

**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, October 9, 2025** at 10:37 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
Kareyann Ellison	Assistant Secretary
Garret Parkinson	Assistant Secretary
Kyle Free	Appointed as Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Patrick Collins	District Counsel, KVV Law
Lauren Gentry <i>by Zoom</i>	District Counsel, KVV Law
Allen Bailey	Field Manager, GMS

The following is a summary of the discussions and actions taken at the October 9, 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 10:37 a.m. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened the public comment period. There were no public comments.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation from Brent Elliott (Seat #5)

Ms. Burns presented the resignation from Brent Elliott.

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On MOTION by Mr. Andrade seconded by Ms. Ellison, with all in favor, Accepting the Resignation from Brent Elliott, was approved.

B. Appointment to Fill Vacant Board Seat #5

Ms. Burns asked for a nomination to fill vacant Board Seat #5. Mr. Kyle Free was nominated.

On MOTION by Mr. Andrade seconded by Ms. Ellison, with all in favor, Appointing Kyle Free to Fill the Vacant Board Seat #5, was approved.

C. Oath of Office to Newly Appointed Supervisor

Ms. Burns swore in Mr. Kyle Free as a Supervisor. Mr. Collins briefly reviewed the Sunshine law, Ethics law, and Public Records law. He stated he will provide Mr. Free with a package of introductory material that will include Supervisor obligations, responsibilities and requirements.

D. Consideration of Resolution 2026-01 Electing Officers

Ms. Burns presented Resolution 2026-01. After brief discussion, the Board decided to have Milton Andrade serve as Chairman, Brian Walsh serve as Vice Chairman, and Kareyann Ellison, Garrett Parkinson and Kyle Free serve as Assistant Secretaries along with George Flint. Jill Burns will serve as Secretary.

On MOTION by Mr. Andrade seconded by Ms. Ellison, with all in favor, Resolution 2026-01 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the July 10, 2025
Board of Supervisors Meeting**

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

On MOTION by Mr. Andrade seconded by Ms. Ellison, with all in favor, the Minutes of the July 10, 2025 Board of Supervisors Meeting, were approved.

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FIFTH ORDER OF BUSINESS**Presentation of Memo Regarding Amendments to District Rules of Procedure****A. Consideration of Resolution 2026-02 Setting a Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District**

Ms. Burns presented Resolution 2026-02. Mr. Collins reviewed the memo regarding amendments to District Rules of Procedure. He noted they are scheduling the public hearing for December 11th.

On MOTION by Mr. Andrade, seconded by Ms. Ellison, with all in favor, Resolution 2026-02 Setting a Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2026-03 Spending Authorization Resolution**

Ms. Burns stated this resolution outlines spending authority for the District Chair, Vice Chair, and District manager outside of a meeting without additional Board action. She pointed out that these are standard amounts that they use at most Districts. She stated it's \$2,500 for the District manager alone, up to \$10,000 for the Chair and Vice Chairman to authorize, and the District manager and Chair can jointly approve up to \$25,000. She explained that typically they see situations like this in the event of a hurricane, if there is major damage that they need to address right away.

On MOTION by Mr. Andrade, seconded by Ms. Ellison, with all in favor, Resolution 2026-03 Spending Authorization Resolution, was approved.

SEVENTH ORDER OF BUSINESS**Presentation of Arbitrage Report for Series 2022 Project Bonds from AMTEC**

Ms. Burns presented the arbitrage report for Series 2022 Project Bonds from AMTEC. She explained that this is a required report under the trust indenture. She further explained that the District just has to demonstrate under internal revenue code that they don't earn more interest than they pay on the bonds. She added that if they do, there are some tax liabilities that need to be dealt

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with. She noted page four has a negative arbitrage rebate amount listed. She pointed out that they do not need to make any of those payments. She stated this is an independent report.

On MOTION by Mr. Andrade, seconded by Ms. Ellison, with all in favor, the Arbitrage Report for Series 2022 Project Bonds from AMTEC, was approved.

