

**MINUTES OF MEETING  
TOWNE PARK  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Towne Park Community Development District was held Tuesday, **June 2, 2026** at 4:00 p.m. at the Towne Park Amenity Center #1, 3883 White Ibis Road, Lakeland, Florida, and by Zoom.

Present and constituting a quorum:

Greg Jones  
Jennifer Tidwell  
Tom Zimmerman  
Roger Runyon  
Zabrina Sides

Chairman  
Vice Chairperson  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also present were:

Tricia Adams  
Patrick Collins  
Garrett Posten  
Allen Bailey

District Manager, GMS  
District Counsel, Kilinski Van Wyk  
District Engineer, Rayl Engineering  
Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 4:00 p.m. and called the roll. Five Board members were present in person constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams opened the public comment period. Hearing no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the April 7, 2026  
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the April 7, 2026 Board of Supervisor meeting. The Board had no changes to the minutes.

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On MOTION by Mr. Jones, seconded by Ms. Sides, with all in favor, the Minutes of the April 7, 2026 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-08  
Amending the District's Parking and  
Towing Rules**

Ms. Adams asked for a motion to open the public hearing.

On MOTION by Mr. Jones, seconded by Mr. Runyon, with all in favor, Opening the Public Hearing, was approved.

Ms. Adams presented Resolution 2026-08. She noted that these parking rules do not pertain to any private property such as residential lots. She explained that the CDD does not govern parking on private property. She added that these parking rules also do not pertain to the public right of way. The public right of way is owned by the City of Lakeland, so any enforcement of City parking ordinances would be conducted by the City of Lakeland. She stated these parking rules are restricted to the areas that are owned by the District, such as stormwater tracts, common spaces, as well as the parking lots appurtenant to the amenity centers. At this time, the Board decided to take public comments.

Mr. Robin Thompson requested clarification regarding the towing company's authority to tow vehicles parked on grass or within the City right of way near his residence. Ms. Lynn Thompson expressed concern about vehicles being wrongfully towed and requested that the towing agreement place responsibility for wrongful towing costs on the towing company.

There being no further public comments, Ms. Adams asked for a motion to close the public hearing.

On MOTION by Mr. Runyon, seconded by Ms. Sides, with all in favor, Closing the Public Hearing, was approved.

Ms. Adams explained that the proposed amendments would extend the District's parking restrictions to additional District owned property in Riverstone that was under construction when

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the rules were originally adopted. District Counsel reviewed the proposed rules, and Mr. Bailey reviewed the parking maps. District Counsel noted that the cul-de-sac discussed during public comment had been included in the rules since 2021 and was not being changed. The Board discussed concerns regarding wrongful towing and directed staff to add street names to the maps and provide the towing company with information distinguishing District property from the City right of way.

On MOTION by Mr. Jones, seconded by Mr. Runyon, with all in favor, Resolution 2026-08 Amending and Restating the District's Parking and Towing Rules, was approved.

## **FIFTH ORDER OF BUSINESS**

### **Consideration of Agreement for Dock Installation at 5277 White Egret Lane**

Ms. Adams presented the application and proposed agreement for a private dock at 5277 White Egret Lane on a District stormwater pond. Staff identified existing erosion-control improvements near the proposed construction area and a potential effect on the neighboring property's sight line. The Board discussed protecting the District's erosion-control improvements. Mr. Jones proposed that no pilings or posts be installed within those improvements and that the applicant or contractor coordinate with District staff before construction.

On MOTION by Mr. Jones, seconded by Mr. Runyon, with all in favor, the Agreement for Dock Installation at 5277 White Egret Lane, subject to the condition that no pilings or posts be installed within the District's erosion-control improvements and that the applicant or contractor coordinate a preconstruction site meeting with District staff was approved.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Landscape Services Temporary Fuel Surcharge Proposal**

Ms. Adams presented the landscape contractor's request for a temporary fuel surcharge through September 30, 2026. She explained that the surcharge would be calculated under the tiered fuel-price schedule included in the proposal. District Counsel advised that an addendum to the existing agreement would be prepared if the request was approved. Following discussion, the Board approved the request.

