

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, December 8th, 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
Jason Hart	Board Supervisor, Asst. Secretary

Also present were:

Matt O'Nolan	District Manager; Rizzetta & Company, Inc.
Dan Langley	District Counsel; Fishback Law. (Via. Conf. call)

Audience	Not Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. O' Nolan 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 Landscaping Mulch should go down this month.

B. Aquatics Update

1. Presentation of Waterway Inspection Reports

Mr. O’Nolan presented the report to the Board. Mr. Skokanic voiced concerns on cat tails surrounding lake #4 not declining with treatment.

C. District Counsel

Present. Mr. Langley introduced himself to The Board and made comments on the cattails dying and preventing water drainage. He also spoke on the 11th Ave sidewalk and notified The Board this is a county issue and the CDD will not accept liability.

D. District Manager

Mr. O’Nolan advised the next meeting will be held on February 9th, 2026, at 6:00 p.m. at the Firehouse Cultural Center located at 101 1st Avenue NE, Ruskin Florida 33570. The Board disused the open items list at length.

E. District Engineer

On a Motion by Mr. Orlando, seconded by Mr. Krayewski, the Board authorized District Management to run an RFQ for District Engineer for The Bahia Lakes Community Development District.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Erosion Proposal

The Board tabled the item to receive more proposals.

B. Discussion of Engineering Services

The Board discussed this matter under District Engineer.

C. Ratification of Resolution 2026 – 01; Amending the FY 24 – 25 Budget

On a Motion by Mr. Orlando, seconded by Mr. Hart, the Board ratified 2026 -01; Amending the FY 24 – 25 Budget for The Bahia Lakes Community Development District.

D. Discussion on Pond Maintenance

The Board tabled the item to receive more proposals.

FIFTH ORDER OF BUSINESS

Business Administration

**A. Consideration of Minutes of Board of Supervisors' meeting held on
October 6th, 2025**

On a Motion by Mr. Skokanic, seconded by Ms. Arendt, The Board approved meeting minutes from October 6th, 2025, as presented, for the Bahia Lakes Community Development District.

**B. Consideration of Operations and Maintenance Expenditures for August,
September, and October 2025**

On a Motion by Mr. Skokanic, seconded by Ms. Arendt, the Board unanimously ratified the Operations and Maintenance Expenditures for August (\$37,433.47), September (\$21,736.39), and October 2025 (\$45,138.33) for the Bahia Lakes Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

On a Motion by Mr. Krayewski, seconded by Mr. Orlando, the Board unanimously agreed to authorize a not – to – exceed of \$28,390 for Precision Sidewalk Safety for the Bahia Lakes Community Development District.

Mr. Skokanic discussed monument walls.

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 7:52 p.m. for the Bahia Lakes Community Development District.

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Secretary / Assistant Secretary



Chairman / ~~Vice Chairman~~