

Pacific Ace Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
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May 14, 2026

Board of Supervisors
Pacific Ace Community Development District

Dear Board Members:

The Board of Supervisors of the Pacific Ace Community Development District will hold a Regular Meeting on May 21, 2026 at 2:00 p.m., at the Hampton Inn & Suites by Hilton, 2200 E Hwy 50, Clermont, Florida 34711. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Resignation of Susan Carter [Seat 2]
4. Consideration of Appointment to Fill Unexpired Term of Seat 2; *Term Expires November 2026*
 - Administration of Oath of Office (*the following to be provided in a separate package*)
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2025/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
5. Consideration of Resolution 2026-01, Electing and Removing Officers of the District and Providing for an Effective Date
6. Consideration of FY2027 Proposed Budget
 - A. Resolution 2026-02, Approving Proposed Budgets for Fiscal Year 2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date [No O&M Assessment Increase]

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

- B. Resolution 2026-02, Approving Proposed Budgets for Fiscal Year 2027; Declaring Special Assessments to Fund the Proposed Budgets Pursuant to Chapters 190, 197, and/or 170, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date [O&M Assessment Increase]
7. Consideration of Resolution 2026-03, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Providing for Severability and an Effective Date [Seat 2]
8. Consideration of Resolution 2026-04, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lake County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date [Seats 3 and 4]
9. Consideration of Resolution 2026-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
10. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank
 - A. Consideration of Resolution 2026-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024
11. Update: Letter from Berger, Toombs, Elam, Gaines & Frank Regarding FY2025 Audit
12. Consideration of Assignment and Assumption of Continuing Engineering Services Agreement
13. Consideration of Evergreen Outdoor Service Proposal #677 Tree Replacements
14. Update/Consideration: Aquatic Weed Control, Inc.
 - A. Lake & Wetland Customer Service Reports
 - B. Addendum to Water Management Agreement [Phase 5 – Add 3 Ponds]
15. Discussion: Florida Insurance Alliance Risk Services Site Review and Safety Brochures
16. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - Year 2025 Engineer's Inspection Report
 - B. October 1, 2025 - September 30, 2026

17. Ratification Items

- A. Bill of Sale and Limited Assignment [Phase 5 Landscaping Improvements]
- B. Construction & Punch Out Services LLC d/b/a Evergreen Outdoor Service Landscape and Irrigation Maintenance Services Agreement
- C. Uniter Water Restoration Group, Inc. Agreement for Water Damage Remediation Services Addendum
- D. Commercial Fitness Products, Inc. Service Order Addendum
- E. Wind River Environmental, LLC Service Order Addendum
- F. Florida Insurance Alliance
 - I. Proof of Loss [Hurricane Milton]
 - II. Coverage Agreement Endorsement and Invoice
- G. Olympic Air Conditioning & Heating LLC Annual HVAC Maintenance Agreement
- H. Weber Environmental Servicers, LLC Notice of Termination

18. Acceptance of Unaudited Financial Statements as of March 31, 2026

19. Approval of September 18, 2025 Public Hearing and Regular Meeting Minutes

20. Staff Reports

- A. District Counsel: *Kilinski | Van Wyk PLLC*
- B. District Engineer: *Pape-Dawson Consulting Engineers, LLC*
- C. Property Manager: *Empire Management*
- D. District Manager: *Wrathell, Hunt and Associates, LLC*

- UPCOMING MEETINGS:
 - June 18, 2026 at 2:00 PM
 - July 16, 2026 at 2:00 PM
 - QUORUM CHECK

SEAT 1	STEPHEN McCONN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JEFF MYERS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	CASEY DARE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	STEVE WHITE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

21. Board Members' Comments/Requests

22. Public Comments

23. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (760) 918-6014.

Sincerely,

Jordan Lansford

Jordan Lansford
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 236 6447