

**MINUTES OF MEETING  
ISLAND LAKE ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Island Lake Estates Community Development District was held on Tuesday, April 14, 2026 at the offices of Atwell, LLC, 4161 Tamiami Trail, Building 5, Suite 501, Port Charlotte, Florida 33952. It began at 9:30 a.m. and was presided over by Mr. Scott Edwards, Chairperson, and James P. Ward as Secretary.

**Present and constituting a quorum:**

Scott Edwards	Chairperson
Barry Ernst	Vice Chairperson
Terry Kirschner	Assistant Secretary

**Absent:**

Ashley Kingston	Assistant Secretary
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**Also present were:**

James P. Ward	District Manager
Jere Earlywine	District Counsel

**Audience:**

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes. Portions of these minutes may be transcribed in verbatim.

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. James P. Ward called the meeting to order at approximately 9:30 a.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Kingston, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Notice of Advertisement**

**Notice of Advertisement of Public Hearings and Regular Meeting**

**THIRD ORDER OF BUSINESS**

**Acceptance of Resignation**

**Acceptance of the Resignation of Mr. Matt Meeks from Seat 2, which became effective March 3, 2026, and whose term is set to expire November 2026. Discussion of individual to fill Seat 2**

- a) Appointment of individual to fill Seat 2**
- b) Oath of Office**
- c) Guide to the Sunshine Law and Code of Ethics for Public Employees**
- d) Sample of E-filed Form 1 - Statement of Financial Interests. (Changes to the Law and filing requirements as of January 1, 2025)**

Mr. Ward asked the Board to accept Mr. Meeks' Resignation.

**On MOTION made by Scott Edwards, seconded by Barry Ernst, and with all in favor, Matthew Meeks' Letter of Resignation was accepted into the record.**

Mr. Ward asked if the Board had a candidate to appoint to fill Mr. Meeks' seat on the Board.

Mr. Scott Edwards asked to table this item until the next meeting.

Mr. Ward agreed.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-**

**Consideration of Resolution 2026-, a Resolution of the Board of Supervisors re-designating the officers of the Island Lake Estates Community Development District  
Consideration of Minutes**

Mr. Ward indicated this item would skip until the next meeting as well.

**FIFTH ORDER OF BUSINESS**

**Consideration of Minutes**

**January 13, 2026 - Regular Meeting Minutes**

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; hearing none, he called for a motion.

**On MOTION made by Scott Edwards, seconded by Barry Ernst, and with all in favor, the May 13, 2025 Regular Meeting Minutes were approved.**

**SIXTH ORDER OF BUSINESS**

**FISCAL YEAR 2027 BUDGET**

**I. Public Comment and Testimony**

Mr. Ward called for a motion to open the Public Hearing.

**On MOTION made by Scott Edwards, seconded by Terry Kirschner, and with all in favor, the Public Hearing was opened.**

Mr. Ward asked if there were any members of the public present in person, or on audio or video with questions regarding the Fiscal Year 2027 budget; there were none. There were no members of the public present in person or on audio or video. He called for a motion to close the public hearing.

**On MOTION made by Scott Edwards, seconded by Terry Kirschner, and with all in favor, the Public Hearing was closed.**

**II. Board Comment**

Mr. Ward asked if there were any Board questions; there were none.

**III. Consideration of Resolution 2026-4, a Resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2027**

Mr. Ward called for a motion to approve the budget beginning October 1, 2026 and ending on September 30, 2027.

**On MOTION made by Barry Ernst, seconded by Terry Kirschner, and with all in favor, Resolution 2026-4 was adopted, and the Chair was authorized to sign.**

**b) FISCAL YEAR 2027 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE**

Mr. Ward indicated this public hearing set into place the assessment rates and certified an assessment roll.

**I. Public Comment and Testimony**

Mr. Ward called for a motion to open the Public Hearing.

**On MOTION made by Barry Ernst, seconded by Scott Edwards, and with all in favor, the Public Hearing was opened.**

Mr. Ward asked if there were any members of the public present in person, or on audio or video with questions; there were none. There were no members of the public present in person or via audio or video. He called for a motion to close the public hearing.

**On MOTION made by Barry Ernst, seconded by Terry Kirschner, and with all in favor, the Public Hearing was closed.**

**II. Board Comment**

Mr. Ward noted Resolution 2026-5 set the assessment rate for the general fund and adopted an assessment roll. He asked if there were any questions; there were none.

**III. Consideration of Resolution 2026-5, a Resolution of the Board of Supervisors imposing special assessments, and certifying an assessment roll**

Mr. Ward called for a motion.

