



Seminole Improvement District

Board of Supervisors

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

Lynne Ladner, District Manager
Seth Behn, District Counsel
Ryan Wheeler, District Engineer

Meeting Agenda

Monday, November 3, 2025 at 4:00 p.m.

- 1. Call to Order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Motion to Approve Agenda**
- 4. Audience Comments - *Three (3) Minute Time Limit***
- 5. Staff Reports**
 - A. District Engineer
 - B. District Counsel
 - i. Approval of the Oaks of Westlake – Phase II Plat
 - ii. Approval of the Oaks of Westlake – Phase III Plat
 - C. District Manager
 - i. Consideration of Berger, Toombs, Elam, Gaines & Frank Audit Engagement Letter for Fiscal Year 2025
- 6. Business Items**
 - A. Consideration of Amendment to Nexus Site Management Contract
- 7. Business Administration**
 - A. Minutes of the October 6, 2025 Regular Meeting
 - B. Acceptance of the September 2025 Financial Report
- 8. Supervisor Requests**
- 9. Audience Comments – *Three (3) Time Limit***
- 10. Adjournment**

Next regular meeting is scheduled for Thursday, December 1, 2025 at 4:00 p.m.

District Office:

Inframark
11555 Heron Bay Blvd, Suite 201
Coral Springs, Florida 33076

Meeting Location:

Westlake Offices
4001 Seminole Pratt Whitney Road
Westlake, Florida