

**MINUTES OF MEETING
HUNT CLUB GROVE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Hunt Club Grove Community Development District was held **Tuesday, March 11, 2025** at 9:30 a.m. at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida and via Zoom.

Present and constituting a quorum:

Adam Morgan
Rob Bonin
Kayla Word
Brent Kewley
Barry Bichard

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Mark Watts *by Zoom*
Dave Schmitt *by Zoom*
Allen Bailey

District Manager, GMS
District Counsel, Cobb Cole
District Engineer, Dave Schmitt Engineering
Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 9:30 a.m. and called the roll. All five Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present nor attending via Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the February 11,
2025 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the February 11, 2025 Board of Supervisors meeting and asked for any comments, corrections, or changes.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Minutes from the February 11, 2025 Board of Supervisors Meeting, were approved.

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FOURTH ORDER OF BUSINESS**Consideration of Conveyance of Lift Station of City of Lake Wales *(to be provided under separate cover)***

Ms. Adams noted there are no documents to present to the Board today but Mark Watts's team did provide these documents this morning. The lift station will be conveyed from the developer to the CDD and then from the CDD to the City of Lake Wales. All forms of agreement have been prepared and will be circulated. The delegation resolution previously approved authorized the Chairman to execute these agreements. Once the agreements are executed, they will be brought back to ratify the conveyance.

Mr. Bonin stated Toho requires deeding lift station tracts so they are deeding lift station tracts whether Lake Wales wants them or not. Mr. Watts prepared the bills of sale to transfer based on the certified values from the District Engineer and these tracts were dedicated on the final plat to the city but a separate deed can be done. Mr. Bonin noted yes, they need an actual separate deed.

FIFTH ORDER OF BUSINESS**Ratification of Landscape Maintenance Services Agreement with Floralawn**

Ms. Adams stated at the last meeting the Board delegated Mr. Bonin to negotiate the final cost. This is an agreement that was negotiated down to meet a lower bid. The total amount is \$84,050 annually.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Landscape Maintenance Services Agreement with Floralawn, was ratified.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Watts had nothing additional to report.

B. Engineer

Mr. Schmitt had nothing to report.

C. Field Manager's Report

Mr. Bailey presented the Field Manager's Report on page 38 of the agenda package.

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D. District Manager

i. Approval of Check Register

Ms. Adams presented the check register totaling \$12,006.26. A detailed run summary follows the check register. Mr. Morgan questioned seven months of legal bills that were not paid.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Adams presented the unaudited financials through the end of January on page 49 of the agenda package.

E. Project Development Update

i. Status of Property Conveyance

Ms. Adams stated they spoke about the bill of sale for the lift station as well as the tract being conveyed. They will follow up with that at a future meeting.

ii. Status of Permit Transfers

Mr. Watts noted the entirety of Phase 1 was turned over. The next one will be Phase 1 South.

i. Status of Construction Funds & Requisitions

Ms. Adams noted this account accrued interest and asked the Chairman if he would like to requisition it out. Mr. Morgan suggested hanging on to it for now.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

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Ms. Burns asked for a motion to adjourn the meeting.

On MOTION by Mr. Morgan, seconded by Mr. Richard, with all in favor, the meeting was adjourned.

Jill Burns

Secretary/Assistant Secretary

DocuSigned by:

Adam Morgan

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Chairman/Vice Chairman