

**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, **September 9, 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	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, GMS
Mark Watts <i>by Zoom</i>	District Counsel, Cobb Cole
Farhan Mamoud <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 9:30 a.m. and took roll call. Four Board members were present in person 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 August 12, 2025, Board of Supervisors Meeting**

Ms. Adams presented the minutes from the August 12, 2025, Board of Supervisors meeting. She noted that she had reviewed the minutes and 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 August 12, 2025, Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS****Consideration of Proposal from AMTEC  
for Series 2024 AA1 – Arbitrage Rebate  
Computation**

Ms. Adams stated that the Board had talked about the arbitrage rebate calculation proposal. She said that they worked with several firms, but this one was the most cost-effective at \$450 per bond issue each year. The fee schedule in the packet showed \$450 annually for the Series 2024 bond issue.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Proposal from AMTEC for Series 2024 AA1 – Arbitrage Rebate Computation, was approved.

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

Mr. Watts stated he didn't have anything specific to report. He noted that he continued coordinating with District staff on pending proposals and was helping the District prepare for the next round of bond financing.

**B. Engineer**

Mr. Watts stated that he didn't think his reports had changed since the last meeting. He said that he had nothing to add but would be happy to answer any questions.

**C. Field Manager's Report**

Mr. Bailey reported that the overall landscaping was doing well due to the rain, and the ponds continued to show signs of growth. Floralawn had delayed signing the contract for the second pond disking, but the paperwork was now complete and the work would be scheduled. Mr. Bonin asked what the second disking meant, and it was clarified that the Board had previously approved two disking treatments per season, and this was the follow-up. Mr. Bailey also noted a depression on McKenzie Drive that was likely tied to a prior hydrant issue. He added that they had

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photographed it and notified Will and Carly the previous week. Mr. Bailey noted the exposed road base and agreed that staff would follow up on the matter without further discussion. Other than those items, Mr. Bailey had no additional concerns to report.

Mr. Bonin discussed Phase One South, located south of Pulse Alter Road, where construction on homes was about to begin. It was inquired whether bids had been issued yet for the turnover, but Mr. Bailey explained that the area was still under development, and no pre-close or close date had been received. For budgeting, rough proposals had been gathered, but nothing was finalized. It was noted that two dry ponds with sod on the banks required mowing, disking, and treatment, and that Floralawn should provide bids now, as homes would be sold soon. It was also mentioned that limited maintenance might be required along Pulse Alter Road during its construction. Mr. Bailey agreed to coordinate with Will and Carly to get maps of the areas and have Floralawn provide a proposal.

#### **D. District Manager**

##### **i. Approval of Check Register**

Ms. Adams stated that the items for the check register are on page 26. She added that the total amount was \$31,769.52. The check run details included contracted services and maintenance of the District. Ms. Adams added that the Board was familiar with all the services. She said she was happy to answer questions.

On MOTION by Mr. Morgan, seconded by Ms. Word, with all in favor, the Check Register totaling \$31,769.52 was approved.

##### **ii. Balance Sheet & Income Statement**

Ms. Adams stated that the Board reviewed the unaudited financials through the end of July. It was noted that the unassigned balance on page 31 indicated the funds available to operate until the next revenues were received. There were no issues to report, and the District was fully collected for the current fiscal year. Ms. Adams noted that the new fiscal year would begin next month.

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**E. Project Development Update**

- i. Status of Property Conveyance**
- ii. Status of Permit Transfers**
- iii. Status of Construction Funds & Requisitions**

Ms. Adams went over the regular development items. Ms. Adams noted that last month, the Board had approved the delegation resolution for Assessment Area 2. She added that the underwriter was still awaiting completion of due diligence items before finalizing the PLOM, and once that was complete, they would be able to set a pre-close date and coordinate with the chair. Ms. Adams noted that Mr. Mark Watts and his team were standing by to handle the conveyance documents once the bond closed.

**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.

Signed by:



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Secretary/Assistant Secretary

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Chairman/Vice Chairman