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 9, 2026** at 10:35 a.m. at the Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, Florida.

Present and constituting a quorum were:

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, KVW Law
Alan Rayl	District Engineer, Rayl Engineering
Allen Bailey	Field Manager, GMS

The following is a summary of the discussions and actions taken at the April 9, 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 10:35 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 March 12, 2026 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the March 12, 2026 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 Ms. Ellison, with all in favor, the Minutes of the March 12, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-05 Approving the Proposed Fiscal Year 2026/2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget (Suggested Date: July 9, 2026)**

Ms. Burns stated this resolution is the start of the annual budget process. A preliminary budget must be approved by June 15th, which sets a maximum cap amount. A public hearing to adopt the final budget will be held at least 60 days later, with July 9, 2026 suggested as the date, coinciding with the regular July meeting. The attached proposed budget is largely unchanged from the previous year, with only a few differences highlighted.

Ms. Burns noted the administrative portion remains similar to the current year. Field services include new items such as holiday lighting and a capital reserve study. With the community fully built out, the reserve study will help determine annual reserve contributions for future repairs and facility maintenance. The capital reserve has been increased for preliminary flexibility but may be reduced in the final budget. The proposed cap per unit assessment is $1,792, while the current rate is $1,643. Ultimately, the budget is expected to remain close to the current assessment, with minor increases possible due to the added reserve study, but staying under the cap amount.

A board member noted he was concerned that the budget is increasing and there's nothing there for improvements. Ms. Burns stated the only thing that they are adding is the reserve study and that is something that is needed and then the holiday lights is $2,500 that they did this year.

A Board member expressed concern that residents are paying for contingencies that were not utilized, such as hurricane-related funds, and suggested that even though these funds weren't needed this year, residents still bear the cost.

Ms. Burns explained that while these contingencies were not used due to the absence of a hurricane, it would be unwise to lower assessments before completing the reserve study. She recommended reviewing the budget again in July during the public hearing and maintaining current assessments until the reserve study results are available, as lowering them now could necessitate raising them again later. Ms. Burns suggested that reserves could be adjusted to offset the new additions and keep assessments stable while waiting for the reserve study.

A board member pointed out that the amenity management fee increased significantly from $5,700 to $10,000 and questioned the fairness since their neighborhood has fewer homes compared to others. Ms. Burns explained that the rate is based on the number of households, and that $10,000 is the lowest fee offered; the previous year's lower fee was a temporary discount due to ongoing construction. She provided further details on the fee structure, noting it increases with more households and varies for multiple facilities. There was a discussion about the possibility of finding another provider for the amenity management services. Ms. Burns stated that hiring an on-site manager would be much more expensive, around $75,000, and clarified that the management fee covers multiple tasks including security and complaint handling. She asked if there were any questions about the budget and discussed scheduling the public hearing for July 9th.

> On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Resolution 2026-05 Approving the Proposed Fiscal Year 2026/2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget on July 9, 2026, was approved.

FIFTH ORDER OF BUSINESS **Discussion Regarding Parking Policy Related to Oversized and Abandoned Vehicles**

Ms. Burns stated the community has expressed that they do not want regular patrols for individual vehicles, but there have been complaints about abandoned vehicles within the area. Currently, there is a car without a tag parked at the amenity facility, and removal of such vehicles requires a hearing for street parking and towing policy. In other communities, a simplified policy has been implemented to address only oversized and abandoned vehicles, prohibiting overnight parking of large vehicles such as semis, boats, and trailers from 10:00 p.m. to 6:00 a.m. Exceptions are made for daytime service vehicles like landscapers. The proposed policy would allow for the removal of oversized or junked vehicles, which cannot be done now without police assistance.

A Board member shared that they live near the amenity center and can see vehicles parked there and observes abandoned vehicles occasionally but hasn't noticed any vehicle sitting for a long time, contradicting reports of a white Jetta without tags being parked for weeks. He pointed out that big trucks aren't common in the neighborhood, except for a deputy with multiple cars. He explained that even with ongoing construction, parking issues mainly involve workers, not prolonged vehicle storage.

Ms. Burns stated they received reports the white Jetta has been parked for a couple weeks but confirmed from a picture that it does have a tag. She stated that no action can be taken unless the Board approves a new policy addressing such vehicles. She noted she was just bringing the issue to the board's attention.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Collins had nothing to report at this time.

B. Engineer

Mr. Rayl gave an update to the Board. The audit information has been submitted, and there are no outstanding issues regarding it. The team has reviewed concerns about stormwater inlet depressions, documented their current condition, and recommended ongoing observation to track any worsening. Past experience in other communities indicates that repairs may sometimes involve inspection with cameras, patching holes, and replacing pavement or curbs as necessary. Funding for these repairs can be allocated annually, often with $10,000 to $20,000 set aside. For now, the recommendation is to continue monitoring the affected areas and address issues as they arise, with the reserve study potentially supporting these efforts in the future. Ms. Burns noted that it would probably be part of the next fiscal year budget.

C. Field Manager's Report

Mr. Bailey provided updates on recent maintenance. Repairs included pulling up the door, removing a bolt through the board, and reinstalling parts to secure them. However, the camera angle during the incident did not allow identification of individuals involved. An adjustment was made to the amended gate, which was not originally well-connected to the backlog, but was subsequently improved. QR codes were requested for placement at gates and both the back and front doors. Overall, these actions were taken to maintain security and functionality within the area.

i. Consideration of Proposal for Playground Shade

Mr. Bailey reviewed the playground shade proposal stating that the original installer had to do some work and figure out the vendors what would fit onto this structure. The chain is $9,577 to attach to the current playground; page 31 of the agenda shows a diagram.

Ms. Burns stated they did have $50,000 reserve transfer this year. Noting that if it was something the Board wanted to approve, it could be pulled from there. A board member stated his frustration that others do not contribute funds for improvements. The Board member suggested postponing any decision until next month to allow for feedback, mentioning an upcoming HOA meeting. They reiterated that improvements should come from residents and requested pricing for adding a single swing bar and expanding the buffer zone.

A Board member expressed a personal perspective as a parent, noting the urgency due to approaching summer and the desire for children to enjoy the playground. They raised concerns about the durability and responsibility for the shade structure during storms and hurricanes.

There was discussion around playground improvements, funding responsibilities, the timing of decisions, and concerns about the proposed shade structure's resilience to severe weather. The Board decided to gather additional information and solicit community input at the next HOA meeting before moving forward.

ii. Consideration of Proposal to Replace Landscaping Affected by Cold Snap

Mr. Bailey reviewed the proposal to replace landscaping affected by the cold snap. He stated there was damage reported around the monument and at the Amelia Center. The cost for replacing various plants in these areas totaled $4,250. Ms. Burns stated this was within the budget. There is $12,000 in the landscape replacement so this is covered under that line item.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the Proposal to Replace Landscaping Affected by Cold Snap, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns stated this is from March 1, 2026 through March 31, 2026, totaling $15,178.21. There was a question asked about the water bill in January being so high. Ms. Burns stated that some of the landscapers were telling staff that they were leaving some of the lines moving for a few days because the freeze was causing problems. She noted that could be why it was higher in January but that she will pull that bill and look at it.

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

ii. Balance Sheet & Income Statement

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

SEVENTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS **Supervisors' Requests and Audience Comments**

There being no comments, the next item followed.

NINTH 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