

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/>

August 11, 2026

Board of Supervisors
Shadowlawn Community Development District

Dear Board Members:

The Board of Supervisors of the Shadowlawn Community Development District will hold Public Hearings and 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. Public Hearing on Adoption of Fiscal Year 2026/2027 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2026-06, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2026/2027, Pursuant to Florida Law
 - A. Affidavit of Publication
 - B. Mailed Notice to Property Owners
 - C. Consideration of Resolution 2026-07, Providing for Funding for the FY 2027 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes
 - A. Affidavits of Publication

ATTENDEES:

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

- B. Consideration of Resolution 2026-08, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date
6. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2025, Prepared by Grau & Associates
 - A. Consideration of Resolution 2026-09, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2025
7. Consideration of Resolution 2026-05, [Mobility Fee Credits]
8. Ratification Items
 - A. Requisitions (*support documentation available upon request*)
 - I. #100 England-Thims & Miller, Inc. (ETM) \$1,470.00
 - II. #101 England-Thims & Miller, Inc. (ETM) \$628.75
10. Acceptance of Unaudited Financial Statements as of June 30, 2026
11. Approval of May 19, 2026 Regular Meeting Minutes
12. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *England-Thims & Miller, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: October 20, 2026 at 2:00 PM
 - QUORUM CHECK

SEAT 1	GEORGE M. EGAN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	JACOB F. BRYAN, V	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	P. COOPER MURPHY	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	F. PETER WILLIAMS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	LIAM O'REILLY	☐ IN PERSON	☐ PHONE	☐ NO
 - Performance Measures/Standards & Annual Reporting Form (*for informational purposes*)
13. Board Members' Comments/Requests
14. Public Comments

15. 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