateboarding is not allowed on any District Amenity Facility Property; this includes, but is not limited to, the Amenity Facilities, parks, open green spaces, and sidewalks or common areas surrounding these areas.
19. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters, or promotional material shall not be originated, solicited, circulated, or posted on Amenity Facilities property unless approved in writing by the Amenity Manager.
20. The Amenity Facilities shall not be used for commercial purposes without written permission from the Amenity Manager and the District Manager. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation
21. Firearms or any other weapons are not permitted in any of the Amenity Facilities.

22. The Amenity Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and license fees that have been established by the Board. The Amenity Manager also has the right to authorize management-sponsored events and programs to better serve the Patrons and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events and programs, children's programs, social events, etc. Should the District be entitled to any of these revenues based on its established license or usage fees, the Amenity Manager will be required to compensate the District accordingly.
23. There is no trespassing or fishing allowed in all designated wetland conservation and/or mitigation areas located on District property. Trespassers will be reported to the local authorities.
24. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
25. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
26. Various areas of all Amenity Facilities are under twenty-four (24) hour video surveillance.
27. Outdoor grilling, with the exception of the District-owned grill, is prohibited at all Amenity Facilities.
28. Garbage cans located on District property are for doggie pot bags or garbage generated while using District amenities. These garbage cans are not to be used for personal home trash. Residents using these garbage cans for personal trash may be subject to a disposal fee of Two Hundred Dollars ($200.00) per violation.
29. Lifestyle Manager may close all facilities due to inclement weather and evidence of lightning.

General Amenity Facilities Usage Policy

All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District. Violation of the District's Policies and/or misuse or destruction of Amenity Facilities equipment may result in the suspension or termination of District Amenity Facilities privileges with respect to the offending Patron or Guest. The District may pursue further legal action and restitution regarding destruction of Amenity Facilities property or equipment.

1. Hours: The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District.
2. Emergencies: After contacting 911 if required, all emergencies and injuries must be reported to the office of the District Manager PFM Group Consulting, LLC, (PFM) Tel. 407.723.5900 or 844.210.3137

Persons using the Amenity Facilities do so at their own risk. Amenity Manager's staff members are not present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons or Guests. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a fitness program.

Instructor Use of District Property

Any person wishing to conduct or instruct a class or program on District property, whether fee-based or free, must be preapproved by the Laurel Road Community Development District Board of Supervisors. The Board of Supervisors may, at its discretion, delegate this authority to the Lifestyle Manager. A fully completed and approved Instructor Agreement, proof of compliance with the District's insurance requirements and proof of any requested instructor certification requirements must be on file with the District prior to the commencement of the first class and must remain in effect throughout the duration of the class or program. Approved instructors are bound by the Instructor Agreement which is incorporated herein by this reference. Failure to comply with the provisions of the Instructor Agreement will result in cancellation of the class or program.

Amenity Facility Licensing Policies

Adult Patrons may reserve for license certain portions of the Amenity Facilities for private events.

Current Facility License availability is limited to Monday – Sunday between the hours of 10:00 am – 9:00 pm, and provided no community activity or program is scheduled, and adequate staff is available. These license times will be reviewed on a continual basis and may change in the future.

Only one (1) room or portion of the facility is available for license during regular hours of operation and reservations may not be made more than six (6) months prior to the event. Persons interested in doing so should follow the procedures set forth in Paragraph 1. Reservations. Please note all the facilities are unavailable for private events on the following holidays:

New Year's Day	Good Friday	Easter
Sunday/Friday Preceding Spring Break		Mother's Day
Last Day of School	Memorial Day	Father's Day
Fourth of July	Labor Day	Thanksgiving Day
Christmas Eve	Christmas Day	New Year's Eve

The pool and pool deck areas, loggia patio, the event/yoga lawn, firepits, or other common areas of the facilities are not available for private license and shall remain open to other Patrons and their guests during normal operating hours. The Patron licensing any portion of the facility shall be responsible for any and all damage and expenses arising from the event.

1. Reservations: In order to reserve a room for license, Patrons must contact the Resident Services Office at least four (4) weeks prior to the license date. Patrons will be required to submit a Preliminary Facility License Form to the Resident Services Office and, upon approval, will be required to submit a completed Facility Licensing Agreement and all fees associated with the license. The Facility Licensing Agreement must be completed, and payment received at least two (2) weeks before the private event date. One payment must be in the amount of the room licensing fee and the other payment must be in the amount of Two Hundred Dollars ($200.00) as a deposit. All checks and money orders must be made payable to the Laurel Road Community Development District. The Resident Services Office has the authority to reasonably deny a request. Denial of a request may be appealed to the District's Board of Supervisors for consideration. Reservations for Charity Events must be made at least ninety (90) days in advance of event and are contingent on District Board approval. Vistera Conference Room requires a minimum of 48-hour notice to reserve the room. The Facility Licensing Agreement must be completed with a credit card kept on file and charged after the licensing period. The District reserves the right to charge the card on file for the cost of any repairs, replacement of damaged property, or excessive cleaning resulting from the Vistera Conference room reservation.
2. Cancellation Policy: Cancellation of a reservation less than thirty (30) days from the reserved date will result in the loss of the license fee and return of the deposit. Available Facilities: The following areas of the District are available for private license (capacity; license fee established by rule, time frame available) for up to five (5) total hours, including set up and post-event cleanup, including returning any relocated items and furnishings. Additional hours may be available upon request at a pro-rated amount provided staff are available. Approval for additional hours, and to rent both locations, is at the discretion of the Lifestyle Manager.

