



Seminole Improvement District

Board of Supervisors

Scott Massey, President
Zane Beard, Vice President
Leolani Gevers, Secretary

District Staff

Lynne Ladner, District Manager
Seth Behn, District Counsel
Ryan Wheeler, District Engineer
Jason Liggett, Field Services
Donald Loudermilk, District Accountant
Melinda Gallo, District Admin

Meeting Agenda

Monday, August 17, 2026, at 4:00 p.m.

The Regular Meeting of the Seminole Improvement District will be held on Monday, August 17, 2026, at 4:00 p.m. at Westlake Offices, 4001 Seminole Pratt Whitney Road, Westlake, Florida. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

<https://us06web.zoom.us/j/86918098737?pwd=4rCC7RL04ZgA8nc1uGqokieXn5PLL8.1>

Meeting ID: 869 1809 8737 **Passcode:** 011261

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. APPROVAL OF AGENDA

3. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. PUBLIC HEARING FOR FISCAL YEAR 2027 BUDGET

A. Open the Public Hearing

B. Public Comments on Budget

C. Close the Public Hearing

D. Board Discussion on Fiscal Year 2027 Budget

E. Consideration of Resolution 2026-12, Adopting Fiscal Year 2027 Budget..... Page 4

F. Consideration of Resolution 2026-13, Levying Assessments..... Page 34

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes for the Landowner Meeting Held on June 15, 2026 Page 37

B. Consideration of Minutes for the Regular Meeting Held on June 15, 2026..... Page 39

C. Consideration of Minutes for the Budget Workshop Meeting Held on July 27, 2026..... Page 43

6. BUSINESS ITEMS

A. Consideration of LESA Seminole Improvement District 1st Addendum Page 45

B. Consideration of Resolution 2026-14, ROW Funding Agreement TCP..... Page 47

C. Consideration of Resolution 2026-15, ROW Transfer and Funding

Agreement Persimmon Blvd Page 62

D. Consideration of Resolution 2026-16, Silver Lake Approving	
Partial Release of Reservation.....	Page 79
E. Consideration of Resolution 2026-17, Setting Meeting Schedule for Fiscal Year 2027	Page 89
F. Consideration of Resolution 2026-18, Goals and Objectives for Fiscal Year 2027	Page 91
G. Consideration of Proposal from CivicPlus for Website Hosting, Design,	
Management, and DocAccess ADA Accessibility Services	Page 97
H. Consideration of BS&A Software for Implementation of Financial Management.....	Page 100
I. Consideration of BS&A Software for Implementation of Utility Billing Software.....	Page 104
J. Consideration of FTC GIS Utility Atlas Projects for Fiscal Year 2026	Page 110
K. Consideration of FTC GIS Utility Atlas Projects for Fiscal Year 2027.....	Page 112

7. STAFF REPORTS

A. District Accountant	
i. Acceptance of April, May and June 2026 Financial Report	Page 114
ii. Acceptance of Fiscal Year 2025 Audit Report	Page 165
B. District Engineer	
C. District Counsel	
D. District Manager	
i. Discussion of 9/11 Remembrance Ceremony Friday, September 11 th at 6:30 p.m.....	Page 208

8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

9. ADJOURNMENT

The next regular meeting is scheduled for Monday, September 14, 2026, at 4:00 p.m. at 16980 Persimmon Blvd., Westlake, FL 33470