

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, October 6th, 2025, at 6:05 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

Also present were:

Ruben Durand	District Manager; Rizzetta & Company, Inc.
Matt O’Nolan	District Manager; Rizzetta & Company, Inc.

Audience	Not 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

Audience not present.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Update

Mr. Skokanic mentioned the monument walls were recently planted.

B. Aquatics Update

1. Presentation of Waterway Inspection Reports

Mr. Durand presented the report to the Board. Mr. Skokanic mentioned site # 7 and the presence of duckweed.

C. District Counsel

Not Present.

D. District Manager

Mr. Durand advised the next meeting will be held on December 8th, 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. Discussion on District Counsel Options

On a Motion by Mr. Skokanic, seconded by Mr. Krayewski, the Board agreed to stay with the firm Fishback Dominick as District Counsel moving forward for The Bahia Lakes Community Development District.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes of Board of Supervisors' meeting held on August 11 ,2025

On a Motion by Mr. Skokanic, seconded by Mr. Orlando, the Board unanimously approved Meeting minutes from August 11th, 2025, for the Bahia Lakes Community Development District.

B. Consideration of Operations and Maintenance Expenditures for July 2025

On a Motion by Mr. Skokanic, seconded by Mr. Krayewski, the Board unanimously ratified the Operations and Maintenance Expenditures for July 2025 (**\$58,913.28**) for the Bahia Lakes Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Mr. Krayewski made a comment on issues with the sidewalk and would like a list of other vendors who perform sidewalk repair.

On a Motion by Mr. Orlando, seconded by Mr. Krayewski, the Board unanimously agreed to authorize a not – to – exceed of \$10,000 for sidewalk repair and authorize Chair to execute outside of the meeting for the Bahia Lakes Community Development District.

Mr. Orlando stated a homeowner would like to repair sidewalk.

On a Motion by Mr. Krayewski, seconded by Ms. Arendt, the Board unanimously agreed to authorize a not – to – exceed of \$4,000 for pressure washing and authorize Chair to execute outside of the meeting for the Bahia Lakes Community Development District.


SEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Skokanic, seconded by Mr. Krayewski, with all in favor, the Board of Supervisors adjourned the meeting at 7:19 p.m. for the Bahia Lakes Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman