

**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, **July 8, 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	Chairman
Rob Bonin <i>by Zoom and in person</i>	Vice Chairman
Kayla Word	Assistant Secretary
Brent Kewley	Assistant Secretary
Barry Bichard <i>by Zoom</i>	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Mark Watts <i>by Zoom</i>	District Counsel
Dave Schmitt <i>by Zoom</i>	District Engineer
Allen Bailey	Field Manager
Will Morgan	Lennar Project Manager

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 9:30 a.m. and called the roll. Three Board members were present in person constituting a quorum. Mr. Bichard joined by Zoom. Mr. Rob Bonin by Zoom and then joined the meeting in person.

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 June 10, 2025 Board of Supervisors Meeting

Ms. Adams presented the minutes from the June 10, 2025, Board of Supervisors meeting. She noted that she had reviewed the minutes and asked for corrections. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Minutes of the June 10, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget

Ms. Adams stated that public hearings were held to adopt the Fiscal Year 2026 budget, impose assessments, and collect them. She asked for a motion to open the public hearings.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Opening the Public Hearings, was approved.
--

Ms. Adams stated that there were no members of the public present.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Closing the Public Hearings, was approved.
--

i. Consideration of Resolution 2025-04 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds

Ms. Adams presented Resolution 2025-04, and the Board reviewed and adopted the budget for Fiscal Year 2026. She added that it also included provisions for making any needed changes to the budget during the year. The budget had no substantial changes since the Board previously approved the proposed budget. It included assessments for 1,112 units, with total revenue of \$442,340 and total expenses of \$442,343; a balanced budget.

Ms. Adams noted that the only updates were the actual revenues and expenses have been updated through the end of May. As previously presented administrative costs had gone up slightly due to trust indenture-related expenses and a 3% increase for management fees. She added that the field expenses were also adjusted based on expected maintenance needs.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2025-04 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds was approved.

B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

i. Consideration of Resolution 2025-05 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Adams stated this resolution authorizes the imposition and collection of maintenance and debt service fees on the tax roll, by Florida statutes, based on the approved budget. Ms. Adams added that the budget and the tax roll are attached as exhibits in the agenda, detailing how the O&M and debt fees are allocated per parcel. During the discussion, it was noted that Barry Birchard was attending on the phone. Following that, the Board was asked for a motion to approve Resolution 2025-05.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2025-05 Imposing Special Assessments and Certifying an Assessment Roll was approved

FIFTH ORDER OF BUSINESS

Consideration of Resolution Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026

Ms. Adams stated that the Board discussed the meeting schedule for Fiscal Year 2026, which runs from October 2025 through September 2026. She added that the proposed schedule would keep meetings on the second Tuesday of each month at 9:30 a.m., consistent with the current schedule. Ms. Adams noted that the November meeting date falls on Veterans Day, which isn't a holiday for the organization but does affect the availability of the library. Options were offered to hold the meeting at a different location, move it to the first Tuesday, or skip it altogether. Because a landowner's election also needed to be scheduled for early November, and one Board member was unavailable, the Board agreed to move the November meeting to the first Tuesday of the month.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2025-06 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-07 Designating a Date, Time, and Location for a Landowners' Meeting and Election (Tuesday, November 4, 2025) (Seat #3, Seat #4, and Seat #5)

Ms. Adams noted that the Board agreed to hold the required landowner's election on Tuesday, November 4, 2025, at 9:30 a.m. at the Lake Alfred Public Library, right before their regular meeting. She added that since both events are on the same day and at the same location, it made sense to schedule them back-to-back. Board members weren't required to attend the election.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2025-07 Designating a Date, Time, and Location for a Landowners' Meeting and Election (Tuesday, November 4, 2025) (Seat #3, Seat #4, and Seat #5), was approved.

SEVENTH ORDER OF BUSINESS

Presentation of Fiscal Year 2024 Audit Report

Ms. Adams noted that the Board reviewed the Fiscal Year 2024 audit report. She added that the audit showed no issues, no findings, no past findings, no financial emergencies, and no recommendations. She said that all financial records are in full compliance with the Florida Auditor General's requirements.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Accepting the Fiscal Year 2024 Audit Report, was approved.

