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**, **July 10, 2025** at 10:45 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
Kareyann Ellison	Assistant Secretary
Garret Parkinson	Assistant Secretary
Brent Elliott	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Patrick Collins	District Counsel, KVW Law
Lauren Gentry *by Zoom*	District Counsel, KVW Law
Allen Bailey	Field Manager, GMS

The following is a summary of the discussions and actions taken at the July 10, 2025 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 at 10:45 a.m. Five Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Burns opened the public comment period.

THIRD ORDER OF BUSINESS **Approval of Minutes of the April 10, 2025 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the April 10, 2025 Board of Supervisors meeting. She asked for any questions, comments, or corrections to those minutes.

Mr. Andrade stated Rodney, Lauren, Patrick and himself were all in attendance at the last meeting.

On MOTION by Mr. Walsh seconded by Mr. Andrade, with all in favor, the Minutes of the April 10, 2025 Board of Supervisors Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS **Public Hearing**

A. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget

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

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2025-07 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds

Ms. Burns presented the budget on page 18 of the agenda package. She stated there is a proposed increase of $100.64. She noted the Field Expenditure costs were able to be lowered and the Amenity costs have been increased. She added Contingency, Janitorial, and Security line items were increased. The Reserve Fund has been doubled for this Fiscal Year.

Ms. Burns opened up the meeting for public comments.

Resident (Delaney) asked the Board to clarify if the $100.64 is per household. Ms. Burns stated it was.

Resident (Delany) asked what the goal amount in the Capital Reserve Fund is. Ms. Burns stated there is not a set goal and there is no max that can be added. She noted this is for any improvements they may want to add to the District in the future.

Resident (Delany) asked if the Capital Reserve is in a CD account so they can make money while the money is stilling in the bank. Ms. Burns stated they will typically move it to a Money Market account.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-07 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds, was approved.

ii. Consideration of Resolution 2025-08 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns presented Resolution 2025-08 Imposing Special Assessments and Certifying an Assessment Roll. She stated this resolution certifies the assessment roll for collection based on the budget the Board just approved.

> On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-08 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Ms. Burns asked for a motion to close the public hearing.

> On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-09 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026**

Ms. Burns presented Resolution 2025-09 to the Board. They are proposing that the regular monthly meeting be held on the second Thursday of each month at 10:30 a.m. in the same location.

> On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-09 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026, was approved.

SIXTH ORDER OF BUSINESS **Presentation and Acceptance of Letter of Resignation from District Engineer**

Ms. Burns noted they had received a letter of resignation from Rodney Gadd that stated once the development is done, he will not be staying on as District Engineer.

> On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Accepting the Letter of Resignation from District Engineer, was approved.

SEVENTH ORDER OF BUSINESS **Request for Authorization to Issue RFQ for District Engineering Services and Authorization of Staff to Publish**

Ms. Burns presented the request for authorization to issue RFQ for District Engineering services and authorization of staff to publish. She stated the due date for the RFQ is August 4, 2025.

> On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Request for Authorization to Issue RFQ for District Engineering and Authorization of Staff to Publish, was approved.

EIGHTH ORDER OF BUSINESS **Presentation of Fiscal Year 2024 Audit Report**

Ms. Burns presented the Fiscal Year 2024 Audit Report on page 31 of the agenda package. She stated there were no instances of noncompliance, and no findings or recommendations and is considered a clean audit.

> On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Accepting the Fiscal Year 2024 Audit Report, was approved.

NINTH ORDER OF BUSINESS **Goals and Objectives**

A. Adoption of Fiscal Year 2026 Goals & Objectives

Ms. Burns presented the District's Goals and Objectives for Fiscal Year 2026. She stated these have not changed since the last fiscal year and are all goals that the District will be able to meet.

> On MOTION by Mr. Andrade, seconded Mr. Walsh, with all in favor, the Fiscal Year 2026 Goals and Objectives, was approved.

B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute

Ms. Burns stated they must review the goals they have in place for the current year to see if they will meet the goals. She added they are currently on track to meet all of the goals and Objectives for Fiscal Year 2025. They ask to authorize the Chair to sign off on the Goals and Objectives at the end of the year to ensure all of the goals have been met.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Fiscal Year 2025 Goals and Objectives and Authorizing Chair to Execute, was approved.

TENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Collins stated all Supervisors submitted their Form 1s on time and none have to pay a fine. He reminded the Board to complete four hours of ethics training by the end of the year.

B. Engineer

There being nothing to report, the next item followed.

C. Field Manager's Report

Mr. Bailey reviewed the Field Manager's report on page 110 of the agenda package. He stated a stop sign was leaning and has since been set back in place. He added the new amenity landscape has been installed and has overall improved the appearance of the amenity. He noted the entrance Crepe Myrtles are flowering and healthy and the clubhouse has remained cleaned.

Mr. Bailey presented the proposal to install solar lights at the mailboxes for $824. He noted this was in the budget to complete.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Solar Lighting at the Mailboxes for $824, was approved.

Mr. Bailey presented the proposal from Prince & Sons to perform landscape enhancements on the monument for $2,200. He added the plan would be to add color to the back of the monument.

Mr. Andrade asked for proposals to be brought back that would clean up the area but would not need to be swapped out every three months.

D. District Manager's Report

i. Update Regarding Recent Street Parking Complaints & Discussion Regarding Commercial and Abandoned Vehicles

Ms. Burns stated there were a handful of street parking complaints from residents regarding the cars in the road. She noted they were still only receiving a handful of complaints at this time because there are no street parking or towing policies set in place. She asked the Board if they would like to set any policies in place. Mr. Andrade stated he does not think they should at this time because the HOA is now set, and they will be able to help with the problem.

ii. Approval of Check Register

Ms. Burns stated the check register is in the agenda package for review. She offered to take any questions or comments regarding the invoices, otherwise asking for a motion to approve.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Check Register, was approved.

iii. Balance Sheet & Income Statement

Ms. Burns noted the financial statements through May are in the package for review. No action is required.

iv. Presentation of Number of Registered Voters – 303

Ms. Burns noted there were currently 303 registered voters in the District. She noted they are over the 250 requirement but they must wait to turnover the Board until 2028.

ELEVENTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS **Supervisors Requests and Audience Comments**

Resident stated the picture of the entrance sign that was given in the Field Report is not what the sign currently looks like. He believes that it needs repaired.

Ms. Ellison asked for pictures of the sign to be added to the report.

Ms. Burns stated they have money in the landscape budget to repair the sign. She asked the Board if they would like to have a NTE amount and delegate the Chair to sign off on the repairs.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, NTE $5,000 for Entry Sign Repairs and Delegating the Chair to Approve, was approved.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

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

Jill Burns
Secretary/Assistant Secretary

Signed by:
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Chairman/Vice Chairman