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**, **June 11, 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:

Milton Andrade	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, KVW Law
Allen Bailey	Field Manager, GMS
Matt Fisher	Field Manager, GMS

The following is a summary of the discussions and actions taken at the June 11, 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 10:32 a.m. Five 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 April 9, 2026, Board of Supervisors Meeting**

Ms. Burns presented the minutes from the April 9, 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 Mr. Andrade, with all in favor, the Minutes of the April 9, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Ratification of Addendum to Pool Maintenance Services Agreement**

Ms. Burns discussed a temporary addendum to the pool maintenance contract that added a $50 fuel surcharge. Ms. Burns noted that many vendors had been requesting similar surcharges and that this one was relatively small. The addendum had already been approved so it could take effect through the end of the fiscal year, with any extension requiring Board approval. The Board ratified the addendum by unanimous vote.

> On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Addendum to Pool Maintenance Services Agreement was ratified.

FIFTH ORDER OF BUSINESS **Discussion Regarding Landscape Maintenance Vendor Performance *(requested by Supervisor Free)***

Mr. Free brought up ongoing issues with the landscaping contractor, saying some areas were only being partially mowed, strips of grass were being missed along sidewalks, and other spots looked unfinished. He shared photos showing the problem areas and noted that many of the same issues had occurred the previous year. Mr. Free explained that the contractor, French, had recently assigned a new area manager and was supposed to send crews back out to correct the missed areas. The Board was reminded that alternative landscaping proposals had been obtained the previous year, but they were significantly more expensive, so the Board decided to stay with the current vendor.

Ms. Burns acknowledged the concerns and explained that some mowing inconsistencies are common during the summer because crews are working around rain and rapid grass growth. Mr. Free said he planned to keep taking photos as to document issues. He agreed to continue working with the vendor, monitor performance, and keep the Board updated if improvements are not made. The discussion also touched on recent requests from several vendors for contract increases due to rising costs.

SIXTH ORDER OF BUSINESS **Discussion Regarding Amenity Center Fencing *(requested by Supervisor Free)***

Mr. Free also stated that residents had been talking more about kids jumping over the pool fence instead of using the gate, especially when retrieving balls or just taking shortcuts into the amenity area. Some residents suggested raising the current 4-foot fence to 6 feet to help stop it. He explained that even 6-foot fences get climbed regularly and that kids often use bikes, pipes, or help from friends to get over them. Also noted that was that a taller fence might not solve the problem and could create additional safety concerns. A previous estimate for replacing the fence with a commercial-grade 6-foot fence was around $39,000, which led to discussion about whether the cost would be worth it. The Board determined that most of the fence jumpers appeared to be neighborhood kids rather than outsiders. It was suggested sending a community reminder to parents about amenity access rules, key card requirements, and safety concerns. And also discussed was remote camera monitoring as a possible option for after-hours trespassing if it became an issue in the future. No further action was taken on replacing the fence.

SEVENTH ORDER OF BUSINESS **Presentation of Fiscal Year 2025 Audit Report**

Ms. Burns stated that the Board had received the Fiscal Year 2025 audit report and the District's required independent audit came back clean. There were no findings, no compliance issues, and no concerns noted by the auditors. Ms. Burns also confirmed the audit had been submitted to the state before the June 30 deadline. Since there were no questions from the Board, the audit report was accepted by unanimous vote.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Accepting the Fiscal Year 2025 Audit Report, was approved.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Collins had nothing to report at this time other than a reminder to complete the Form 1 by July 1st.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

Mr. Bailey introduced Mr. Matt Fisher who would be taking over Eagle Hammock and other Districts while working alongside him during the transition. It was reported that several damaged lounge chairs at the amenity center were being repaired. The exit button at the facility had stopped working, but the vendor fixed the issue by repairing the cables. A broken partition had been removed, allowing the swing door to be reinstalled. They evaluated the playground and determined that adding swings was feasible, with a quote already obtained, but a requested plastic shade covering was not a practical option. Landscaping was generally in good shape, though some missed areas would continue to be addressed with the contractor. Mr. Bailey said they would keep monitoring the amenity center, irrigation system, dog stations, and lake management activities. With water levels remaining low, they were paying close attention to pond conditions, water quality, and vegetation growth to prevent potential issues.

Mr. Bailey reported that the damaged pool chairs had already been approved for repair outside of the meeting so the work could move forward quickly. Rather than replacing the chairs, the vendor would re-sling them for about $1,900, which was much more cost-effective. He explained that the chair fabric had worn out from constant sun exposure, something that typically happens every few years. The vendor planned to provide seven loaner chairs while the existing chairs were being repaired so residents would still have seating available at the pool.

i. Consideration of Proposal(s) for Playground Enhancements *(to be provided under separate cover)*

Mr. Bailey stated that the Board had talked about ways to improve the playground area. A proposal was presented for a large swing set installation along with expanding the mulch area and adding a border, but several Board members felt the project was larger and more expensive than necessary. They discussed scaling it back to a smaller swing set with fewer swings to reduce costs. The Board also discussed installing shade structures but expressed concerns about the expense, hurricane damage risks, and whether the shade would be effective throughout the day. Instead of moving forward immediately, they agreed it would make more sense to budget for a larger shade structure in the future that could cover the entire playground area. It was noted that the playground lacked seating for parents and suggested adding benches or picnic tables. Ms. Burns was asked to obtain quotes for two benches and a larger shade structure for future consideration. The Board agreed that some type of playground improvement should be made so residents could see progress and discussed cost-effective options such as thermoplastic or rubberized playground features. The playground proposals were tabled so revised pricing could be obtained.

ii. Consideration of Proposal for Midge Treatments

Mr. Fisher reviewed a proposal to treat all 12 ponds in the District after a resident reported insect swarms near a pond behind their home. It was explained that treating only one area would likely cause the insects to move elsewhere, so the vendor recommended a District-wide treatment. The Board noted that the insects appeared to be seasonal and that some complaints may have involved insects, such as love bugs, that could not be controlled through pond treatments. After discussing the limited number of complaints received, the Board decided to hold off on the treatment for now. The proposal was tabled until July to include the potential cost in the upcoming budget so the Board could revisit the issue later if needed.

iii. Presentation of Letter from Prince & Sons Regarding Fuel Charge Invoicing

Mr. Fisher reviewed a fuel surcharge request from Prince & Sons based on average monthly fuel prices. One Board member shared that a similar surcharge proposal in another District had been negotiated down to lower percentages and suggested doing the same rather than approving the request as presented. It was agreed to negotiate reduced surcharge rates with the vendor. The Board discussed having any negotiated surcharge remain in effect only through the end of the current fiscal year, with the understanding that the vendor would need to return to the Board for approval if it wanted to continue the surcharge afterward. The Board authorized management to negotiate lower fuel surcharge percentages with Prince & Sons through the end of the fiscal year.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Authorizing Management to Negotiate a Lower Fuel Surcharge Percentage with Prince & Sons, was approved.

iv. Consideration of Proposal for Solar Lights Around Pond behind Amenity Center

Mr. Fisher reviewed a proposal to add seven solar lights along the walkway behind the amenity center. The Board agreed the area was too dark at night and felt the additional lighting would improve safety for residents using the path. He explained that the lights would stay dim and brighten when motion was detected, helping reduce impacts on nearby homeowners. The total cost was about $2,980, and it was confirmed that there were enough funds available in the amenity contingency budget to cover the expense. The Board approved the proposal with no opposition.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Proposal for Solar Lights Around Pond behind Amenity Center, was approved.

v. Consideration of Proposal(s) for Lighting Options Around Area Outside of Amenity Center *(to be provided under separate cover)*

Mr. Fisher stated that the Board had talked about adding lighting around the pool area to help deter people from entering after hours. They reviewed two options: solar-powered motion lights mounted on fence posts behind the pool or replacing the existing building-mounted lights with motion-activated fixtures. Members felt that keeping the area lit all night might make it look like the pool was open, while motion-activated lights would be more effective at discouraging trespassers. Also noted was that most unauthorized activity tended to happen under the covered pool deck area. After discussing the options, the Board agreed that only one lighting solution was needed and decided to move forward with the motion-activated lights on the building. The motion was approved unanimously.

