

**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 9, 2026**, at 10:31 a.m. at the Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, Florida.

Present and constituting a quorum were:

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
Allen Bailey	Field Manager, GMS
Matt Fisher	Field Manager, GMS
Alan Rayl	District Engineer, Rayl Engineering

The following is a summary of the discussions and actions taken at the July 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 10:31 a.m. Four Supervisors were present in person and one via Zoom, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened the public comment period for all agenda items except the Fiscal Year 2027 budget. She explained that the budget comments would be taken during the public hearing later in the meeting. No one from the audience or Zoom wished to speak, so the Board closed the public comment period.

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THIRD ORDER OF BUSINESS**Approval of Minutes of the June 11, 2026,
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the June 11, 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. Parkinson, seconded by Ms. Ellison, with all in favor, the Minutes of the June 11, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Public Hearing****A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget**

Ms. Burns opened the public hearing for the Fiscal Year 2027 budget and gave a quick overview of the proposed budget. She explained that administrative expenses stayed about the same, and the field services budget added funding for holiday lighting at the entrance and a capital reserve study to help plan for future maintenance. She noted a few minor utility adjustments and reviewed the proposed 3% assessment increase, which would amount to about \$51.05 per home per year.

A resident spoke during public comment and shared concerns that increasing CDD fees were making the community less affordable and hurting home values. She questioned the value of the amenities, raised concerns about landscaping, janitorial, and amenity management costs, and suggested using a community-based security program instead of outside services. Ms. Burns then invited comments from Zoom participants, but no one else was able to provide comments.

On MOTION by Mr. Parkinson seconded by Ms. Ellison, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2026-06 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds

The Board had a lengthy discussion about the proposed budget and ways to keep costs down for residents. One supervisor said they wanted any unused budget money at the end of the year to be kept for future community improvements instead of simply remaining in the general fund. Ms. Burns explained that any surplus could be transferred to reserves or used for projects at

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the Board's discretion. Board members questioned several budget items, including landscaping, amenity management, irrigation repairs, and cleaning costs. They discussed getting more bids from local companies in the future to make sure the District continues receiving competitive pricing. Ms. Burns explained that many vendors had added temporary fuel surcharges and noted that the current landscaping contract was still considerably less expensive than other proposals received.

The Board also talked about the challenges of operating a small community with relatively few homes, making it harder to spread fixed operating costs among residents. She stressed the importance of building reserves now to help pay for major future expenses, such as road resurfacing, without requiring large assessment increases later. After reviewing several options, the Board decided the best way to avoid increasing assessments this year was to reduce the planned transfer to reserves instead of cutting operating expenses. Board Members agreed that if additional funds remained at the end of the year, they could still be moved into reserves for future improvements.

A resident spoke about ongoing security concerns at the pool and suggested considering on-site security. The Board explained that they had recently worked with the sheriff's office to establish reporting procedures, corrected security gate issues, and encouraged residents to report incidents so video footage could be reviewed. Ms. Burns noted that private security could help enforce community rules but would not have law enforcement authority and would increase costs. The Board also discussed making the amenity management contact information more visible on pool signs and noted that the HOA could contribute funds to the CDD for future improvements if both organizations agreed. The Board ultimately approved the budget with a reduced reserve transfer, eliminating the proposed assessment increase for the upcoming fiscal year.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Resolution 2026-06 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds, was approved as amended.

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ii. Consideration of Resolution 2026-07 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns reviewed Resolution 2026-07, certifying the assessment roll so the annual assessments could be collected through the property tax bill. She noted the assessments were based on the amended FY2027 budget and the District's existing debt assessments.

On MOTION by Ms. Ellison, seconded by Mr. Walsh, with all in favor, Resolution 2026-07 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Ms. Burns requested to close the public hearing.

