

**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, March 12, 2026** at 10:30 a.m. at the Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, Florida.

Present and constituting a quorum were:

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|-------------------------------|---------------------|
| Milton Andrade <i>by Zoom</i> | Chairman |
| Brian Walsh | Vice Chairman |
| Kareyann Ellison | Assistant Secretary |
| Kyle Free | Assistant Secretary |
| Garret Parkinson | Assistant Secretary |

Also, present were:

| | |
|--------------------------|-------------------------------------|
| Jill Burns | District Manager, GMS |
| Patrick Collins | District Counsel, KVV Law |
| Alan Rayl <i>by Zoom</i> | District Engineer, Rayl Engineering |
| Allen Bailey | Field Manager, GMS |

The following is a summary of the discussions and actions taken at the March 12, 2026, Eagle Hammock Community Development District's Regular Board of Supervisors' Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 10:38 a.m. Four Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that no members of the public were present or on Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the December 11,
2025 Board of Supervisors Meeting**

March 12, 2026

Eagle Hammock CDD

Ms. Burns presented the minutes from the December 11, 2025, Board of Supervisors meeting. She asked for any questions, comments, or corrections to those minutes. The Board had no changes.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Minutes of the December 11, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Proposal from Current Demands for Additional Expanded Hard Drive for Recording

Ms. Burns presented the proposal from Current Demands for additional hard drive for recording purposes totaling \$1,061.04. The current backup is not holding recordings for the 30-day required period and this will update the system ensuring that data be kept.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Proposal from Current Demands for Additional Expanded Hard Drive for Recording, was approved.

FIFTH ORDER OF BUSINESS

Discussion Regarding Seasonal Pool Security

Ms. Burns led the Board in discussion on seasonal pool security. This is not a closed security session and if that is needed after this discussion, they will schedule that for a later date. Mr. Free discussed concerns and asked for a sign to be installed with amenity information. Ms. Burns noted that there should be a sign and it could have been removed. Mr. Bailey will be sure the sign is still there. Ms. Burns went over some options that do and do not include a security guard. Board discussion followed. Board suggestion is to start with the overnight monitoring to see if there is any change and go from there. They will wait until there is more resident pushback. Ms. Burns will also have the amenity team make note of when they get call and reports from residents. When the residents have problems, they should report it.

SIXTH ORDER OF BUSINESS

Consideration of 2026 Contract Agreement with Polk County Property Appraiser

March 12, 2026

Eagle Hammock CDD

Ms. Burns presented the 2026 contract agreement with the Polk County Property Appraiser and stated that this is the District’s annual renewal and that they are just looking for a motion of approval.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the 2026 Contract Agreement with Polk County Property Appraiser, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins stated he had nothing new for the Board but offered to answer any questions.

B. Engineer

i. Update on Road Depression Findings

Mr. Rayl gave an update of the road depressions and noted there are three inlet pairs on Eagle Hammock Blvd where there is sinking of the pavements noting it is a product of construction that appears overtime related to compaction around the structures. He noted that they will monitor the areas and keep an eye on them to take action when needed. When the repairs need to be done it is costing approximately \$10,000 per location and can involve structure repair, pavement removal, curb removal, repouring of curb, new pavement restoration, etc. The Board wants to ensure this issue is being checked on.

C. Field Manager’s Report

Mr. Bailey reviewed the field manager’s report that was included in the agenda package. There were no questions and the next item followed.

D. District Manager’s Report

i. 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 and then asked for a motion to approve.

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

March 12, 2026

Eagle Hammock CDD

ii. Balance Sheet & Income Statement

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

EIGHTH ORDER OF BUSINESS

Other Business

Ms. Burns asked the Board if there were any items they would like to add as they approach budget discussion. Ms. Burns asked to add a capital reserve study. Board direction was to also add a budget for holiday lights and a shade structure. They will work towards keeping assessments the same as they wait for the results of the reserve study.

NINTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

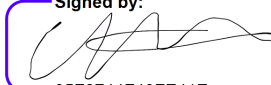
Adjournment

Ms. Burns asked for a motion to adjourn the meeting.

On MOTION by Mr. Walsh, 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