

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, February 9, 2026, at 6:00 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 (via phone)
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 phone)
Frank Nolte	District Engineer; Stantec (via phone)
Philip Chang	Representative; BGE Inc
Bruce Reed	Representative, KCI

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 provided landscape update.

Mr. Hart inquired about the usage of pesticides.

B. Aquatics Update

1. Presentation of Waterway Inspection Reports

Mr. O’Nolan presented the report to the Board. Mr. Skokanic spoke about weeds and algae on the pond banks.

The Board inquired on Lake 4 herbicide spray because it appears to be killing plants.

The Board asked that pictures be improved and not like site 4 and 5.

C. District Counsel

Present. Mr. Langley presented his report to the Board.

D. District Manager

Mr. O’Nolan advised the next meeting will be held on April 13th, 2026, at 6:00 p.m. at the Firehouse Cultural Center located at 101 1st Avenue NE, Ruskin Florida 33570.

The Board discussed Mr. Evans and Ms. Bregg and requested the latest financials be included in the agenda.

E. District Engineer

On a Motion by Mr. Skokanic, seconded by Mr. Hart, the Board approved BGE with 35 points, in second place was Stantec with 31 points and KCI in third place with 26 points for The Bahia Lakes Community Development District.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of District Engineer Proposal

The Board discussed this matter under District Engineer.

Mr. Chang presented his qualifications to the Board.

Mr. Nolte presented his qualifications to the Board.

B. Consideration of Sidewalk Repair Proposal

On a Motion by Mr. Hart, seconded by Ms. Arendt, the Board approved the Sitemasters proposal with an NTE of \$22,000 authorizing the Chair to work with staff, for The Bahia Lakes Community Development District.

B. Consideration of Aquatics Proposals

The Board tabled this topic until the April Meeting.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Operations and Maintenance Expenditures for November and December 2025

The Board reviewed the Operations and Maintenance Expenditures.

A. Consideration of Minutes of Board of Supervisors' meeting held on December 8, 2025

On a Motion by Mr. Hart, seconded by Mr. Skokanic, the Board unanimously ratified the Operations and Maintenance Expenditures for November (\$24,958.99), December (\$21,980.39), and the meeting minutes from December 8th, 2025, as presented, for the Bahia Lakes Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Mr. Skokanic discussed monument walls and wanting to remove flowers to make it more Florida friendly.

SEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Skokanic, seconded by Mr. Hart, with all in favor, the Board of Supervisors adjourned the meeting at 7:44 p.m. for the Bahia Lakes Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman