

**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, **May 12, 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 <i>by phone</i>	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Mark Watts <i>by Zoom</i>	District Counsel
Kelsey Hansen-Walter <i>by Zoom</i>	District Counsel
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. One Board Member attended by phone.

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 April 14, 2026,
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the April 14, 2026, Board of Supervisors meeting. She noted she had reviewed the minutes and asked for any comments, corrections, or changes.

May 12, 2026

Hunt Club Grove CDD

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the April 14, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Presentation of Arbitrage Report – Series
2026 Assessment Area 2**

Ms. Adams noted this item would be deferred to a future meeting.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Watts stated he had no additional report at that time and would wait to discuss their update later under the project update section, specifically about property conveyances.

B. Engineer

There was no Engineer's Report.

C. Field Manager's Report

Mr. Bailey stated that replacement plants had been installed to address frost damage, and overall, the landscaping was doing well. He noted the team would monitor the new plants because of the heat, though recent rain had helped. He also mentioned a minor issue with green growth in the retention ponds and said they were working with the contractor to continue double disking to keep those areas clean. He stated the dog stations were being maintained and that the community grounds were generally in good shape.

D. District Manager

i. Approval of Check Register

Ms. Adams reviewed the check register for April 5, 2026, through April 25, 2026. The total amount was \$ \$9,821.88.

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

May 12, 2026

Hunt Club Grove CDD

ii. Balance Sheet & Income Statement

Ms. Adams reviewed the balance sheet & income statement.

iii. Presentation of Registered Voters – 125

Ms. Adams noted that this agenda item was only for informational purposes. She reported that there were 125 registered voters within the Hunt Club Grove CDD boundary and explained that this was being noted to meet a statutory reporting requirement. She stated that no Board action was needed.

E. Project Development Update

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

SIXTH ORDER OF BUSINESS

Other Business

There was no other business.

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. Adam Morgan, seconded by Ms. Dudley, with all in favor, the meeting was adjourned.

Signed by:

3F3E5FA5C67E43B...

Secretary/Assistant Secretary

DocuSigned by:

D8F17F6DF603436...

Chairman/Vice Chairman