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, **July 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 *by phone*	Vice Chairman
Kayla Word	Assistant Secretary
Michelle Dudley	Assistant Secretary
Will Morgan	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Kelsey Hansen-Walter *by Zoom*	District Counsel
Tim Todd	District Engineer
Allen Bailey	Field Services 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 June 9, 2026, Board of Supervisors Meeting**

Ms. Adams presented the minutes from the June 9, 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 June 9, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Public Hearing on the Adoption of the Fiscal Year 2027 Budget**

Ms. Adams asked for a motion to open the public hearing.

> On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, Opening the Public Hearing, was approved.

Ms. Adams opened the public hearing for the Fiscal Year 2027 budget. The budget covers October 1, 2026, through September 30, 2027. The Board had already approved a proposed FY2027 budget earlier in the fiscal year, and a copy was included in the agenda packet. Public comment was required, but no members of the public were present in person or on Zoom. Ms. Adams asked for a motion to close the Public Hearing.

> On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, Closing the Public Hearing, was approved.

A. Consideration of Resolution 2026-06 Adopting the Fiscal Year 2027 Budget and Appropriating Funds

Ms. Adams reviewed Resolution 2026-06 and the proposed Fiscal Year 2027 budget included in the agenda packet. She summarized the proposed assessment levels and explained that the principal factors affecting the budget were the maintenance of additional phases, increased field expenditures, and administrative costs associated with the additional bond issuance. The Board also reviewed the budgetary effect of the homeowners' association assuming responsibility for the amenity tract.

> On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-06 Adopting the Fiscal Year 2027 Budget and Appropriating Funds, was approved.

FIFTH ORDER OF BUSINESS **Public Hearing on Special Assessments**

Ms. Adams asked for a motion to open the public hearing.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, Opening the Public Hearing, was approved.

Ms. Adams opened the public hearing and invited comments regarding the proposed Fiscal Year 2027 operations and maintenance assessments. No members of the public were present in person or by Zoom, and no public comments were received. She asked for a motion to close the public hearing.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, Closing the Public Hearing, was approved.

A. Consideration of Resolution 2026-07 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Adams presented Resolution 2026-07, imposing the Fiscal Year 2027 operations and maintenance assessments and certifying the assessment roll. She explained that the assessment roll identifies the parcels within the District and the applicable operations and maintenance assessments to be collected using the uniform method.

In response to a question concerning blank entries on the assessment roll, Ms. Adams explained that certain District owned tracts were shown for informational purposes but were not subject to operations and maintenance or debt-service assessments.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-07 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-08 Adopting the Fiscal Year 2027 Meeting Schedule**

The schedule would remain the same as the current fiscal year, with meetings held on the second Tuesday of each month at 9:30 a.m.

> On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-08 Adopting the Fiscal Year 2027 Meeting Schedule, was approved.

SEVENTH ORDER OF BUSINESS **Review and Acceptance of Fiscal Year 2025 Audit Report**

Ms. Adams reported that the Fiscal Year 2025 audit contained an unmodified opinion and no current-year findings or recommendations.

> On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, Acceptance of Fiscal Year 2025 Audit Report, was approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Walter had nothing to report.

B. Engineer

Mr. Todd stated that he would follow up regarding outstanding permit matters and coordinate with staff to determine the status of required signatures. It was noted that one permit-related item had been taken over from Avenue, and Mr. Todd indicated that the item appeared to have been signed.

C. Field Services Manager's Report

i. Consideration of Proposal for Pet Waste Station Installation & Maintenance

Mr. Bailey reported that the recent landscape replacements were becoming established. He identified several bare or uneven areas near the south-phase mailboxes and trees along the perimeter of the south phase that might require replacement. In response to a Supervisor's question regarding bare areas near the North Phase entrance at Fulberry Street, Mr. Bailey agreed to follow up with the landscape contractor regarding appropriate sod replacement or other corrective work.

Supervisor Rob Bonin joined the meeting by telephone during the Field Manager's Report and participated in all subsequent Board discussion and action.

He also discussed dog waste stations, noting that the existing stations continued to perform well and that the vendor recommended adding stations in the southern portion of Phase 1. The vendor proposal included two proposed stations and two optional stations. The cost for all four stations was discussed as a one-time installation cost of $1,531, with recurring service of $200 per month.

The Board discussed station placement, including a suggestion to locate one near the front/mailbox area and to ensure stations were placed only in common areas or District-owned tracts, not in front of homes. Mr. Bailey indicated locations could be adjusted as needed.

A Board member asked about sod replacement or fill-in at the entrance area of the North Phase, near Fulberry Street. The Board member noted that photos of bare spots near the entrance had previously been sent by email. Mr. Bailey stated that he had not observed the issue during his inspection but acknowledged the area after reviewing the photo and indicated that he had previously forwarded the matter for follow-up. It was also noted that the nearby intersection may be reworked soon. Mr. Bailey stated he would follow up again regarding the sod fill-in issue.

On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, Proposal for Pet Waste Station Installation & Maintenance, was approved.

D. District Manager

i. Approval of Check Register

Ms. Adams reviewed the check register for May 24, 2026, through June 30, 2026. The total amount is $77,832.03.

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 stated the balance sheet, and income statement is included on page 109 the agenda packet. She noted that the report also showed fund balances for the 2024 and 2026 bonds, including funds set aside for Trace Air and a small amount of accrued interest

iii. Goals & Objectives

a) Adoption of Fiscal Year 2027 Goals & Objectives

Ms. Adams reviewed the Fiscal Year 2027 goals and objectives. She explained that special districts, including community development districts, are required to adopt annual goals and objectives. The FY2027 goals were included in the agenda packet and addressed community communication and engagement, infrastructure and facilities maintenance, and financial transparency and accountability. These goals were like those adopted in prior years, and the Board was asked to approve them as presented.

> On MOTION by Ms. Dudley, seconded by Mr. Adam Morgan, with all in favor, Adoption of the Fiscal Year 2027 Goals & Objectives, was approved.

b) Authorizing Chair to Execute Fiscal Year 2026 Goals & Objectives Performance Report

Ms. Adams stated at the end of each fiscal year, the District must report whether it met its adopted goals and objectives and post that report on the District's website by December 1. For Fiscal Year 2026, staff will complete the report after September 30, present it to the Chair for execution, and then post it online. The Board was asked to authorize the Chair to execute the final FY2026 goals report.

> On MOTION by Ms. Dudley, seconded by Mr. Adam Morgan, with all in favor, Authorizing Chair to Execute Fiscal Year 2026 Goals & Objectives, was approved.

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 Requisition 16

District Counsel reported that the District was awaiting revised property-conveyance documents and original executed documents from Lennar. Counsel agreed to follow up with Lennar regarding the outstanding documents.

The District Engineer reported that coordination with the applicable water management district was ongoing to determine the remaining requirements for the permit transfer, including the necessary landowner signatures.

The Board also requested confirmation of the status of the previously approved conveyance of the northern amenity area and stormwater ponds to the homeowners' association, including whether the deed had been recorded. Staff agreed to provide the Chair with status updates.

Ms. Adams stated that Requisition No. 16 for the Series 2024 bonds were included in the agenda packet. The requisition was for a payment to Trace Air in the amount of $3,150. The requisition had already been executed and processed, subject to ratification by the Board.

> On MOTION by Mr. Adam Morgan, seconded by Ms. Dudley, with all in favor, Requisition #16, was 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. Dudley, with all in favor, the meeting was adjourned.

Signed by:
Tricia Adams
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Secretary/Assistant Secretary

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Adam Morgan
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Chairman/Vice Chairman