

**MINUTES OF MEETING
HAMILTON BLUFF
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Hamilton Bluff Community Development District was held on Wednesday, **October 25, 2023** at 9:50 a.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum were:

Rennie Heath	Chairman
Bobbie Henley	Assistant Secretary
Eric Lavoie	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Roy Van Wyk <i>via Zoom</i>	District Counsel, KVV Law
Savannah Hancock <i>via Zoom</i>	District Counsel, KVV Law
Lisa Kelley <i>via Zoom</i>	District Engineer, Dewberry
Chace Arrington <i>via Zoom</i>	District Engineer, Dewberry
Heather Wertz <i>via Zoom</i>	District Project Engineer, Absolute Engineering
Chuck Cavaretta	Developer's Office

The following is a summary of the discussions and actions taken at the October 25, 2023 Hamilton Bluff Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called roll. Three Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public members present at the meeting.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the July 26, 2023
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the July 26, 2023 Board of Supervisors meeting and asked for any questions, comments, or corrections. The Board had no changes.

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On MOTION by Ms. Henley, seconded by Mr. Lavoie, with all in favor, the Minutes of the July 26, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Review and Ranking of Proposals Received for Phase 1 and Phase 2 RFP for Construction Services and Authorizing Staff to Send Notices of Intent to Award

Ms. Wertz stated they bid out Phase 1 and Phase 2 with 770 lots. The opening was October 12th and there were responses from Kearney, Tucker Paving, and Junior Davis Construction. She compared the three bids with Tucker coming in first with the lowest quote ranking 100. She added the others scored 80 and 89. She discussed the timelines for completion. She recommended the Intent to Award to go to Tucker. It was asked if all addendums were received by all bidders, if all were responsive, and why they had added days for completion. Discussion ensued on completions on bids and the base bids.

On MOTION by Mr. Lavoie, seconded by Ms. Henley, with all in favor, the Proposals for Phase 1 and Phase 2 Construction Services and Authorizing Staff to Send Notices of Intent to Award to Tucker, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-01 Amending and Supplementing Resolution 2022-38 Regarding and Authorization of the Boundary Amendment

Ms. Burns reviewed the resolution that updates the boundaries of the District to include a total of 524 additional acres of land to the District. Mr. Van Wyk reviewed the boundaries and parcels. He recommended approval subject to final confirmation from the Engineer. Further explanation was given to the specifics of the additional land, and city approval.

On MOTION by Mr. Heath, seconded by Mr. Lavoie, with all in favor, Resolution 2024-01 Amending and Supplementing Resolution 2022-38 Regarding and Authorization of the Boundary Amendment, was approved subject to final verification from the District Engineer.

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SIXTH ORDER OF BUSINESS

Consideration of Notice of Eagle Landing Phase 2 RFP for Construction Services and Approval of Evaluation Criteria

Ms. Burns presented the RFP with the pick-up date as Monday, December 4, 2023 with questions due on January 3, 2024 and bids due on January 17th.

On MOTION by Mr. Heath, seconded by Mr. Lavoie, with all in favor, the RFP for Construction Services for Eagle Landing Phase 2 and the Approval of Evaluation Criteria, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk had nothing further for the Board.

B. Engineer

Mr. Arrington had nothing to report.

C. District Manager’s Report

i. Approval of Check Register

Ms. Burns presented the check register totaling \$15,238.67 from July 15th through October 13th and asked for a motion of approval.

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

ii. Balance Sheet and Income Statement

Ms. Burns presented the unaudited financial reports through September 30th and noted these are the end financials. This was for informational purposes only and there was no action required from the Board.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

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There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

On MOTION by Mr. Heath, seconded by Mr. Lavoie, with all in favor, the meeting was adjourned.

Jill Burns

Secretary/Assistant Secretary

DocuSigned by:

Laven O. Schuck

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Chairman/Vice Chairman