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

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-08
Designation of a Regular Monthly Meeting
Date, Time, and Location for Fiscal Year
2026/2027**

Ms. Burns reviewed Resolution 2026-08, keeping the same meeting dates and location for Fiscal Year 2027 but moving the meeting start time from 10:30 a.m. to 10:00 a.m. to allow more time between meetings.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Resolution 2026-08 Designation of a Regular Monthly Meeting, Date, Time, and Location for Fiscal Year 2026/2027, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2026-09
Designating a Date, Time, and Location
for a Landowners' Meeting and Election
(Thursday, November 12, 2026 – Regular
Meeting Date) (Seat #1, Seat #4 & Seat #5)**

Ms. Burns stated that the Board had approved Resolution 2026-09, setting the landowners election for November 12, 2026 at 10:00 a.m. It was noted that the landowners' elections are held

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every two years and that three seats would be up for election. The resolution was approved without discussion.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Resolution 2026-09, Designating a Date, Time, and Location for a Landowners' Meeting and Election on Thursday, November 12, 2026 (Seat #1, Seat #4 & Seat #5) was approved.

SEVENTH ORDER OF BUSINESS

Goals and Objectives

A. Adoption of Fiscal Year 2027 Goals & Objectives

Ms. Burns reviewed the Fiscal Year 2027 goals and objectives and the status of the 2026 goals. She noted the 2027 goals would remain the same as the previous year and reported the District was on track to meet all of the 2026 goals. The review was completed during the budget meeting in case no additional meetings were held before the end of the fiscal year.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the Adoption of Fiscal Year 2027 Goals & Objectives, was approved.

B. Review of Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form

Ms. Burns reviewed the Fiscal Year 2026 goals and objectives and asked the Board to authorize the Chair to work with staff to confirm the goals were met and sign the required state certification before the end of the year.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form, 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.

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B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

i. Consideration of Proposals for Playground Shade Structure & Swings

a) Global Playgrounds (*proposals to be provided under separate cover*)

- 1. Shade Structure Only**
- 2. Shade Structure and Swings**

b) Jammin Playgrounds (Shade Structure Over Current Footprint)

- 1. Hip Shade Style**
- 2. Hexagon Shade Style**

c) Playworx

- 1. Shade Structure Only**
- 2. Shade Structure and Swings**

d) ProPlaygrounds

- 1. Shade Structure Only**
- 2. Shade Structure and Swings**

Mr. Fisher reported that several street and stop signs had become loose, and while maintenance had made temporary adjustments, additional work would be scheduled to secure them with anti-spin plates. He also said he would continue monitoring the landscaping contractor and planned to visit the site on service days to ensure all areas were being maintained. The Board reviewed playground shade structure proposals, decided on Option 2 for the Jammin Playground with the existing footprint, discussed adding two benches, and approved the proposal unanimously.

On MOTION by Ms. Ellison, seconded by Mr. Walsh, with all in favor, the Jammin Playgrounds Proposals for Playground Shade & Swings, was approved.

ii. Consideration of Proposal from GMS for Playground Bench Installation

Mr. Fisher stated that the Board had separately approved the proposal to install two benches.

On MOTION by Ms. Ellison, seconded by Mr. Walsh, with all in favor, Two Benches, were approved.

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iii. Consideration of Proposal for Midge Treatments (*tabled from June 11, 2026 Board Meeting*)

Mr. Fisher stated that the Board noted that the midge treatment had been tabled because there had not been any recent reports of problems. They would continue monitoring the situation and would bring the item back if residents started reporting issues again. Mr. Fisher also shared that the pool maintenance contractor had requested a 3% increase beginning in January 2027. Since the increase had already been built into the budget, the Board agreed to wait and approve the contract addendum closer to the effective date.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns asked if there were questions on the check register, there were none. The Board reviewed and approved the check register without any questions or discussion.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, 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.

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. She reported that kids had gotten into the amenity area after hours, but because one of them used an access card, they were able to identify who it was. The resident's access card was suspended for 30 days. She also reminded the Board that the public comment period at the end of the meeting was optional since the required public comment period had already been held at the beginning.

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ELEVENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Walsh, 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