

**MINUTES OF MEETING
EAGLE HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Eagle Hammock Community Development District was held on Thursday, **April 11, 2024** at 10:00 a.m. at the Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, Florida.

Present and constituting a quorum were:

Milton Andrade	Chairman
Brian Walsh	Vice Chairman
Jeff Shenefield	Assistant Secretary
Garret Parkinson	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, Kilinski Van Wyk
Chris Loy	District Counsel, Kilinski Van Wyk
Rodney Gadd <i>by Zoom</i>	District Engineer, Hunter Engineering
Allen Bailey	Field Manager, GMS

The following is a summary of the discussions and actions taken at the April 11, 2024 Eagle Hammock Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order. There were four Board members present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present at this time and no members of the public joining via Zoom.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 10, 2023 Board of Supervisors Meeting

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Ms. Burns presented the minutes from the August 10, 2023 Board of Supervisors meeting. Ms. Burns asked for any questions, comments, or corrections to those minutes. The Board had no changes to the minutes.

On MOTION by Mr. Walsh seconded by Mr. Shenfield, with all in favor, the Minutes of the August 10, 2023 Board of Supervisors Meeting, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-01 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: July 11, 2024) and Setting the Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget

Ms. Burns presented the resolution to the Board and noted that this kicks off the budget process and set the cap amount. The proposed date for the public hearing is July 11, 2024. She highlighted that the proposed amount is \$1,435.05. They kept it as low as possible for the current year with no reserve transfer due to the significant increase from the prior year because of the deficit finding agreement that had previously been in place. This budget shows a \$100 per lot increase. No notice is required. It is proposing an increase, but it is not increasing beyond the previously noticed amount. This resolution approves the preliminary budget setting the public hearing for July 11, 2024, the regularly scheduled meeting.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2024-01 Approving the Proposed Fiscal Year 2-24/2025 Budget (Suggested Date: July 11, 2024) and Setting the Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-02 Designating a Date, Time, and Location for a Landowners' Meeting and Election (November 5, 2024)

Ms. Burns presented the resolution to the Board and noted that the Landowners' election meeting will be held on the first Tuesday in November by Florida statute making the meeting date November 5, 2024 at 1:00 p.m. at the Holliday Inn in Winter Haven, Florida.

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On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2024-02 Designating a Date, Time, and Location for a Landowners' Meeting and Election (November 5, 2024), was approved.

SIXTH ORDER OF BUSINESS

Consideration of 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser

Ms. Burns stated this is the annual renewal of the required agreement and asked for a motion of approval.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser, was approved.

SEVENTH ORDER OF BUSINESS

Ratification of 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns noted that this has already been executed and that she is just looking for a ratification from the Board.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser, was ratified.

EIGHTH ORDER OF BUSINESS

Ratification of Proposal for Arbitrage Services for Series 2022 Project Bonds from AMTEC

Ms. Burns stated that this was executed by the Chair outside of the meeting and it totals \$400 a year. She is now asking for ratification from the Board.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Proposal for Arbitrage Services for Series 2022 Project Bonds from AMTEC, was ratified.

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NINTH ORDER OF BUSINESS

Presentation and Approval of Arbitrage Rebate Report for Series 2022 Project Bonds from AMTEC

Ms. Burns noted that under the internal revenue code the District is required to demonstrate that they do not earn more interest that they pay on the Bonds. On page 4 of the report that was presented to the Board there is a negative arbitrage amount listed and Ms. Burns is looking for a motion to accept those findings.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Arbitrage Rebate Report for Series 2022 Project Bonds form AMTEC, was approved.

TENTH ORDER OF BUSINESS

Ratification of Acquisition Documents for Phase 1

Ms. Burns stated that these have been executed and recorded and that she is just looking for a motion to ratify those actions from the Board.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Acquisition Documents for Phase 1, were ratified.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk wanted to follow up about the sample ballot and the voting documents are included in the agenda and are available. He will also be coming back to the Board with updated rules and procedure following the dismissal of this year’s legislative process. He also introduced Chris Loy who is a new attorney with KVV Law that will be working closely with the District.

B. Engineer

Mr. Gadd stated he had nothing at this time, so the next item followed.

C. Field Manager’s Report

Mr. Bailey presented the field manager’s report which can be found in the agenda packet. He stated that they have been straightening out street signs throughout the community. A pool inlet cover was damaged and replaced. The original pool rules sign was damaged, and a new metal sign was put in its place. The amenity pressure release valve was leaking and repaired. He reviewed the

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landscaping noting that everything seems to be doing well. He offered to answer any questions. Hearing no comments, the next item followed.

D. District Manager’s Report

i. Approval of Check Register

Ms. Burns noted approval of the check register from July 1, 2023-March 29, 2024 that is included in the agenda package. The total is \$338,248.40. She offered to answer any Board questions before there was a motion of approval.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Check Register totaling \$338,249.40, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns presented the financial statements through the month of February for review. There is no action necessary from the Board.

TWELFTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the meeting was adjourned.

Jill Burns

Secretary/Assistant Secretary

DocuSigned by:
Milton Andrade

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Chairman/Vice Chairman