

**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, **January 13, 2026** 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
Michelle Dudley	Assistant Secretary
Will Morgan	Appointed as Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Mark Watts	District Counsel
Kelsey Hanson Walter	District Counsel
Dave Schmitt	District Engineer
Allen Bailey	Field Manager

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 or attending via Zoom.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Kayla Word and Michelle Dudley (LO Election)

Ms. Adams stated prior to the call to order of the meeting the oaths of office were administered to Michelle Dudley and Kayla Word who have been elected as a part of the November Landowners' election.

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FOURTH ORDER OF BUSINESS**Approval of Minutes of the November 4, 2025 Board of Supervisors Meeting and Landowners Meeting**

Ms. Adams presented the minutes from the November 4, 2025 Board of Supervisors meeting and the Landowners meeting. She noted she had reviewed the minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the November 4, 2025 Board of Supervisors Meeting and the Landowners' Meeting, were approved.

FIFTH ORDER OF BUSINESS**Consideration of Proposal from Floralawn for Phase 2 Landscape Maintenance**

Mr. Bailey reviewed the proposal from Floralawn for Phase 2 landscape maintenance totaling \$97,794.60. He noted they will plan to do a gradual phase in for this, and they are currently waiting for the dry ponds.

SIXTH ORDER OF BUSINESS**Consideration of Proposal from Floralawn for Hamlin Road ROW Landscape Maintenance**

Mr. Bailey stated this is an addendum for the proposal from Floralawn for Hamlin Road ROW landscape maintenance. He added this proposal totals \$3,600/year and will be \$300 a month. He noted it had been mowed out of courtesy. They presented the landscape service maps on page 43 and 46.

Mr. Morgans asked for clarification on the cost of \$4,700 per disc of one pond. Mr. Bailey explained the size of the pond. The Board felt this was an excessive cost. He asked about a motion and if it was needed today. After discussion the Board made the motion to delegate authority to Rob Bonin to approve final form of the Floralawn proposals.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, to Delegate Authority to Mr. Bonin to Approve the Final Form of the Floralawn Proposals, was approved.

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SEVENTH ORDER OF BUSINESS

Consideration of Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Adams reviewed the Data Sharing and Usage Agreement with Polk County Property Appraiser and recommended approval.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Data Sharing & Usage Agreement with Polk County Property Appraiser, was approved.

EIGHTH ORDER OF BUSINESS

Presentation of Arbitrage Report for Series 2024

Ms. Adams presented the Arbitrage Rebate Calculation Report for Series 2024 and noted there is no arbitrage issue.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Arbitrage Report for Series 2024, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Watts stated that he had nothing new to report. However, he added they are working with the bond team for the Phase 2 bond closing.

B. Engineer

Mr. Schmitt stated he had nothing to report but offered to answer any questions.

C. Field Manager's Report

Mr. Bailey reviewed the field manager's report to include the discing of ponds, Phase 1 overgrowth, landscape updates, and noted the amenity center progress.

Board member asked that the staff look at East Grove dead plants and bushes, and the big pond beside amenity may have dead trees. Mr. Bailey will follow up with both issues.

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

Ms. Adams stated that the items for the check register are on page 72 from December 2, 2025 to January 2, 2026. She added that the total amount was \$302,216.74. She then noted the check register was not included in the package, so this item was deferred.

ii. Balance Sheet & Income Statement

Ms. Adams stated they had reviewed the unaudited financials for November 30th. She explained tax revenues. She noted in the general fund the balance was \$208,520, plus some small amount of revenue. She noted the budget was adopted without planning for the amenity maintenance and therefore may need to consider for future budgets. The preliminary offer is out for Phase 2.

E. Project Development Update**i. Status of Property Conveyance****ii. Status of Permit Transfers****iii. Status of Construction Funds & Requisitions****a) Ratification of Series 2024 AA1 – Requisitions #9 – 10**

Ms. Adams stated this item if for project updates.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Series 2024 AA1 Requisitions #9 – 10, were ratified.

TENTH ORDER OF BUSINESS**Other Business**

Mr. Morgan presented a letter of resignation from Brent Kewley dated January 12, 2026. Accepting the resignation will allow the Board to declare a vacant seat The motion was made to accept Mr. Kewley's resignation and to declare a vacant seat.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, to Accept Mr. Kewley's Letter of Resignation and Declare a Vacant Seat, was approved.

Mr. Morgan nominated Will Morgan to the vacant Board seat.

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On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, to Appoint Mr. Will Morgan to the Vacant Seat, was approved.

Mr. Will Morgan was provided the oath of office and joined the meeting. Mr. Kewley asked that he be provided all employment forms, the Sunshine Law, and other administrative issues.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

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

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

Signed by:
Tricia Adams
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Secretary/Assistant Secretary

DocuSigned by:
Adam Morgan
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Chairman/Vice Chairman