On MOTION by Mr. Free, seconded by Mr. Walsh, with all in favor, the Proposal for Lighting Options Around Area Outside of Amenity Center Motion Activated Light option, was approved.

vi. Consideration of Proposal for Installation of Exterior Light/Fan Switch at Amenity Center *(to be provided under separate cover)*

Mr. Fisher discussed a resident request to install a light and fan switch outside under the shaded area. Currently, the switch was located inside the clubhouse, which remained locked, preventing residents from turning on the fans when using the space. The proposal was presented to add an exterior switch so residents could control the lights and fans more easily.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Proposal for Installation of Exterior Light/Fan Switch at Amenity Center, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns asked if there were questions on the check register, there were none.

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

ii. Balance Sheet & Income Statement

Ms. Burns presented the financial statement, and it was noted that no action was needed on them. A Board member questioned a little over $1,000 in April expenses listed under security services. Ms. Burns said they initially believed the charges were related to access cards, gate repairs, or similar items and offered to pull the invoice for review. After checking, it was confirmed the charges were for a previously approved hard drive upgrade and a magnetic bond plate replacement for the gate latch. The Board member commented that those expenses seemed like they would fall under amenity maintenance. Ms. Burns explained that access control and security-related items, including card readers, gate repairs, access cards, and camera repairs, are budgeted under security services. No further questions were raised.

iii. Presentation of Number of Registered Voters – 344

Ms. Burns reported that the District had 344 registered voters as of April 15. She explained that Florida law requires two Board seats to transition to residents once a District reaches 250 registered voters and has been established for at least six years. Although the District had met the voter requirement, it had not yet reached the six-year mark, so turnover was not required yet. It was also noted that the Board had expressed interest in transitioning seats to residents when eligible. She also commented that there was good participation on the Zoom call. No questions were asked.

iv. Reminder to Board Members to File Form 1's by the July 1, 2026, Deadline

Ms. Burns reminded all to complete the Form 1 by July 1, 2026.

NINTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

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

Ms. Burns asked for any supervisor requests or public comments.

Resident (Ms. Denson) asked whether the pool fence could be raised in height and whether the playground could be expanded. Ms. Burns explained that the Board had discussed increasing the fence height from four feet to six feet but determined it would not effectively address the issue of residents jumping the fence. She also advised that playground expansion options, including the addition of swings, were being evaluated and would return for further discussion at a future meeting.

Resident (Crystal Miller) asked about replacing the damaged pool chairs and requested additional shade amenities at the pool and playground. She suggested prioritizing playground shade over additional playground equipment because the existing equipment becomes too hot for children to use during the summer. Ms. Burns said that the damaged chairs had already been approved for refurbishment through re-slinging and that temporary replacement chairs would be provided during the repair process. She stated potential shade solutions, noting that permanent shade structures would likely be more effective than traditional umbrellas at an unmanned facility.

Resident (Linda Jackson) expressed concerns regarding traffic congestion and suggested the possibility of creating a second entrance and exit for the community to improve access and reduce delays. Ms. Burns explained that a second access point was not part of the original development plan and was likely not a feasible option.

Resident (Gage Radke) raised concerns about parking congestion throughout the community and asked whether a green space could potentially be converted into an overflow parking area. Ms. Burns reviewed possible parking management options, including parking restrictions, towing policies, and the development of additional parking areas, and noted that any parking expansion project would require engineering review, could impact required green space, and would likely increase assessments. The Board discussed the importance of gathering additional resident feedback before considering any future parking policy changes. It was explained that increasing the pool fence height was discussed but not recommended at this time, while playground expansion and additional shade options would continue to be explored at future meetings.

ELEVENTH ORDER OF BUSINESS **Adjournment**

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

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

Signed by:

Jill Burns Milton Andrade

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Secretary/Assistant Secretary Chairman/Vice Chairman