    a. Vistera Club Lounge and Game Room
        - One hundred fifty-two (152) Fire Code
        - One hundred (100) person capacity
        - Anytime between 10:00 am to 4:00 pm, $200 (max 5 hours)
        - Anytime between 4:00 pm – 9:00 pm, $300 (max 5 hours)

    b. Vistera Club Game Room
        - Seventy (70) Fire Code
        - Forty (40) Person Capacity
        - Anytime between 10:00 am to 4:00 pm, $100.00 (max. 5 hours)
        - Anytime between 4:00 pm to 9:00 pm, $150.00 (max. 5 hours)

    c. Game Room and Screened-in Patio
        - Ninety-seven (97) Fire Code
        - Fifty-five (55) person capacity
        - Anytime between 10:00 am to 4:00 pm, $125 (max 5 hours)
        - Anytime between 4:00 pm – 9:00 pm, $175 (max 5 hours)

d. Vistera Conference Room
    - Six (6) Person Capacity
    - Anytime between 10:00 am to 9:00 pm (max. 5 hours)
    - $25/per hour

3. Staffing: One (1) staff person is required to be present on site during the facility license period. Should alcohol be added to the Facility License, an additional staff person is required by the District to be present at the private event, as such, an additional one-hundred-dollar ($100.00) license fee will be added to the total amount owed.
4. Deposit: A deposit in the amount of Two Hundred Dollars ($200.00) is required at the time the reservation is made, except for the Vistera Conference Room, where a credit card will be kept on file and charged after the licensing period.
5. The deposit will be refunded in full if all conditionslisted on the Facility Leasing Agreement are met. The District may retain all or partof the deposit if the District determines, at its sole discretion, that it is necessary torepair any damage, including cleanup costs, arising from the license or if one or moreof the conditions of the Facility Leasing Agreement are not met. The District reserves the right to charge the card on file for the cost of any repairs, replacement of damaged property, or excessive cleaning resulting from the Vistera Conference room reservation.
6. General Policies:
    a. Patron is bound by the Facilities Leasing Agreement which is incorporated herein by this reference.
    b. Facility & room maximum capacity limits must be observed at all times and will be strictly enforced. District staff reserves the right to take all necessary actions to comply with this requirement. Examples of these actions include, but are not limited to:
        i. Event Cancellation & Closure
        ii. Access Restrictions
    c. Parking Enforcement & Towing. The Patron leasing the facility will be responsible for any and all monetary citations and fines that may be received by the District for such a violation.
    d. Rooms may be licensed outside of the hours listed above provided staff are available and may require an additional fee. These reservation requests are not guaranteed to be approved and the Resident Services Office has the authority to reasonably deny any request. Details relating to additional license cost, staffing cost/availability and facility availability may be obtained from the Resident Services Office. All facility leasing polices remain in force for these special circumstances and the District has final say in these matters.
    e. License fees and deposits may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operationof the Amenity Facilities; such increase may not exceed ten percent (10%) per year.
    f. The volume of live or recorded music must not violate applicable Sarasota County Noise Ordinances.

g. Decorations may **not be taped, pinned, nailed, stapled, glued, or otherwise attached** to walls, ceilings, doors, windows, furniture, or other facility surfaces in a manner that may cause damage. No adhesives, hooks, mounting strips, or other materials that may leave residue, marks, holes, or damage may be used. Decorations may not be placed in a way that blocks exits, doors, walkways, fire equipment, security cameras, or other facility features. Additional liability insurance coverage may be required for any event that isapproved to serve alcoholic beverages. This policy also pertains to certain events the District feels should require additional liability coverage on a case-by-case basis to be reviewed by the District Manager or Board of Supervisors. The District is to be named on these policies as an additional insured party.

h. Due to the volume of requests, the District is generally unable to approve free or reduced rate use of the meeting room space. Requests for vendor programs or creation of a community group may be submitted to the Lifestyle Manager (Director of Fun) for consideration.

General Rules for All Swimming Pool Facilities

No lifeguard on duty – Swim at your own risk

All swimming pool facilities open daily **DAWN TO DUSK**. Dawn is 30 minutes before sunrise. Dusk is 30 minutes after sunset.

1. All Patrons must use their assigned Facility Access Mobile credentials to enter the pool area.
2. Guest Policy: Patrons sixteen (16) and seventeen (17) years of age are permitted to bring one (1) Guest each. That Guest must be sixteen (16) years of age or older and have proper identification to verify age. A Family, as defined in these policies, is limited to a maximum of six (6) total Guests.
3. Children under sixteen (16) years of age must always be directly supervised by a Parent, Guardian or Adult Patron while in the pool facility.
4. Portable wi-fi speakers, radios, tape players, CD players, MP3 players, televisions, and the like are not permitted unless they are personal units equipped with headphones.
5. Swimming is permitted only during designated hours, as posted at the pool. Swimming after dusk is prohibited by the Florida Department of Health. During the posted hours Patrons swim at their own risk and must adhere to swimming pool rules.
6. Showers are required before entering the pools, water park, or using the water slide.
7. Glass containers are not permitted in the pool area.
8. Alcoholic beverages are not permitted in the pool area, unless a pre-programmed community event.
9. No jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area.

