

**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, **August 11, 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 <i>via Zoom</i>	Assistant Secretary
Will Morgan <i>via Zoom and in person</i>	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Kelsey Hansen-Walter <i>via Zoom</i>	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. Three Board members were present in person constituting a quorum. Supervisor Dudley and Supervisor Will Morgan attended via Zoom.

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 July 14, 2026
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the July 14, 2026 Board of Supervisors meeting.

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

FOURTH ORDER OF BUSINESS**Consideration of Direct Collection Agreement**

Ms. Adams reviewed the Fiscal Year 2027 budget-related direct collection agreement between Hunt Club Grove CDD and Lennar Homes. The agreement reflects \$165,620 in assessments that will be direct billed, explains the collection schedule, and includes a legal description of the parcels subject to direct collection. Supervisor Will Morgan who was attending via zoom joined the meeting in person.

On MOTION by Mr. Adam Morgan, seconded by Ms. Word, with all in favor, the Direct Collection Agreement, was approved.

FIFTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Walter noted the District is still working on the property conveyance/property transfer documents, which are expected to be finalized soon. Ms. Adams noted a follow-up call will be scheduled with legal staff, the chairman, and the District engineer to review the amenity tract. The District engineer has identified additional areas where access may be needed, so the group will review the plat and consider whether any plat modifications should be recommended.

B. Engineer**i. Status Updates on Stormwater Tracts**

Mr. Todd had nothing additional to report.

C. Field Manager's Report

Mr. Bailey reported several landscaping and maintenance updates. Some plants and trees along the south wall appear to be failing, likely due to prior irrigation issues involving sand in the reclaimed water line. A filter has been installed at the meter, and Floralawn is expected to replace the affected plant material under warranty after confirming the issue. Chinch bugs were also found in an area slated for sod replacement near Hunt Brothers, and treatment is underway so the replacement sod will survive. He also noted that landscaping maintenance and dog waste stations

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are generally being handled well. Additional dog stations approved for the south phase will be installed once construction activity allows.

i. Consideration of GMS Proposal #558 for End of Road Signs

Mr. Bailey discussed missing or knocked down end-of-road signs on the north side near East Grove Avenue and future townhome/dead-end areas. Replacement of four signs, including installation, was estimated at \$2,200. The Board approved replacing the signs but noted that if they continue disappearing, the cause will need to be investigated.

On MOTION by Mr. Adam Morgan, seconded by Ms. Word, with all in favor, the GMS Proposal #558 for End of Road Signs, was approved.

The Board discussed the delayed irrigation baseline clock system. Locates were expected to clear the next day, with boring scheduled two days afterward. The bore will allow wiring so the main irrigation clock on the south side can connect to and control zones throughout Hunt Club, with a wireless sub-clock expected for the north area. Mr. Bailey was asked to stay closely engaged with Floralawn once the bore is completed to ensure the system is connected and operational.

D. District Manager

i. Approval of Check Register

Ms. Adams reviewed the check register on page 28 for July 1, 2026, through July 31, 2026. The total amount is \$24,087.89.

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

ii. Balance Sheet & Income Statement

Ms. Adams reviewed the unaudited financials for informational purposes. The District is fully collected for the fiscal year, and all debt series payments have been made on time. No Board action was required on the unaudited financials.

E. Project Development Update

i. Status of Property Conveyance

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ii. Status of Permit Transfers
iii. Status of Construction Funds & Requisitions

Ms. Adams reviewed the standing agenda items for status of property conveyance, permit transfers, construction funds, and requisitions. She reported that there was nothing further to update on property conveyance or permit transfers. In response to a question about the construction fund, the Board was directed to page 35 of the agenda packet, where Series 2024 reflected approximately \$19,000 earmarked for Trace Air, with the remaining balance consisting primarily of interest earnings.

SIXTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

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. Word, 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