**On MOTION made by Barry Ernst, seconded by Terry Kirschner, and with all in favor, Resolution 2026-5 was adopted, and the Chair was authorized to sign.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-6**

**Consideration of Resolution 2026-6, a Resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2027**

Mr. Ward noted the meeting dates would be the second Tuesday of each month at 9:30 a.m. at the Offices of Atwell, LLC. He noted the Resolution did not bind the Board to the use of these dates; it simply set the dates, time, and location; the dates, time or location could be changed and readvertised at the discretion of the Board. He asked if there were any questions.

**On MOTION made by Terry Kirschner, seconded by Barry Ernst, and with all in favor, Resolution 2026-6 was adopted, and the Chair was authorized to sign.**

**EIGHTH ORDER OF BUSINESS****Consideration of Resolution 2026-7****Consideration of Resolution 2026-7, a Resolution of the Board of Supervisors of the Island Lake Estates Community Development District; Authorizing the Execution and Delivery of a Promissory Note; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Execution of Such Promissory Note; and Providing Severability, Conflicts, and an Effective Date**

Mr. Ward stated this Resolution authorized execution of a Promissory Note. He explained there was a provision in the Series 2023 bonds which allowed for the release of certain reserve funds based upon certain conditions in the indenture itself. He indicated the release amount was \$343,560 dollars. He explained this resolution codified this release through a promissory note payable to Lennar Homes on the date the indenture required the release of funds. He said once the release conditions were met, the promissory note would kick in and make the payment to Lennar; it also allowed the note to be put on the books as a note payable to Lennar Homes.

Mr. Jere Earlywine indicated the release would occur once Lennar sold the last home in the development. He asked if there was a projected sale date for the last home.

Mr. Edwards responded the last home might be sold in the middle of 2027.

Mr. Earlywine made a note of the date and indicated he would follow up at that time.

Mr. Edwards asked if the dollar amount of the release funds would vary.

Mr. Earlywine responded in the affirmative. *What will happen is even though it is set for \$343,000 dollars there will be other interest that will accrue in your construction account, so that will probably go up a little bit over time.*

**On MOTION made by Scott Edwards, seconded by Terry Kirschner, and with all in favor, Resolution 2026-7 was adopted, and the Chair was authorized to sign.**

**NINTH ORDER OF BUSINESS****Consideration of Resolution 2026-8****Consideration of Resolution 2026-8, A Resolution Of The Board Of Supervisors Of The Island Lake Estates Community Development District Designating a Date, Time and Location for a Landowners' Meeting and Election for Tuesday, November 10, 2026, at 9:30 A.M. at the offices of Atwell, LLC, 4161 Tamiami Trail, Building 5, Suite 501, Port Charlotte, Florida 33952; providing for publication; establishing forms for the landowner election; and providing for severability and an effective date**

Mr. Ward stated this Resolution designated the time and date of the Landowner's election meeting in November 2026. He said there were two seats coming up for re-election in 2026, Barry Ernst's seat and Matthew Meeks' seat. He indicated both seats would be four year terms. He noted the Board would start transitioning to qualified electors in 2028.

**On MOTION made by Terry Kirschner, seconded by Scott Edwards, and with all in favor, Resolution 2026-8 was adopted, and the Chair was authorized to sign.**

## **TENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **I. District Attorney**

*Mr. Earlywine: I think we are in great shape. We've done our project completion stuff, so I'm happy to answer any questions. There were no questions.*

#### **II. District Engineer**

No report.

#### **III. District Manager**

##### **a) Important Board Meetings Dates for Fiscal Year 2026**

- **NEXT MEETING: May 12, 2026 - Regular Meeting**
- **Landowner's Meeting and Election: Tuesday, November 10, 2026**

##### **b) Financial Statement for period ending January 31, 2026 (unaudited)**

##### **c) Financial Statement for period ending February 28, 2026 (unaudited)**

##### **d) Financial Statement for period ending March 31, 2026 (unaudited)**

No report.

## **ELEVENTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Mr. Ward asked if there were any Supervisor's requests or comments; there were none.

## **TWELFTH ORDER OF BUSINESS**

### **Public Comments**

Mr. Ward asked if there were any public comments; there were none. There were no members of the public present.

## **THIRTEENTH ORDER OF BUSINESS**

### **Adjournment**

Mr. Ward adjourned the meeting at approximately 9:45 a.m.

**On MOTION made by Barry Ernst, seconded by Terry Kirschner, and with all in favor, the meeting was adjourned.**

Island Lake Estates Community Development District

**Signature:** James Ward  
James Ward (Jun 9, 2026 19:14:41 EDT)

**Email:** wardj@pfm.com

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James P. Ward, Secretary

**Signature:** Scott Edwards  
Scott Edwards (Jun 9, 2026 11:11:07 EDT)

**Email:** scott.edwards@lennar.com

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Scott Edwards, Chairperson










# ILE - Minutes 04 14 2026.revised

Final Audit Report

2026-06-09

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