10. Hanging on the lane lines (where applicable) and interfering with the lap-swimming lane is prohibited.
11. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
12. Diving is strictly prohibited at all pools, except for Swim Team competitions pre-approved by the Board of Supervisors.
13. Swimming Pool hours will be posted. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations. Advance notice will be given to residents, whenever feasible.
14. Any person swimming during non-posted swimming hours may be suspended from using the facility and possibly all the facilities.
15. Proper swim attire must be worn in the pool, and bathing suit tops must always be tied. For the comfort of others, cover-ups, T-shirts, or other appropriate attire is required in common areas and interior spaces.
16. No chewing gum is permitted in the pool or on the pool deck area.
17. For the comfort of others, the changing of diapers or clothes is not allowed at the poolside.
18. No one shall pollute the pool. Anyone who pollutes the pool is liable for any costs incurred in treating and reopening the pool.
19. Remote-controlled watercraft are not allowed in the pool area.
20. Pool entrances must always be kept clear.
21. No swinging on ladders, fences, or railings is allowed.
22. Pool furniture is not to be removed from the pool area.
23. Loud, profane, or abusive language is absolutely prohibited.
24. No physical or verbal abuse will be tolerated.
25. Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
26. Pets, (except for service animals), bicycles, skateboards, rollerblades, and scooters are not permitted on the pool deck area inside the pool gates at any time.
27. The Amenity Staff reserves the right to authorize all programs and activities, regarding the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including Swim Lessons, Aquatic/Recreational Programs, District and/or Homeowner's Association Sponsored Events.
28. Seating areas and picnic tables may not be cordoned off, blocked, or otherwise restricted in a manner that prohibits or limits access for other residents. These areas must remain available for use by all residents unless otherwise authorized by Lifestyle Manager.
29. Lifestyle Manager may close all facilities due to inclement weather and evidence of lightning.

Feces Policy for All Swimming and Wading Pools

1. To avoid contamination:
    a. Parents should take their children to the restroom before entering the pool.
    b. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber-lined swim diapers and a swimsuit over the swim diaper.
    c. Patrons who have diarrhea are prohibited from using the pool.
2. If contamination occurs, the affected pool will be fenced off and closed for twenty-four (24) hours per the Florida Department of Health guidelines. The water will be shocked with chlorine to kill the bacteria.

ADA Chair Lift Usage Policy

1. ADA chair lifts are for use by disabled Patrons and Guests only. Users should consult with their physician to determine if water activities are appropriate for them.
2. Chair lifts are designed for self-use. Amenity Management Staff is not authorized to assist Patrons or Guests with use beyond initial review of operating instructions. Use of the chair lifts by non-disabled Patrons or Guests will result in immediate suspension from the facility for a period of one (1) day, no exceptions.

Aquatic Toy and Recreational Flotation Device Policy

1. Toys and other aquatic equipment are prohibited in the pool.
2. Exceptions to the above include Coast Guard-approved personal flotation devices, kickboards for lap swimming or swim classes, masks, goggles, water wings, and water toys for organized special events previously approved by the Amenity Manager.
3. Amenity Management Staff has the final say regarding the use of any and all recreational flotation devices at all pools.

Fitness Center Policies

1. Please note the Fitness Center is unattended. Persons using the facilities do so at their own risk. Staff is not present to provide Personal Training or Exercise Consultation to Patrons. Persons interested in using the Fitness Centerare encouraged to consult with a physician prior to commencing a fitness program.
2. All Patrons using the Fitness Center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the Amenity Facilities. Disregard or violation of the District's policies and rules and misuse or destruction of the Fitness Center equipment may result in the suspension or termination of usage privileges. The District may pursue further legal action and restitution regarding destruction of Amenity Facility property or equipment.

3. Hours: The Fitness Center is open daily 24-hours for use by Patrons and their accompanied guests.
4. Emergencies*:* Call 911 if immediate medical attention is necessary. All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager, District Manager PFM Group Consulting, LLC, (PFM) Tel. 407.723.5900 or 844.210.3137.
5. Eligible Users: Patrons sixteen (16) years of age and older are permitted to use the Fitness Centers during designated operating hours. Patrons twelve -fifteen (12-15) years of age are permitted to use the Fitness Centers during designated operating hours if accompanied and supervised by a parent/guardian/adult patron with a valid access mobile credentials. No one under the specified ages is allowed in the Fitness Centers at any time.
6. Guest Policy: Residents may accompany up to two (2) guests to the Fitness Centers. Residents are responsible for cleaning up after themselves and their guest(s).
7. Food and Beverage: Food (including chewing gum) is not permitted within the Fitness Center. Water is permitted in the Fitness Center if contained in non-breakable containers with screw tops or sealed lids. Alcoholic beverages are not permitted.
8. Proper Attire: Appropriate clothing and athletic footwear (covering the entire foot) must always be worn in the Fitness Centers. Appropriate clothing includes t-shirts, tank tops, athletic shorts (no jeans), and/or sweatsuits (no swimsuits).
9. General Policies:
    a. Everyone is responsible for wiping off fitness equipment after use.
    b. Use of personal trainers is not permitted in the Fitness Centers.
    c. Hand chalk is not permitted to be used in the Fitness Centers.
    d. Portable wi-fi speakers, radios, tape players, CD players and MP 3 players are not permitted unless they are personal units equipped with headphones.
    e. Weights or other fitness equipment may not be removed from the Fitness Centers.
    f. When other Patrons are waiting, use of cardiovascular equipment should be limited to thirty (30) minutes and breaks should be taken between multiple sets on weight equipment.
    g. Weights must be returned to their proper location after use.
    h. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
    i. Any fitness program operated, established, and run by Amenity Staff may have priority over other users of the Fitness Centers.

