

**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, **April 14, 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 <i>joined late</i>	Vice Chairman
Kayla Word	Assistant Secretary
Michelle Dudley <i>by Zoom</i>	Assistant Secretary
Will Morgan	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Mark Watts <i>by Zoom</i>	District Counsel
Kelsey Hansen Walter <i>by Zoom</i>	District Counsel
Timothy Todd <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. A quorum was established.

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 March 10,
2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the March 10, 2026, Board of Supervisors meeting.

April 14, 2026

Hunt Club Grove CDD

On MOTION by Mr. Adam Morgan, seconded by Ms. Word, with all in favor, the Minutes of the March 10, 2026 Board of Supervisors Meeting, were approved.

**Mr. Bonin joined the meeting at this time.*

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-05
Approving the Fiscal Year 2027 Budget
and Setting a Public Hearing**

Ms. Adams presented Resolution 2026-05 approving the proposed Fiscal Year 2027 budget and setting the public hearing. She reviewed key assumptions included in the proposed budget, including anticipated growth within the District, operational and maintenance expenditures, and administrative costs. Discussion ensued regarding landscape replacement and insurance costs. Ms. Adams noted the proposed budget remains subject to revision prior to final adoption.

On MOTION by Mr. Adam Morgan, seconded by Ms. Word, with all in favor, Resolution 2026-05 Approving the Fiscal Year 2027 Budget and Setting a Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Stormwater
Infrastructure Access Agreement with
HOA**

Ms. Adams presented the Stormwater Infrastructure Access Agreement with the HOA. District Counsel explained the agreement provides the District with continued access rights for maintenance and operational purposes following conveyance of the amenity areas to the HOA.

On MOTION by Mr. Adam Morgan, seconded by Ms. Word, with all in favor, the Stormwater Infrastructure Access Agreement with HOA, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Bill of Sale and Deed
from CDD to HOA for Amenity Parcel**

April 14, 2026

Hunt Club Grove CDD

Ms. Adams stated District Counsel prepared the form of bill of sale. Mr. Watts stated this fulfills that overall plan to convey the amenity parcel over to the HOA. He noted the conveyance includes both the real property and the associated improvements to the HOA.

On MOTION by Mr. Adam Morgan, seconded by Ms. Word, with all in favor, Bill of Sale and Deed from CDD to HOA for Amenity Parcel, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Conveyance Documents for Right of Way and Lift Station Tracts to City of Lake Wales

A. Assessment Area 1

- i. Bill of Sale Landbank to Lennar**
- ii. Bill of Sale Lennar to CDD**
- iii. Bill of Sale CDD to City**
- iv. Special Warranty Deed ROW & Lift Station Tracts from Owner to CDD**
- v. Special Warranty Deed ROW & Lift Station Tracts from CDD to City**
- vi. Special Warranty Deed Tracts A-O from Owner to CDD**
- vii. Tract H Bill of Sale Owner to CDD**
- viii. Tract H Bill of Sale CDD to City**

Ms. Adams presented conveyance documents related to infrastructure transfers within Assessment Area 1. District Counsel reviewed the purpose of the documents and explained the transfers are intended to align ownership and maintenance responsibilities with the recorded plats and improvement plans.

On MOTION by Mr. Adam Morgan, seconded by Ms. Word, with all in favor, Conveyance Documents for Right of Way and Lift Station Tracts to City of Lake Wales Assessment Area 1, was approved.

B. Assessment Area 2

- i. Bill of Sale Developer to CDD (Tract J Lift Station)**
- ii. Bill of Sale CDD to City (Tract J Lift Station)**
- iii. Tract K Bill of Sale – Owner to CDD**
- iv. Tract K Bill of Sale – CDD to City**
- v. Special Warranty Deed Owner to CDD – Tract K & J**

April 14, 2026

Hunt Club Grove CDD

- vi. Special Warranty Deed CDD to City Tract K & J**
- vii. Special Warranty Deed to CDD**

Ms. Adams presented conveyance documents related to infrastructure transfers within Assessment Area 2. District Counsel reviewed the proposed conveyances and noted certain tracts would remain under District ownership and maintenance responsibilities.

On MOTION by Mr. Adam Morgan, seconded by Ms. Word, with all in favor, Conveyance Documents for Right of Way and Lift Station Tracts to City of Lake Wales Assessment Area 2, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Walters had nothing to report.

B. Engineer

Mr. Todd had nothing to report.

C. Field Manager's Report

Mr. Bailey reviewed the Field Manager's Report and provided updates regarding pond maintenance, sidewalk repairs, dog station installation, and utility improvements completed by Lennar.

D. District Manager

i. Approval of Check Register

Ms. Adams reviewed the check register for March 1, 2026 through April 4, 2026. The total amount is \$38,050.25.

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

ii. Balance Sheet & Income Statement

Ms. Adams reviewed the balance sheet & income statement through the end of February.

E. Project Development Update

i. Status of Property Conveyance

April 14, 2026

Hunt Club Grove CDD

- ii. **Status of Permit Transfers**
- iii. **Status of Construction Funds & Requisitions**
 - a) **Ratification of Series 2026 Requisition #1**
 - b) **Ratification of Series 2024 Requisition #13-14**

Ms. Adams provided an update regarding property conveyance activities, permit transfers, and construction fund requisitions for Assessment Areas 1 and 2. She reported that cleanup and infrastructure transfer activities for Assessment Area 1 were substantially complete. The Board considered ratification of Series 2026 Requisition #1 and Series 2024 Requisitions #13 and #14.

On MOTION by Mr. Adam Morgan, seconded by Ms. Word, with all in favor, the Series 2026 Requisition #1 and Series 2024 Requisitions #13-14, were ratified.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

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. 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