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, **June 9, 2026** at 9:31 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 *(arrived later via Zoom)*	Vice Chairman
Kayla Word *(by Zoom and later in person)*	Assistant Secretary
Michelle Dudley	Assistant Secretary
Will Morgan	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Kelsey Hansen-Walter	District Counsel
Dave Schmidt (*joined later by Zoom)*	District Engineer
Allen Bailey	Field Manager

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Adams called the meeting to order at 9:31 a.m. and took roll call. Three 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 **Approval of Minutes of the May 12, 2026 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the May 12, 2026 Board of Supervisors meeting. She noted she had reviewed the minutes and asked for any comments, corrections, or changes.

> On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the May 12, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Presentation of Arbitrage Report – Series 2026 Assessment Area 2**

Ms. Adams introduced the proposal for arbitrage services. She explained that the annual arbitrage report for Series 2026 would cost $450 per year, noted that the District works with several firms that provide this service, and said they had moved clients to AMTEC because they provide good service at the lowest price.

> On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, Accepting the Arbitrage Report – Series 2026 Assessment Area 2, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Proposal from Floralawn for Fuel Surcharge**

Ms. Adams noted that the next agenda item had been withdrawn by the vendor and no Board action was required.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Walter stated she did not have an immediate report, but they did have an update on the conveyance documents that had been discussed at the April meeting. She said those documents could be addressed later under the Project Development Update.

B. Engineer

Ms. Adams stated Dave Schmidt's office provided an engineering report regarding the status of permit transfers before the meeting. She said they would send that report to the project manager. She offered to pass along any additional comments or questions from the Board to the District Engineer.

C. Field Manager's Report

Mr. Bailey provided an update regarding District landscaping and maintenance. Newly installed landscaping continues to be monitored during establishment. Most dry ponds have been disked, though additional growth is occurring in the first pond across from the office due to rainfall and a low area that holds water. He noted that Floralawn has been contacted to help keep up with the growth, which is currently being addressed on an every-other-week schedule.

The landscape along the Phase 1 wall appears to be coming in, and staff will continue monitoring it to ensure it remains healthy. The right-of-way area between the sidewalk and road may still require sod, and staff will continue reviewing it as work progresses. He stated that the landscapers are generally performing well and that the dog waste service continues to address issues, including picking up waste when found.

The Board also discussed the south phase pond, which has been taken over and is being disked. Staff indicated that Floralawn had been directed to increase attention to the area because vegetation growth had begun. Ms. Adams noted that sod may need replacement near the monument sign at the east-side entrance, and Mr. Bailey stated that it would be addressed. The Board asked whether there had been any additional traffic complaints regarding the entrance, and Ms. Adams stated there had not. She reminded the Board that District roads are owned and maintained by the City of Lake Wales, so traffic flow and parking complaints should be referred to City code enforcement or the police department.

D. District Manager

i. Approval of Check Register

Ms. Adams reviewed the check register for April 26, 2026, through May 23, 2026. The total amount of the check register was $30,610.01.

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

ii. Balance Sheet & Income Statement

Ms. Adams reviewed the balance sheet and income statement. The District remained in a favorable financial position, and expenditures were generally in line with the adopted budget.

**Supervisor Bonin joined the meeting via Zoom at this time, and Supervisor Kayla Word joined in person. The record was updated to reflect their participation in all future Board actions.*

iii. Reminder of Form 1 Filing Requirement Deadline

Ms. Adams reminded the Supervisors to file their Form 1 Financial Disclosure with the Florida Commission on Ethics by July 1.

E. Project Development Update

i. Status of Property Conveyance

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

a) Ratification of Requisition #15

Ms. Walter reported that the team is still working with Lennar on conveyances for the two assessment areas. Staff continues coordinating completion of the remaining conveyance documents for right-of-way transfers and several tracts in both assessment areas. Copies of executed special warranty deeds will be provided once available. The Board also discussed permit transfers, noting that the District Engineer's team would handle filing with the Water Management District, with legal support available if needed. No further update was available on permit transfers.

Requisition No. 15 on page 39 of the agenda packet was reviewed for ratification. The invoice totaled $2,100 for Trace Air, and the requisition had already been processed subject to Board ratification.

> On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, Requisition #15, was ratified.

SEVENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

The Board briefly discussed the remaining balance in the Series 2024 Capital Projects Fund and received clarification regarding construction fund accounting. No Board action was taken.

NINTH 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.

June 9, 2026

Hunt Club Grove CDD

Signed by:
Tricia Adams
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Secretary/Assistant Secretary

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Adam Morgan
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Chairman/Vice Chairman