Event /Multi-Purpose Lawn Policies

All Patrons and guests using the Event/Multi-Purpose Lawn are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District. Disregard or violation of the District's policies and rules and misuse or destruction of Facility equipment may result in the suspension or termination of Facility privileges.

The District may pursue further legal action and restitution regarding destruction of Amenity Facility property or equipment. Guests may use the Event/Multi-Purpose Lawn if accompanied by a Patron. Please note that the Event/Multi-Purpose Lawn is an unattended Facility and persons using the facility do so at their own risk. Persons interested in using these Facilities are encouraged to consult with a physician prior to use.

1. Hours*:* The Event/Multi-Purpose Lawn is available for use by Patrons daily from dawn to dusk.
2. Emergencies: All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager, District Manager PFM Group Consulting, LLC, (PFM) Tel. 407.723.5900 or 844.210.3137.
3. Proper Attire: Proper athletic shoes and attire are required at all times while on the field. Proper attire shall consist of athletic shoes, shirts, and shorts or athletic pants.
4. Guest Policy: Patrons under the age of sixteen (16) are permitted to bring one (1) guest provided both the patron and the guest have parental/guardian/adult supervision. Patrons over the age of sixteen (16) may bring a maximum of six (6) guests to this facility.
5. General Policies:
    a. Usage is available on a first come first serve basis, unless otherwise programmed by District.
    b. Event and Multiuse areas may not be cordoned off, blocked, or otherwise restricted in a manner that prohibits or limits access for other residents. These areas must remain available for use by all residents unless otherwise authorized by Lifestyle Manager.
    c. Schedules of programs will be posted.
    d. Usage of the Event/Multi-Purpose Lawn by organizations charging a fee is strictly prohibited unless pre-approved by the District.
    e. The exclusive and reserved scheduled uses of the Event/Multi-Purpose Lawn are limited to community-based teams and programs scheduled through the Amenity Staff.
    f. Roller blades, skates, skateboards, and motorized scooters are prohibited at the Event/Multi-Purpose Lawn.
    g. Portable wi-fi speakers, radios, tape players, CD players and MP 3 players are not permitted unless they are personal units equipped with headphones.
    h. Loud, profane, or abusive language is absolutely prohibited.
    i. No physical or verbal abuse will be tolerated.
    j. Beverages are permitted at the Event/Multi-Purpose Lawn if contained in non-breakable containers with screw-top or sealed lids. No glass containers are permitted at or on the Event/Multi-Purpose Lawn.

k. Alcoholic beverages are not permitted at or on the Event Lawn/Multi-purpose Playing Field, unless a community event pre-approved by the District.
l. Lifestyle Manager may close all facilities due to inclement weather and evidence of lightning.

Policies for Open Green Spaces

1. Organized assemblies are not permitted without explicit approval by The District.
2. Guest Policy: Patrons under the age of sixteen (16) are permitted to bring one (1) guest provided both the patron and the guest have parental/guardian/adult supervision. Patrons over the age of sixteen (16) may bring a maximum of four (4) guests to this facility.
3. Parks and Open Green Spaces are available on a first come first serve basis, no reservations are permitted.
4. Guests must be accompanied by Patrons in accordance with the Districts guest policies.
5. No grills of any kind are permitted.
6. The use of fireworks is prohibited.
7. No roughhousing is permitted at the parks and playgrounds.
8. Roller blades, skates, skateboards, and motorized scooters are prohibited at all Parks and Open Green Spaces.
9. Portable wi-fi speakers, radios, tape players, CD players and MP 3 players are not permitted unless they are personal units equipped with headphones.
10. Persons using the Parks and Open Green Spaces must clean up all food, beverages andmiscellaneous trash brought to the park/playground.
11. The use of profanity or disruptive behavior is absolutely prohibited.
12. Beverages are permitted at all Parks and Open Green Spaces if contained in non- breakable containers with screw top or sealed lids. No glass containers are permitted at or on all Parks and Open Green Spaces.
13. Alcoholic beverages are not permitted at or on all Parks and Open Green Spaces, unless a community event pre-approved by the District.
14. Inflatable equipment, such as bounce houses, is not permitted at the Parks and Open Green Spaces.
15. Parks and Open Green Spaces hours are as posted. Unless otherwise posted, hours are from dawn to dusk, Monday through Sunday.
16. Lifestyle Manager may close all facilities due to inclement weather and evidence of lightning.

Fishing and Pond Policies

There is a community-wide NO FISHING policy at Vistera of Venice. The ponds serve stormwater management purposes and are not to State Code for fishing, swimming or ingesting. The purpose of these bodies of water is to help facilitate the District's natural water system for stormwater runoff.

Dog Care

1. Dogs should be kept on a leash at all times outside of the home.
2. Patrons are required to pick up after their dog and dispose of feces properly.
3. Dogs that have been declared dangerous or aggressive are prohibited.
4. All Patrons must have proof of their dog's current rabies vaccination and license.

