

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

BAHIA LAKES
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bahia Lakes Community Development District was held on **Monday, August 11, 2025, at 6:01 p.m.** at the Firehouse Cultural Center located at 101 1st Ave NE, Ruskin, FL 33570.

Present and constituting a quorum:

Ralph Skokanic	Board Supervisor, Chairman
Anthony Orlando	Board Supervisor, Vice Chairman
Shirley Arendt	Board Supervisor, Asst. Secretary
Edward Krayewski	Board Supervisor, Asst. Secretary
Jason Hart	Board Supervisor, Asst. Secretary

Also present were:

Ruben Durand	District Manager; Rizzetta & Company, Inc.
Brandon Pownall	DC; Fishback Law (Via conf. call)

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Durand called the meeting to order and performed roll call.

SECOND ORDER OF BUSINESS

Audience Comments

A resident made a comment about the community road entrances.

A resident made a comment that the Pipe located near 1310 Parker Den Dr. is not draining properly.

A resident made a comment that they have had issues with pond #4 near 713 Seminole Sky Dr.

THIRD ORDER OF BUSINESS**Staff Reports****A. Landscape Update**

Mr. Skokanic mentioned well pumps have been replaced as they went out.

B. Aquatics Update**1. Presentation of Waterway Inspection Reports**

The Board has concerns with cat tails along pond #4 and stated pond #6 has a lot of algae.

C. District Counsel

Mr. Pownall provided updates regarding drainage and retention ditches.

D. District Manager

Mr. Durand advised the next meeting will be held on October 6th, 2025, at 6:00 p.m. at the Firehouse Cultural Center located at 101 1st Avenue NE, Ruskin Florida 33570.

E. District Engineer

Not Present. No Report

FOURTH ORDER OF BUSINESS**Business Items****A. Opening of Public Hearing on Fiscal Year 2025/2026 Final Budget**

On a Motion by Mr. Skokanic, seconded by Mr. Krayewski, the Board opened the Public Hearing on Fiscal Year 2025/2026 Final Budget for The Bahia Lakes Community Development District.

B. Closing of Public Hearing on Fiscal Year 2025/2026 Final Budget

On a Motion by Mr. Krayewski, seconded by Mr. Skokanic, the Board closed the Public Hearing on Fiscal Year 2025/2026 Final Budget for The Bahia Lakes Community Development District.

FIFTH ORDER OF BUSINESS

Business Administration

**A. Consideration of Minutes of Board of Supervisors' meeting held on
June 9 ,2025**

On a Motion by Mr. Orlando, seconded by Mr. Hart, the Board unanimously approved Audit Committee and Regular Meeting minutes from June 9th, 2025, for the Bahia Lakes Community Development District.

**B. Consideration of Operations and Maintenance Expenditures for May and June
2025**

On a Motion by Mr. Skokanic, seconded by Mr. Hart, the Board unanimously ratified the Operations and Maintenance Expenditures for May 2025 (**\$30,726.90**) and June 2025 (**\$46,162.87**) for the Bahia Lakes Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Mr. Hart mentioned he reached out to the sidewalk vendor and inquired about the assessment and if they could do it again.

SEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Krayewski, seconded by Mr. Hart, with all in favor, the Board of Supervisors adjourned the meeting at 7:14 p.m. for the Bahia Lakes Community Development District.

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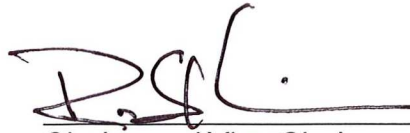
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Secretary / Assistant Secretary



Chairman / Vice Chairman