

**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, **February 10, 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	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Mark Watts <i>by Zoom</i>	District Counsel
Kelsey Hanson Walter <i>by Zoom</i>	District Counsel
Maria La Touche <i>by Zoom</i>	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. 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.

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THIRD ORDER OF BUSINESS

Approval of Minutes of the January 13, 2026 Board of Supervisors Meeting and Landowners Meeting

Ms. Adams presented the minutes from the January 13, 2026 Board of Supervisors 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. Adam Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the January 13, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution 2026-03 Appointing an Assistant Secretary

Ms. Adams stated the Board is required to reorganize officers due to a new appointment at the previous meeting. This resolution to appoint Will Morgan as an Assistant Secretary and is included in the agenda on page 12 for Board review.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-03 Appointing Will Morgan as an Assistant Secretary, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Contract Agreement with Polk County Property Appraiser

Ms. Adams reviewed the contract agreement on page 14 of the agenda packet. She noted this agreement, managed annually by the assessment team, enables CDD fees to be included in the non-ad valorem section of the Polk County property tax bill. It's considered an administrative procedure.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, the Contract Agreement with Polk County Property Appraiser, was approved.

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SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2026-04
Extending Terms of Office to Coincide
with General Election**

Ms. Adams stated this resolution drafted by District counsel aligns the expiration of Board members' terms with general election years, extending seats set to expire in 2027 to 2028 and those set for 2029 to 2030.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-04 Extending Terms of Office to Coincide with General Election, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposals for Dog Waste
Stations**

- A. GMS Proposal for Dog Waste Station Purchase and Installation**
- B. CSS Proposal for Dog Waste Station Service**
- C. Pawsitive Scooper Proposal for Purchase, Installation and Services**

Mr. Bailey stated there are three new dog waste stations that are proposed for installation in the community, supplementing the existing one at the sports complex. Two vendors provided quotes: GMS would install the stations for \$1,720, with ongoing maintenance by CSS at \$150 per month for twice-weekly service. Pawsitive Scooper offered a lower installation price of \$1,227.69 and a maintenance fee of \$154.33 per month for the same level of service. He also noted that between page 22 and 23, there's a map that identifies red dots where the proposed locations would be. The Board has the option to choose separate vendors for installation and maintenance or the combined proposal from Pawsitive Scooper. These are all equal services and there's not a substantial difference in costs.

On MOTION by Ms. Dudley, seconded by Mr. Adam Morgan, with all in favor, Pawsitive Scooper Proposal for Purchase, Installation and Services, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. Attorney**

Mr. Watts stated that the main remaining task is finalizing the transfer documents related to the AA2 pond and the assessment area 2 bond proceeds, which should be completed soon.

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B. Engineer

Ms. La Touche had nothing to report. Ms. Adams stated she touched base with Dave Schmidt and Timothy who have taken the lead on this. She also stated they are currently reviewing the plat from the engineer's office to assess the status of the ponds and landscaping, which do not yet appear to be finalized. Communication with the engineer is ongoing to determine which elements are substantially complete and ready for transfer. A Board member stated the job has been accepted by Lake Wales, with most infrastructure, including Paul Salter Road, substantially complete and ready for approval. Some landscaping and irrigation work are still being finalized. The main concern is determining when the requisition will be ready for submission and requesting clarification from Mr. Schmidt if there are any outstanding issues.

C. Field Manager's Report

Mr. Bailey reviewed the report on page 35 of the agenda packet. A sign assessment was completed for the north phase, confirming that all District stop signs are properly installed. The pond disking process is progressing well, with cold weather limiting plant growth but overall results look positive. Landscaping vendors are maintaining the area, though some smaller plants were damaged by a freeze. Landscapers are currently on standby for about a month, after which they will begin trimming and evaluating which plants recover and which need replacement. Nothing new has been installed since the last meeting because of the coming freeze. The amenity is making progress, with ongoing construction and continued monitoring as it approaches its opening.

Ms. Adams stated the projected opening date for the amenity center has shifted from July 1st to a more likely date of August 1st. Communication continues between the District and the association regarding the center's future. Since no bond funds were used in its construction, there are options for transferring ownership to the association. The financial impact on both the District and the association is still being evaluated to determine responsibility for ongoing maintenance and staffing. She noted that the only reason the amenity is being considered as a Community Development District (CDD) responsibility is because it's located on land owned by the CDD; however, no bond funds were used for its construction, making other options possible.

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D. District Manager**i. Approval of Check Registers****a) 12/2/25 – 01/02/26****b) 01/03/26 – 01/31/26**

Ms. Adams reviewed two check registers: one covering December 2, 2025, to January 2, 2026 for \$302,216.74 and another from January 3, 2026 to January 31, 2026 totaling \$325,880.32. Tax receipts are divided between District maintenance and debt service, with the latter sent to a trustee account. Funds are also transferred to an interest-earning account to maximize returns before paying bills.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, Check Registers, were approved.

ii. Balance Sheet & Income Statement

Ms. Adams reviewed the combined balance sheet, noting that the general fund's unassigned balance represents available operating funds. Expenses are increasing as additional property is transferred to the District. The debt service fund from series 2024 shows that all scheduled December interest payments were made on time. No Board action is needed; the financial information is provided for reference only.

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 – Requisition #12**

Ms. Adams stated this item is for project updates. She confirmed the closure of Series 2026 bonds on February 3rd, with construction funds available for requisition currently under review by the District engineer. A plat was received highlighting property to be conveyed, though most are not ready. The focus of the requisition appears to be the right of way. Property conveyance for completed areas will be recorded at future meetings. The Board is also investigating the ultimate ownership and maintenance of the roads, as there is inconsistency between the engineer's report and the plats, with the City of Lake Wales believing it will own and maintain the roads. Further verification is needed. Ms. Adams asked to ratify Requisition 12 for Series 2024 Assessment Area

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1 in the amount of \$2,100. The requisition had already been signed and processed, and Board ratification was needed to confirm this action.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, the Series 2024 AA1 Requisition #12, was ratified.

NINTH ORDER OF BUSINESS

Other Business

Mr. Bonin stated he updated the Floralawn proposal that was received and will share it with the Board. Currently, three dry ponds are serviced 17 times a year for \$30,600. Adding a fourth pond in the south increases the annual cost to \$36,600, with the new pond costing \$6,000 for 17 discs. The previous proposal was incorrect, reflecting the entire future build-out and a much higher estimate of \$56,000. The corrected proposal now provides a breakdown for each phase: phase one, phase two, and phase three, with distinct pricing significantly lower than before. A color-coded map is attached to the proposal for clarity. Mr. Bonin confirmed that Floralawn services will be added and he will forward the approved proposal for agreement.

TENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Adam 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