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On MOTION by Mr. Jones, seconded by Mr. Runyon, with all in favor, the Landscape Services Temporary Fuel Surcharge Proposal, was approved.

**SEVENTH ORDER OF BUSINESS****Consideration of Addendum to Pool Maintenance Services Agreement – Temporary Fuel Surcharge**

Ms. Adams presented an addendum providing a \$50 monthly fuel surcharge from June 1 through September 30, 2026, subject to early termination if the applicable gasoline price benchmark fell below \$3.95 per gallon. District Counsel had prepared the proposed addendum. Following discussion, the Board approved the addendum.

On MOTION by Ms. Sides, seconded by Ms. Tidwell, with all in favor, the Addendum to Pool Maintenance Services Agreement – Temporary Fuel Surcharge, was approved.

**EIGHTH ORDER OF BUSINESS****Ratification of Proposal for Pool Drain Filter Replacement**

Ms. Adams presented the ratification of proposal for pool drain filter replacement. The total amount of the proposal is \$1,595.

On MOTION by Ms. Sides, seconded by Ms. Tidwell, with all in favor, the Proposal for Pool Drain Filter Replacement, was ratified.

**NINTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Mr. Collins reminded the Board to complete Form 1 before July 1. The Board of Supervisors requested the link to last year's ethics training. Mr. Collins also reminded the Board of Supervisors of the qualifying period for those running for their seats again this year. The qualifying period is June 8, 2026 to June 12, 2026, noon to noon. He added that they should contact the Supervisor of Elections if they plan to qualify.

**B. Engineer**

Mr. Posten had nothing to report to the Board.

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**C. Field Manager's Report**

Mr. Bailey reviewed the Field Management Report. He reported on pond cleanup, dog-park turf treatment, pool-paver repairs, temporary parking signage for the SUN 'n FUN event, erosion repairs near Keaton Springs Drive, and exterior clubhouse repairs. He stated that landscape, pool, janitorial, and lake management services were generally satisfactory, with staff continuing to monitor isolated landscape deficiencies and seasonal algae conditions.

**i. Consideration of Fence Options for Dog Park**

Mr. Bailey presented options for replacing the dog-park fence. The Board directed staff to pursue repair rather than replacement. No formal action was taken.

**ii. Consideration of Proposal for Pool Furniture**

Mr. Bailey presented an \$826 proposal to restrap and resling pool furniture. The Board directed staff to proceed with the pool furniture repair.

**iii. Consideration of Paver Replacement**

Mr. Bailey presented budgetary proposals for replacing pavers around the pools. The Board took no action and deferred further consideration until the work is needed.

**D. District Manager's Report****i. Approval of the Check Register**

Ms. Adams presented the check register from March 28, 2026, through April 20, 2026, totaling \$76,847.98.

On MOTION by Ms. Sides, seconded by Mr. Zimmerman, with all in favor, the Check Register, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Adams presented the unaudited financial statements through April 30, 2026. She reported that approximately 99% of assessments had been collected and that expenditures were below budget.

**iii. Presentation of Registered Voters – 2,295**

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Ms. Adams reported that, based on the official records of the Supervisor of Elections, the District had 2,295 qualified electors as of April 15, 2026.

# **TENTH ORDER OF BUSINESS**

## **Supervisors Requests**

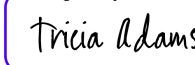
A Supervisor requested that staff distribute a resident notice stating that private motorized vehicles such as ATVs are prohibited on District-owned stormwater pond tracts. The Supervisor also requested that the updated parking maps be distributed to residents after street names are added.

# **ELEVENTH ORDER OF BUSINESS**

## **Adjournment**

Ms. Adams adjourned the meeting.

On MOTION by Mr. Jones, seconded by Mr. Runyon, with all in favor, the meeting was adjourned at 5:12 p.m.

Signed by:  
  
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 Secretary/Assistant Secretary

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24C9A5CEF0D3428  
 Chairman/Vice Chairman