Game Room Policies

1. Residents use only with a valid Amenity Access mobile credential.
2. All Patrons may be required to present their assigned Amenity Access mobile credential to the staff person onduty in order to check out game room equipment including but not limited to bocce ball, pool toys and balls, shuffleboard supplies and billiard balls.
3. Usage of each game is limited to a maximum amount of time of one (1) hour of play per game.
4. No one under the age of sixteen (16) is allowed in the game room unless accompanied by a parent/guardian/adult patron (18+).
5. Guest Policy: Patrons under the age of sixteen (16) are permitted to bring one (1) guest provided both the patron and the guest have parental/guardian/adult supervision. A Family, as defined in these policies is limited to a maximum of four (4) total Guests. One of the Family members present must be sixteen (16) years of age or older in order to bring up to four (4) total Guests.
6. Portable wi-fi speakers, radios, tape players, CD players and MP 3 players are not permitted unless they are personal units equipped with headphones.
7. Persons using the Game Room must clean up all food, beverages, miscellaneous trash, including returning any used or relocated items and furnishings.
8. The use of profanity or disruptive behavior is absolutely prohibited.
9. Beverages are permitted at the Game Room if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted at the Game Room.
10. Alcoholic beverages are not permitted at the Game Room, unless a community event pre-approved by the District.
11. No running.
12. No horseplay.
13. Any violation of these rules could result in expulsion from the Game Room for a minimum of one day.

Lost and Found Property

All property found at any amenity of North River Ranch will be recorded, collected, and placed in a designated bin to be available for homeowner collection during calendar listed Resident Services Office open hours or new homeowner orientations. Lost and found items will be kept for a period of 3 months, after which items will be donated.

Value-deemed items such as jewelry, electronics, and confidential personal property will be kept for a period of 1 year at Resident Services Office. All efforts will be made to return the value-deemed item(s) by e-newsletter notifications and neighborhood social pages. Thereafter, the items will be donated or suitably disposed of.

Natural Buffer Areas Policy Statement

The following is the policy statement of the District as it regards the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the Community. The policy statement is consistent with the policies of other governments including Sarasota County, and Southwest Florida Water Management District (SWFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies including, but not limited to trees, are left to fulfill their role in nature's process.

Trees, within or immediately adjacent to these areas that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressedas follows: Such abutting property owner must initially contact the District. The District willsend a representative to confirm that the tree in question is located on District property. Once confirmed, the District will send an arborist to determine whether the tree poses a hazard. If so, and at its discretion, the District will remedy the situation by removing the tree or a portion thereof. If it is determined that the tree does not pose a hazard, the property owner may elect to cut or remove the tree at their own expense.
Such abutting property owner must secure permission from the District and shall then be responsible forany needed permitting or review by Sarasota County and SWFWMD. The goal of permitted trimming and/or removal, where warranted, is to minimize disturbance to theseareas.

If a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as is. This would also pertain to normal maintenance, which would allow an owner to trimback any encroaching vegetation to their property line. No one can encroach upon the natural areas for any reason, including maintenance or the placement of personal property of anykind.

E-Bike Rules and Regulations Addendum

See attached addendum pages 27-28.

Vistera E-Bike Share Program Addendum

PURPOSE:

These guidelines set forth the procedures and responsibilities required to ensure the safe and efficient operation of the E-Bike Share Program.

E-BIKE SHARE ELIGIBILITY

- The E-Bike Share Program is available exclusively to Vistera residents and their guest(s) aged 18 or older.
- Residents must have an active MindBody account and a valid credit card on file.
- Under Contract homebuyers may not participate in the E-Bike Share program.
- Riders must provide and wear their own helmet at all times.

RESERVATION PROCESS

- All E-Bike reservation requests must be submitted using the resident's MindBody account and is subject to approval by the Amenity staff*.
- Reservations are limited to a maximum of five (5) hours per session.
- E-Bikes are available on a first-come, first-served basis. Advance reservations may be made, subject to availability, by contacting the Amenity staff.
- Each resident may have only one (1) active E-Bike reservation at a time.
- Residents may reserve one (1) additional E-Bike for an eligible guest.
- E-bikes may be picked up and returned to The Club only during the Amenity staff posted on-site hours.
- For reservations extending beyond staffed on-site hours, E-bikes must be returned by 12:00 PM on the next scheduled working day. Arrangements must be made at the time of reservation.
- The Lifestyle Director reserves the right to approve or deny any reservation request at their discretion.
- Residents assume full responsibility for any E-Bike theft, damage, late returns, or violations of program policies, including all related costs and fees.

**Excludes Maintenance Staff*

E-BIKE USAGE POLICY

- Riders agree to indemnify and hold harmless the District from any claims arising from the use of E-Bikes.
- Riders must provide and wear their own helmet at all times.
- Riders must obey all local traffic laws and operate E-Bikes in a safe and responsible manner.
- All E-Bikes are equipped with tracking devices and must remain within a forty (40) mile radius of Vistera.
- Residents are responsible for securing the E-Bike with the provided lock whenever it is left unattended or taken off-site.
- Residents are responsible for ensuring that any accompanying guests comply with all E-Bike rules and regulations.

GUEST PRIVILEGES

- Guests may use E-Bikes only when accompanied by an eligible resident.
- Guests must be at least eighteen (18) years of age to participate in the E-Bike Share Program.
- Guests must present a valid government-issued ID and will be required to provide a valid credit card.
- Residents are responsible for their guests' use of the E-Bike Share Program and may be held liable for any theft, damage, late returns, policy violations, or associated costs and fees incurred by their guests during the reservation period.

WAIVER & AGREEMENT

- Residents and their guest(s) must sign a liability waiver and agree to the E-Bike Share terms before their first reservation.

