

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.

47 **B. Aquatics Update**48 **1. Presentation of Waterway Inspection Reports**49 Mr. Durand presented the report to the Board. Mr. Skokanic mentioned site # 7
50 and the presence of duckweed.51 **C. District Counsel**

52 Not Present.

53 **D. District Manager**54 Mr. Durand advised the next meeting will be held on December 8th, 2025, at 6:00 p.m.
55 at the Firehouse Cultural Center located at 101 1st Avenue NE, Ruskin Florida
56 33570.57 **E. District Engineer**

58 Not Present. No Report

59 **FOURTH ORDER OF BUSINESS**60 **Business Items**61 **A. Discussion on District Counsel Options**62 On a Motion by Mr. Skokanic, seconded by Mr. Krayewski, the Board agreed to stay with the
63 firm Fishback Dominick as District Counsel moving forward for The Bahia Lakes Community
64 Development District.65 **FIFTH ORDER OF BUISNESS**66 **Business Administration**67 **A. Consideration of Minutes of Board of Supervisors' meeting held on**
68 **August 11 ,2025**69 On a Motion by Mr. Skokanic, seconded by Mr. Orlando, the Board unanimously approved
70 Meeting minutes from August 11th, 2025, for the Bahia Lakes Community Development
71 District.

B. Consideration of Operations and Maintenance Expenditures for July 2025

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

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94 **SIXTH ORDER OF BUSINESS** **Supervisor Requests**

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

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

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

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

09 SEVENTH ORDER OF BUSINESS Adjournment

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

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BAHIA LAKES COMMUNITY DEVELOPMENT DISTRICT

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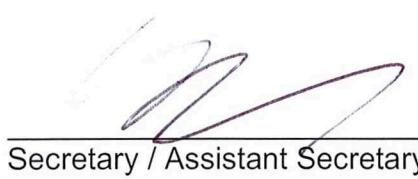
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Secretary / Assistant Secretary



Chairman / Vice Chairman