EIGHTH ORDER OF BUSINESS

Review and Ranking of Proposals Received for District Engineering Services and Selection of District Engineer

- A. Alliant Engineering, Inc.**
- B. DCCM North America, LLC**
- C. Dewberry Engineers, Inc.**
- D. Rayl Engineering & Surveying, LLC**

Ms. Burns stated their District Engineer, Rodney Gadd, resigned at a prior meeting, so they submitted an RFQ for qualification statements for a District engineer. She noted they received four responses. She explained that for engineering services, it's not an RFP. They are not providing a price, just providing a qualification statement. She pointed out that all the engineering bills by the hour, so it would be as incurred. The four responses are from Alliant Engineering, Inc., DCCM North America, LLC, Dewberry Engineers, and Rayl Engineering & Surveying. Mr. Andrade reviewed the proposals and presented his rankings.

Mr. Andrade stated Rayl Engineering & Surveying ranked #1, Dewberry Engineers ranked #2, DCCM North America, LLC ranked #3, and Alliant Engineering, Inc. ranked #4. Mr. Andrade recommended Rayl Engineering & Surveying. After discussion, the Board agreed with Mr. Andrade's recommendation.

On MOTION by Mr. Andrade, seconded by Ms. Ellison, with all in favor, Accepting the Rankings as Outlined and Authorizing Staff to Send a Notice of Intent to Award to Rayl Engineering & Surveying, was approved.

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

Mr. Collins had nothing further to report.

B. Engineer

The engineer is not present at the meeting today, but there is a question regarding depressions in the road that Ms. Burns is going to have the engineer check on.

C. Field Manager's Report

Mr. Bailey reviewed the Field Manager's report. He stated the dog station was repaired after finding the waste bin was moved, the mailbox lights have been installed, the new landscape has been installed around the District monument, the amenity landscape is doing well moving into the cooler weather, and the ponds in the District are staying clear of major vegetation growth, even with high temperatures and rainfall. He also provided a quick overview of increased requests from different vendors. One vendor is Prince asking for a 3% increase for the Common Area Contract, which would be \$39,324 a year. He explained that this amount is within the budget that they have already budgeted for the year. He added that this increase doesn't affect the Amenity Contract. Ms. Burns discussed the frequency of the mows stating it's the standard 42 mows a year for seasonal weekly in the summer, bi weekly starting in October, and about 36 mows a year for the ponds. She offered to get a proposal to have 42 mows a year for the ponds as well, if the Board prefers that. There was discussion about the common areas not being done on the same day. Mr. Bailey stated he will reach out to the vendor to make sure the expectation is that all the common areas are mowed the same day.

Mr. Bailey stated the janitorial and aquatics are not changing. He noted the pool vendor with Resort Pools requested \$100 increase a month, which would be \$17,400. He explained that this increase is for standard increases, mechanicals, etc. He further explained that this is within budget. He also stated the pest control vendor is going up from \$120 a month to \$126 a month. He stated the quarterly for playgrounds is going up from \$65 to \$68.25 every quarter, which would be \$1,785 a year. He explained that this is all budgeted. An issue of mold in the mulch was discussed. Mr. Bailey responded that they would look into this issue and see about getting a proposal for rubber mulch, but they are going to see if they can flip the mulch for now.

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On MOTION by Mr. Andrade, seconded by Ms. Ellison, with all in favor, the Vendor Contract Increases, were approved.

D. District Manager's Report

i. Discussion Regarding Resident Request for Trash Can at the Mailboxes

Ms. Burns opened discussion regarding resident request for trash can at the mailboxes. After discussion, it was decided to have janitorial move existing trash can and start managing it.

ii. Approval of Amenity Policy Clarification Regarding Access Card Issuance

Ms. Burns stated currently the amenity policy says that residents are going to be given amenity cards upon closing. She explained that they want to change that policy to clarify that it's upon registering for access upon closing that they need to register with their team. She further explained that they need to verify that their residents are renters within the community.

iii. 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. Andrade, seconded by Ms. Ellison, with all in favor, the Check Register, was approved.

iv. Balance Sheet & Income Statement

Ms. Burns presented the financial statement. She stated there is no action required.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

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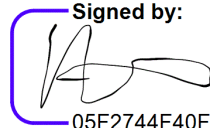
TWELFTH ORDER OF BUSINESS

Adjournment

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

Jill Burns

Secretary/Assistant Secretary

Signed by:


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Chairman/Vice Chairman