

**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, June 10, 2025** at 9:31 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*  
Allen Bailey

District Manager, GMS  
District Counsel, Cobb Cole  
Field Services Manager, GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 9:31 a.m. and called the roll. Five Board members were present in person constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There were no members of the public present or attending via Zoom.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the April 8, 2025  
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the April 8, 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 Mr. Kewley, with all in favor, the Minutes of the April 8, 2025 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-03  
Authorizing the Opening of an Interest  
Earning Bank Account**

Ms. Adams explained to the Board that Resolution 2025-03 authorizing the opening of an interest earning bank account is the State Board of Administration Investment Co-op for Florida Government. She stated that this will allow them to insure that the District's surplus funds are earning interest.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Resolution 2025-03 Authorizing the Opening of an Interest Earning Bank Account, was approved

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Watts noted that he had the full package ready to go for the remaining transfers to make sure they went through the plats that were recorded and he will be reporting those to the Chair.

**B. Engineer**

There being no comments, the next item followed.

**C. Field Manager's Report**

Mr. Bailey reported that the landscape around the District is doing well. He noted that the dry ponds were doing well but the southern and most northern ponds are holding some dampness in the center and causing some growth due to the recent rainfall. Mr. Bailey stated that the center pond is doing well and has remained dry. He noted that the vendor has recommended possibly increasing the disking of the pond twice a month to avoid the center of the ponds being green while homes are being sold and people are moving into the area. Mr. Bailey had a brief discussion with the Board on this matter and answered questions and concerns from the Board regarding the disking of the ponds and making sure the contractor is doing the proper maintenance required.

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**D. District Manager****i. Approval of Check Register**

Ms. Adams presented the check register from April 1, 2025 through June 1, 2025. The total amount is \$212,960.65. The run summary immediately follows the register.

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

**ii. Balance Sheet & Income Statement**

Ms. Adams presented the unaudited financial report through April 30, 2025. This is for informational purposes only.

**iii. Presentation of Number of Registered Voters – 8**

Ms. Adams stated that they are required each year to annually report the number of registered voters in the District. She stated that Hunt Club Grove has 8 registered voters who are residents of the District this year.

**iv. Reminder to Board Members to File Form 1's by the July 1, 2025 Deadline**

Ms. Adams reminded the Board to file Form 1s by July 1, 2025.

**E. Project Development Update****i. Status of Property Conveyance**

Ms. Adams stated that they will be kicking off the Delegation Resolution for Assessment Area 2 at the meeting on August 12, 2025. She noted that Mr. Watts had stated to the Board earlier that the District counsel had done an audit of every parcel to confirm that anything that should be conveyed to the District is conveyed to the District. Ms. Adams asked Mr. Watts if he had anything to add and he stated he had nothing further to address and would be reviewing the package and would get it distributed per execution.

**ii. Status of Permit Transfers**

Ms. Adams had no updates on Status of Permit Transfers.

**iii. Status of Construction Funds & Requisitions**

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**a) Ratification of Series 2024 Assessment Area 1 Requisitions #3 through #6**

Ms. Adams presented the status of construction funds and requisitions to the Board. She noted that they have all been approved and processed. She asked the Board to ratify Series 2024 Assessment Area 1 Requisitions #3 through #6.

On MOTION by Mr. Morgan, seconded by Mr. Bichard, with all in favor, the Series 2024 Assessment Area 1 Requisitions #3 through #6, were ratified.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Ms. Adams 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.

*Jill Burns*

Secretary/Assistant Secretary

DocuSigned by:

*Adam Morgan*

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Chairman/Vice Chairman