CANCELLATION POLICY

- Reservations may be canceled by contacting the Amenity staff no later than two (2) hours prior to the scheduled start time.

LATE RETURNS & FEES

- E-Bikes must be returned by the scheduled end time of the reservation.
- Late returns will result in a fee of ten dollars ($10) per hour, or any portion of an hour thereof, past the scheduled return time.
- E-Bikes not returned within twenty-four (24) hours of the scheduled return time will be considered **unreturned**
  and user may be subject to the replacement costs plus damages.
- Residents may be charged for damaged or unreturned e-bikes. Charges will be determined by the District and may include repair or replacement costs.
- E-Bike Share privileges may be suspended for residents who return e-bikes more than twenty-four (24) hours late or damaged.
- Any late fees incurred by guests may be charged to the accompanying resident's or guest's credit card on file.
- The Lifestyle Director reserves the right to waive or adjust late fees at their discretion.

DAMAGE OR THEFT

- Any damage, malfunction, or theft must be reported to the Lifestyle Director immediately.
- Residents may be charged for damaged or unreturned e-bikes. Charges will be determined by the District and may include repair or replacement costs.

RESOLUTION 2027-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT ADOPTING REVISED RULES AND REGULATIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Laurel Road Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* and situated within the City of Venice, Florida, which owns, operates and maintains certain recreational amenity facilities and improvements (collectively hereinafter referred to as the "Amenity Facilities"); and

WHEREAS, in connection with its ownership and operation of the Amenity Facilities and in accordance with Chapter 190, *Florida Statutes*, the Board of Supervisors of the District (the "Board") desires to adopt policies governing the use of the Amenity Facilities; and

WHEREAS, the Board finds that it is in the best interest of the District and necessary for the efficient operation of the District to adopt by resolution the Revised *Rules and Regulations for Amenity Facilities* (the "Amenity Policies") which are attached hereto as **Exhibit A** and incorporated herein by this reference, for immediate use and application

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals stated above are true and correct and are incorporated herein by this reference.

SECTION 2. The Amenity Policies set forth in **Exhibit A** are hereby adopted pursuant to the resolution as necessary for the efficient operation of the District, and shall remain in full force and effect unless revised or repealed by the District by motion at a noticed meeting of the District's Board.

SECTION 3. If any provision of the Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage, and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS _____DAY of _____, 2026.

ATTEST:

LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair

Exhibit A: Revised Rules and Regulations for Amenity Facilities

Laurel Road
Community Development District

Staff Reports

Laurel Road CDD

LANDSCAPE INSPECTION REPORT



October 27, 2026

Tyree Brown- Inspector/Certified Arborist

Summary & Laurel Road CDD

General Updates, Recent & Upcoming Maintenance Events

The contractor will conduct monthly irrigation wet checks and provide reports to the client.

Plan: Fertilization of all turf and plant material in all common areas starting October 1. No evidence of fertilization was observed during this inspection.

The following are action items for Contractors to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. Red text indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. Green text indicates a proposal has been requested. Blue indicates irrigation.

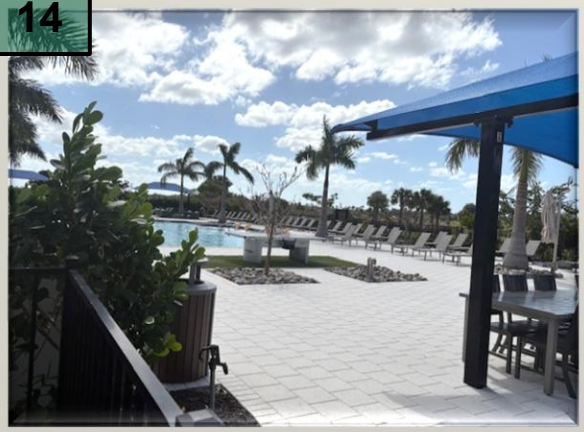
1. Continue to treat St. Augustine turf throughout the community for weeds.
2. Replace dead Sable Palm back of sidewalk across from the lift station on Corserra.
3. Replace flowers at the Vistera monument at the traffic circle near the entry gate on the north end of Vistera.
4. 2 Shady Lady's on the east side of Vistera appear chlorotic.
5. Prune Philodendrons at the amenity center.
6. Install flowers in the center median of the Vistera Border entrance.
7. Have your Arborist investigate the sap oozing from the Foxtail Palm on the south side of the amenity center near the parking lot.
8. Check and monitor the Sable Palm with a nutrient deficiency at the sitting area behind the Amenity Center.
9.Treat turf weeds in the right of way of Vistera inside the gate west side.
10.Remove and replace 2 dead Sable Palms behind 109 Corserra.
11. Treat turf weeds in outside areas around the traffic circle.
12. Provide a plan to replant the Confederate Jasmine and Blue Daze in the rectangular area in front of the amenity center.
13. Replace the declining Lantana at the back gate to the pool area of the Amenity Center.
14. Replace the dead Starburst tree inside the pool area of the Amenity Center.
15. Replace the broken drain cover in the turf area behind the Amenity Center on the northwest side.
16. Lift the Hong Kong Orchid trees on the outside circle of the Vistera traffic circle.

