

Shadowlawn Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
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<https://shadowlawncdd.net/>

May 12, 2026

Board of Supervisors
Shadowlawn Community Development District

Dear Board Members:

The Board of Supervisors of the Shadowlawn Community Development District will hold a Regular Meeting on May 19, 2026 at 2:00 p.m., at Reinhold Corporation, 1845 Town Center Blvd., Suite 105, Fleming Island, Florida 32003. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2026-01, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
4. Consideration of Resolution 2026-02, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Providing for Severability and an Effective Date [Seats 1, 2 & 4]
5. Consideration of Resolution 2026-03, 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
6. Consideration of Resolution 2026-04, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date
 - A. Amended Rules of Procedure
7. Consideration of Resolution 2026-05, [Mobility Fee Credits]
8. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026

ATTENDEES:

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

9. Ratification Items

- A. Clary & Associates, Inc. Proposal for Amberly Phase 1B Stake
- B. Requisitions (*support documentation available upon request*)
 - I. #56 Clary County Utility Authority \$12,947.25
 - II. #57 Jax Utilities Management, Inc. \$558,775.91
 - III. #58 Kutak Rock LLP \$584.00
 - IV. #59 England-Thims & Miller, Inc. \$7,407.50
 - V. #60 Jax Utilities Management, Inc. \$247,489.80
 - VI. #61 Jax Utilities Management, Inc. \$267,466.75
 - VII. #62 United Land Services \$201,171.45
 - VIII. #63 England-Thims & Miller, Inc. \$9,451.25
 - IX. #64 England-Thims & Miller, Inc. \$280.50
 - X. #65 United Land Services \$63,170.93
 - XI. #66 Clary & Associates, Inc. \$1,205.00
 - XII. #67 OnSight Industries, LLC \$3,951.10
 - XIII. #68 Jax Utilities Management, Inc. \$44,962.17
 - XIV. #69 England-Thims & Miller, Inc. \$6,147,350
 - XV. #70 OnSight Industries, LLC \$1,276.50
 - XVI. #71 Ferguson Waterworks \$23,758.20
 - XVII. #72 Clary & Associates, Inc. \$1,250.00
 - XVIII. #73 United Land Services \$6,362.48
 - XIX. #74 England-Thims & Miller, Inc. \$5,485.00
 - XX. #75 Jax Utilities Management, Inc. \$3,680.27
 - XXI. #76 England-Thims & Miller, Inc. \$5,856.850
 - XXII. #77 Clary County Utility Authority \$2,127.16
 - XXIII. #78 Clary & Associates, Inc. \$820.00
 - XXIV. #79 United Land Services \$12,000.00
 - XXV. #80 England-Thims & Miller, Inc. \$2,690.27
 - XXVI. #81 Kutak Rock, LLP \$3,050.00
 - XXVII. #82 United Land Services \$42,485.71

XXVIII.	#83 United Land Services	\$3,000.00
XXIX.	#84 Ferguson Waterworks	\$150,027.96
XXX.	#85 England-Thims & Miller, Inc.	\$2,620.00
XXXI.	#86 Ferguson Waterworks	
	• A - Ferguson Waterworks	\$200,000.00
	• B - Ferguson Waterworks	\$416,695.42
	• C - Ferguson Waterworks	\$4,049.38
XXXII.	#87 Kutak Rock, LLP	\$2,422.50
XXXIII.	#88 Clary & Associates, Inc.	\$450.00
XXXIV.	#89 American Precast Structures, LLC	\$248,933.00
XXXV.	#90 Ferguson Waterworks	\$136,862.20
XXXVI.	#91 England-Thims & Miller, Inc.	\$5,221.25
XXXVII.	#92 Ferguson Waterworks	\$34,548.80
XXXVIII.	#93 Jax Utilities Management, Inc.	\$221,092.37
XXXIX.	#94 England-Thims & Miller, Inc.	\$3,757.50
XL.	#95 Ferguson Waterworks	\$1,845.20
XLI.	#96 American Precast Structures, LLC	\$49,728.00
XLII.	#97 Jax Utilities Management, Inc.	\$370,122.84
	• A - Jax Utilities Management, Inc.	\$250,000.00
XLIII.	#98 England-Thims & Miller, Inc.	\$1,830.50
XLIV.	#99 Ferguson Waterworks	\$17,827.60

8. Acceptance of Unaudited Financial Statements as of March 31, 2026
9. Approval of August 14, 2025 Public Hearings and Regular Meeting Minutes
10. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *England-Thims & Miller, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 17 Registered Voters in District as of April 15, 2026

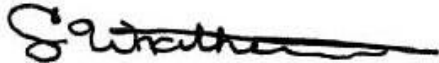
- NEXT MEETING DATE: August 18, 2026 at 2:00 PM [Adoption of FY2027 Budget]
 - QUORUM CHECK

SEAT 1	GEORGE M. EGAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	JACOB F. BRYAN, V	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	P. COOPER MURPHY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	F. PETER WILLIAMS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	LIAM O'REILLY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

11. Board Members' Comments/Requests
12. Public Comments
13. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Cindy Cerbone at (561) 346-5294.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 867 327 4756