EIGHTH ORDER OF BUSINESS

Goals and Objectives

A. Adoption of Fiscal Year 2026 Goals & Objectives

Ms. Adams stated that the Board had previously discussed the required administrative item due to a new state law passed last year, which requires special Districts to adopt annual goals and objectives. The proposed goals were designed to align with the District's existing efforts, thereby

avoiding the need for additional work. The Board voted unanimously to adopt the 2026 goals and objectives.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, Adoption of Fiscal Year 2026 Goals and Objectives was approved.

B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute

Ms. Adams noted that they discussed the requirement to submit a report after October 1st showing whether the goals were met. She asked that the Board agrees to authorize the Chair to sign the final report, which is due on the District's website by December 1, 2025.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, the Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Watts stated that they didn't have anything else to report and believed they had already covered the outstanding items from previous meetings. He added that that was all he had unless there were any questions.

B. Engineer

Mr. Schmitt stated that the supplemental engineer's report was sent and that they were waiting for any review comments. This was expected to kick off the bond issue for Assessment Area Two, with the delegation resolution planned for the August meeting. They were getting the engineer's report and assessment methodologies ready for review.

C. Field Manager's Report

Mr. Bailey stated that they had restabilized a handicap sign that had sunk into the ground at the Hunt Club and police station site and cleared debris from several work areas. The landscaping along the southern portion near the sidewalks and lift stations was reported to be doing well. Some wet areas were still present in the ponds despite previous disking. After a site visit and

discussion with the contractor, it was recommended to add more seasonal disking during the rainy season. A proposal was presented to add six additional disking services for an extra \$9,000. While some thought the ponds looked fine, others noted issues with appearance. The Board reviewed the proposal and recognized the importance of maintaining the ponds.

i. Consideration of Proposal from Floralawn for Additional Pond Discing

Mr. Bailey stated that they had discussed the pond disking process, confirming that FloraLawn was making as many passes as necessary to remove all vegetation. Since they aren't licensed to spray, they couldn't use herbicide. Because the grass was growing back quickly during the rainy season, especially between disking visits, the contractor recommended doubling up the disking twice a month for six months. The total cost for all three ponds would be around \$9,000.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Proposal from Floralawn for Additional Pond Discing, was approved

D. District Manager

i. Approval of Check Register

Ms. Adams stated that the items for the check register that were included in the agenda packet were for the Board's review and approval. She added that the items were out of the general fund for contracted services. She noted that the amount was \$10,254.11.

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

ii. Balance Sheet & Income Statement

Mr. Morgan had asked earlier about covering extra expenses for disking ponds. Ms. Adams noted the District had ended up with surplus funds in the general fund because some areas didn't turn over as quickly as expected. Those surplus funds stay in the general fund and carry forward, so there was enough funding to cover the additional expenses. The unaudited financials through May showed complete revenue collection and that expenses were under budget for both administration and field.

E. Project Development Update

i. Status of Property Conveyance

Ms. Adams said the Board wanted to regularly review pending property conveyances and permit transfers. She mentioned a small amount of construction funds identified for funding Trace Air. The attorney and engineer didn't have any updates on property or permit issues at that time.

ii. Status of Permit Transfers

Mr. Schmidt said that a Board member mentioned the master permit and Phase One transfer with the Water Management District was in progress. Mr. Bonin member asked the project manager if Water Management field inspections had been done. Mr. Schmidt explained that inspections occurred when the Water Management District had time, were usually unannounced, and the engineer's team was actively following up with Water Management District. The permit was also being transferred from the previous owner Waronker to the current one being Lennar, with paperwork submitted a few weeks earlier. This needed to take place before the permit could ultimately transfer to the CDD.

iii. Status of Construction Funds & Requisitions

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TWELFTH 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.

Signed by:

Tricia Adams

3F3E3FA5C67E43B...

Secretary/Assistant Secretary

DocuSigned by:

Adam Morgan

D8F17F6DF603436...

Chairman/Vice Chairman