17. Prune the overgrown Silverthorn on the Vistera back of the sidewalk at the south entrance to the community.

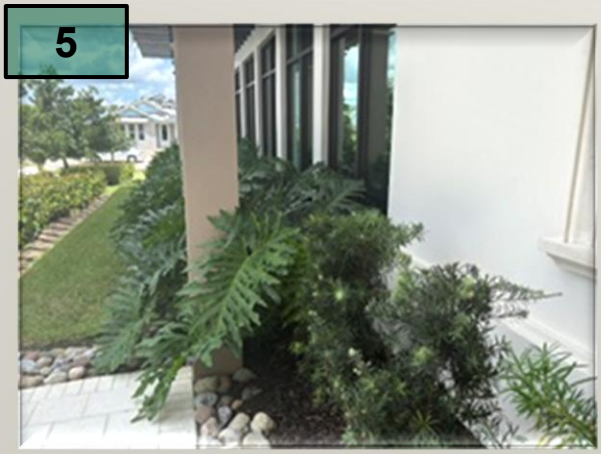
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VISTERA
OF VENICE

Monthly Summary Report

October 2026

Submitted by Sydney Pollock, Lifestyle Director
&
Alex Murphy, Sr. Regional Director

Featured Lifestyle Programs & Events



YOU'VE BEEN BOO'D BASKET DELIVERIES

October 5th - October 31st

The Lifestyle Team was excited to continue our You've Been Boo'd community tradition for the second year in a row! This year, 17 households signed up to participate in the festive Halloween exchange. Participants were anonymously assigned a neighboring home to surprise. Each household created a Halloween-themed gift basket valued at $15 or less and delivered it to their assigned neighbor's doorstep.



OKTOBERFEST

Saturday, October 3rd
7:00 pm - 9:00 pm

The Lifestyle Team hosted a festive Oktoberfest celebration (21+) at The Club with an estimated 55-60 attendees. Residents enjoyed complimentary German beer and wine, along with authentic German favorites including bratwurst, sauerkraut, and pretzel bites. Acoustic duo Jake & Ariel provided live entertainment with a mix of classic rock favorites throughout the night. The event also featured a stein hoisting competition, where resident Billy B. outlasted the competition and took home the prize.



INTRO TO MAHJONG: 2-NIGHT SERIES

Friday, October 9th - Saturday, October 10th
6:30 pm-8:30 pm

After receiving resident interest in Mahjong, the Lifestyle Director organized a two-night Intro to Mahjong series led by a local volunteer instructor. Christina S., generously donated her time and brought Mahjong sets, mats, and pieces from her personal collection to help introduce participants to the game. The series welcomed 14 residents. During the first session, attendees learned tile identification, game terminology, and rack setup, while the second session focused on gameplay and hands-on practice. By the end of the series, two residents successfully achieved Mahjong for the first time. The program generated strong interest and ultimately led to the creation of a new resident-run Mahjong club, Rack and Rollers.



GET CLOSER: FALL HOME TOUR

Saturday, October 10th
10:00 am - 5:00 pm

The Lifestyle Team assisted NLN Marketing with the Get Closer Fall Home Tour by supporting event logistics throughout the community. This included purchasing balloons for model homes, placing directional signage, and coordinating the Gio Gelato & Café Food Truck from 12:00 PM to 3:00 PM.
The team also provided freshly popped popcorn and refreshments at The Club for attendees to enjoy. During the event, the Lifestyle Director conducted two tours for prospective homebuyers and welcomed several residents who stopped by to enjoy the food truck and refreshments.

Featured Lifestyle Programs & Events



DESIGN WITH WINE: A TOAST TO FALL

Thursday, October 15th
7:00 pm - 9:00 pm

Six residents ages 21 and older attended Design with Wine: A Toast to Fall, a seasonal craft event featuring spiced mulled wine, Hallmark movies, and fall-themed projects. Attendees painted wine glasses with autumn designs and created decorative wine stem wreaths to take home. Each participant also received a curated jar of mulling spices to enjoy at home.



FRIGHT FLIX: OUTDOOR MOVIE NIGHT

Saturday, September 19th
7:00 pm-9:00 pm

Eight residents attended Fright Flix: Outdoor Movie Night on the Loggia Patio, enjoying an outdoor showing of Hocus Pocus the evening before Halloween. Residents relaxed under the stars while taking in the movie and spending time with neighbors. Attendees were especially impressed with the outdoor screen setup. Due to the positive feedback, the Lifestyle Team plans to utilize the same setup again for the community's Super Bowl Watch Party in February.



TRUNK OR TREAT TRAIL

Monday, September 7th
4:30 pm-6:30 pm

Trunk or Treat Trail welcomed approximately 45 attendees for an evening of family-friendly Halloween fun. Residents decorated their vehicles/ trunks and lined The Club parking lot, creating a festive trail for children to trick-or-treat safely throughout the event. In addition to the decorated trunks, the Lifestyle Team provided several activity stations for families to enjoy, including pumpkin painting, a bounce house, Adopt-a-Spooky-Stuffie, coloring, potion making, a Bat Crawl Cave, and an Apple Cider Bar. The event also featured Kid's and Adult Costume Contests at 5:30 PM, giving residents the opportunity to show off their Halloween creativity.

