

**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, April 8, 2025** at 9:35 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	Chairman
Rob Bonin	Vice Chairman
Kayla Word	Assistant Secretary
Brent Kewley	Assistant Secretary
Barry Richard <i>by Zoom</i>	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Mark Watts <i>by Zoom</i>	District Counsel, Cobb Cole
Dave Schmitt <i>by Zoom</i>	District Engineer, Dave Schmitt Engineering
Allen Bailey	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 9:35 a.m. and called the roll. Four Board members were present in person constituting a quorum. Mr. Richard joined by Zoom.

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 March 11,
2025 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the March 11, 2025 Board of Supervisors meeting. She noted that these meeting minutes have been reviewed by staff. Ms. Adams asked for any comments, corrections, or changes. The Board had no changes to the minutes.

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On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Minutes of the March 11, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-02 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: July 8, 2025), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments

Ms. Adams stated that Resolution 2025-02 approves the proposed budget which is attached to the resolution as an exhibit. She noted that they are setting a cap on the assessment, once the assessment rate is established today it cannot be increased beyond what is noticed for the proposed budget. Ms. Adams stated there are new areas that will be first time maintenance assessments so assessments will be declared for those newly developed areas. The public hearing will be set for Tuesday July 8, 2025 at Lake Alfred Library at 9:30 a.m. Approval of the resolution also allows for the transmittal of the proposed budget to Polk County and to the City of Lake Wales. The proposed budget will be published on the District's website and published in the newspaper. She reviewed the proposed budget. Ms. Adams stated last year the assessment level for the platted lots was \$817 per lot, this year \$527.48 is proposed per platted lot. The unplatted property is assessed an administration only rate. At the time it is platted, it will be assessed at a different rate. There is a proposed 3% increase in management services fees.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2025-02 Approving the Proposed Fiscal Year 2025/2026 Budget, Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments for July 8, 2025, was approved

FIFTH ORDER OF BUSINESS

Consideration of Conveyance of Lift Station to City of Lake Wales

Ms. Adams stated this is going from a landowner to Lennar and then from Lennar to CDD and CDD to City of Lake Wales. The form of the conveyance was prepared by District Counsel.

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Mr. Morgan asked if this will be deeded to the city. Mr. Watts stated yes and they will prepare an actual deed of dedication of the tract as well. Mr. Watts stated it was dedicated by plat but that way they have it both ways. Mr. Morgan noted Lennar is now requiring deeding all lift station tracts as well as having it on the plat. Mr. Watts noted the Chair will execute it once it is prepared.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Conveyance of Lift Station to City of Lake Wales, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Street Lighting Agreement with Tampa Electric Company

Ms. Adams noted the street lighting agreement starts on page 35 of the agenda package. It is on McKinley Dr. The total monthly impact to the CDD budget is \$1,552.50. There are some insurance requirements which requires \$5M in liability coverage. Ms. Adams will reach out to the utility provider and explain they are government with sovereign immunity so their current liability package should be suitable for this agreement.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Street Lighting Agreement with Tampa Electric Company, was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Watts had nothing further to report.

B. Engineer

Mr. Schmitt had nothing to report but offered to take any questions.

C. Field Manager's Report

i. Consideration of Landscape Maintenance Services Addendum for Phase 1

- a) Landscaping Map of New Areas Being Proposed to be Added to Contract**
- b) Complete Landscaping Map with Proposed Areas Added to Existing Contract**

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Mr. Bailey presented a proposal from Floralawn to add the last parts of Phase 1 into the contract. The total to do this would be \$12,677.28. It was noted an additional service for the yards of mulch is \$2,200 which brings it to a total of \$14,877.28. Mr. Morgan asked if this is on top of the contract that Rob negotiated with Floralawn for \$84K. Mr. Bailey noted yes and he has a map of the areas being added. Ms. Adams noted this is budgeted for as well as additional landscaping as areas are improved and turned over to the CDD for maintenance. Mr. Bonin stated P1B on the map was not included and asked if it is now included in the \$1,030 per month. Mr. Bailey noted yes that is the expectation. He stated they are discing that pond but didn't note it in their addendum. Mr. Morgan clarified they will do everything in blue on the map including discing the pond for an additional \$14K including mulch. Mr. Bailey answered yes.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Landscape Maintenance Services Addendum for Phase 1, was approved.

D. District Manager

i. Approval of Check Register

Ms. Adams presented the check register from March 4, 2025 through March 31, 2025. The total amount is \$14,233.76. The run summary immediately follows the register.

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

ii. Balance Sheet & Income Statement

Ms. Adams presented the unaudited financial report through February 28, 2025. This is for informational purposes only. Mr. Morgan asked if the \$45K in the fund balance is construction funds, Ms. Adams stated yes. Mr. Morgan noted there are items they could requisition for that \$45K. Ms. Adams will follow up.

E. Project Development Update

i. Status of Property Conveyance

Ms. Adams stated the the bill of sale for the lift station as well as the lift station tract conveyance to the City of Lake Wales was discussed earlier in the meeting.

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ii. Status of Permit Transfers

Ms. Adams asked for any updates on permit transfers or questions for the engineer. Mr. Bonin asked if the water management district permit had been transferred into the District's name yet. Mr. Schmitt noted they have been trying but there are issues with the ownership entity because of the land bank. Mr. Bonin and Mr. Kewley requested to be copied on any correspondence regarding this. Mr. Bonin also requested a water management district inspection.

i. Status of Construction Funds & Requisitions

Ms. Adams stated the Series 2024 requisitions have already been discussed. She will review any receipts and communicate with the Chair on that issue.

EIGHTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS**Adjournment**

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

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



Secretary/Assistant Secretary

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Chairman/Vice Chairman