Lifestyle Program Attendance

DATE(S)	PROGRAM DETAILS	ADDITIONAL NOTES
October 1- 31st	You've Been Boo'd Basket Deliveries	17 participating households
Saturday, October 3rd	Oktoberfest (21+ Event)	Estimated 55-60 attendees
Tuesday, October 6th	Tuesday Card & Tile Club	Club Meeting; 2 new club members added
Wednesday, October 7th	Bunco Club	Club Meeting
Friday, October 9th - Saturday, October 10th	Into Mahjong: 2 Night Series	14 Attendees
Saturday, October 10th	Get Closer Home Tour/ Food Truck Visit: Gio Gelato & Cafe	Estimated 15+ resident purchases
Monday, October 12th	Vistera Page Turners Club Meeting	Club Meeting
Thursday, October 15th	Design with Wine: A Toast to Fall (21+ Event)	6 attendees
Saturday, October 17th	Moms of Vistera Club Meeting	Club Meeting
Monday, October 19th	Rack & Rollers Club Meeting	1st meeting of new Mahjong Club - 9 attendees
Tuesday, October 20th	Tuesday Card & Tile Club	Club Meeting
Saturday, October 24th	Trunk or Treat Trail	Estimated 45 attendees
Monday, October 26th	Rack and Rollers Club Meeting	Club Meeting
Tuesday, October 27th	Tuesday Card & Tile Club	Club Meeting
Friday, October 30th	Fright Flix: Outdoor Movie Night	Estimated 8 attendees

Facility Utilization



SPACE	AVERAGE BY DAY
Fitness Center	9-16 Times
Club Lounge	1-4 Times
Game Room	5-8 Times
Pool - Weekdays	1-4 Times
Pool - Weekends	5-8 Times
Kids Corner	1-4 Times
E-Bikes Rentals	5-8 Times

Saw an increase in E-Bike rentals this month, due to the great weather we've been having.

Private Facility Rental By Room	Monthly Rental Occurrence
Club Lounge	0
Game Room	1-4 Times
Conference Room	1-4 Times

Approved Rental Requests in October: **1**

Facility Operations & Maintenance

SPACE	ITEM	STATUS
Access Control	All gate and door strikes affected by the lightning strike were replaced by SafeTouch between October 5 and October 6. The rear pool gate strike subsequently experienced another failure and was replaced again during the last week of October.	Requested
Ambient Music	Music within The Club works great on some occasions, and will not play on others. SafeTouch contacted for appointment availability.	Completed
Mobile Credentials	Purchased 150 new mobile credentials for future homeowner access control and to replace existing credentials as needed. SafeTouch provided 10 of those credentials at no charge.	Completed
Women's Paper Towel Dispenser	Paper towel dispenser in women's restroom would not stay shut. Amenity Maintenance Specialist, Ati, rebent the frame back into its original positioning.	Completed
Thermostat Covers	Thermostat covers were purchased and installed on all 3 amenity thermostats.	Completed
E-Bikes	Resident reported E-Bike 3 fell and bent spokes. New part was orded, and will be replaced by Amenity Maintenance Specialist.	Completed
Pool Deck Pavers	Pool deck pavers lifting near Handicap Gate Entry. Field Services put in request to MadTraxx to fix.	Requested
Door Motor in Club	The interior motor for the Club Door next to the fireplace is not working due to the lightning strike. Countryside Glass has provided a proposal, which has been approved by Field Services. The repair will also include replacing the fogged out window in the fitness center.	In Progress
Fitness Center	Purchases: New 6 lb medicine ball, AED, wall clock; Maintenance: reattached handles on lat pull down machines	Completed
Pool Closures	• Earlier this month, the pool was temporarily closed for approximately four hours after fecal matter was found in the water. The pool was treated and reopened once water quality standards were met. • A high level of phosphorus was later detected by our pool service provider. To restore water quality, the pool was closed for treatment on October 19 and 20.	Completed
Water Filters	All water filters were reaplaced at water bottle refill stations in Club and Gym.	Completed

Customer Service & Staffing

FEEDBACK	COMMENT	ACTION TAKEN
Positive	“Big fan of the new game in the game room! 🥰😍So great for counting & color matching!! 🙌🏻 thanks for keeping things fresh!” -Jess M.	Sydney forwarded the attached photo of family members playing the game to NLN marketing and replied: “Awww, I’m so glad you like it!!! I really appreciate the super nice feedback 😊”
Negative	Resident brought a guest to the community who appeared to be providing organized personal training services. The Lifestyle Director introduced herself very briefly and returned to her duties. The resident expressed concern that she and her guest were being unfairly singled out; however, Sydney clarified that this was not the case and that the interaction was solely to address the nature of the activity taking place.	Resident followed up via email to recap the interaction and express her dissatisfaction with the discussion. The Lifestyle Director documented the correspondence internally and will continue to monitor the situation.
Positive	“Our grandkids loved the Trunk or Treat, Sydney. They had so much fun!” - Pat L.	Sydney thanked Pat for his kind words and plans to replicate the event in 2027.

COMMUNITY IN ACTION





















Forecast

PROGRAM	STATUS
Golden Hour Hoedown ($) - **21+ Event**	November Event November 6th
Mini Makers: Smiley Face Fall Wreaths	November Event November 7th
Friendsgiving Mix & Mingle	November Event November 14th
2nd Annual Tree Lighting Ceremony	November Event November 24th

CURRENT ACTION ITEMS	RESPONSIBILITY	DUE DATE
Research pricing options to expand E-Bike rental fleet to 8 bikes	Will evaluate trade-in options and pricing estimates before presenting to NealLand and Neighborhoods	November 15th
Hire Yoga Instructor	Hire Yoga Instructor for 2x/monthly yoga classes. Classes will be fee based to participate, and will launch in January,	November 30th