

**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 **Tuesday, May 6, 2025**, at 9:45 a.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum were:

Rennie Heath	Chairman
Bobbie Henley	Assistant Secretary
Lindsey Roden	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Savannah Hancock <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Meredith Hammock	District Counsel, Kilinski Van Wyk
Marshall Tindall <i>by Zoom</i>	Field Manager, GMS
Joey Duncan <i>by Zoom</i>	District Engineer, Dewberry

*The following is a summary of the discussions and actions taken at the May 6, 2025 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 at 9:55 a.m. 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 or via Zoom.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the April 1, 2025,  
Board of Supervisors Meeting**

May 6, 2025

Hamilton Bluff CDD

Ms. Burns presented the minutes from the April 1, 2025, Board of Supervisors meeting. She asked for any questions, comments, or corrections to the minutes. The Board had no changes to the minutes.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Minutes from the April 1, 2025 Board of Supervisors Meeting, were approved.

#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2025-08 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: August 5, 2025), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments**

Ms. Burns stated they had a first time O&M Levy on the areas apart from the boundary amendments. She noted these are unplatted and will receive an unplatted admin rate that will be billed. Ms. Burns stated that Phases 1 and 2 will be collected on the tax roll for the upcoming year.

On MOTION by Mr. Heath, seconded by Ms. Roden, with all in favor, Resolution 2025-08 Approving the Proposed Fiscal Year 2025/2026 Budget and Setting the Public Hearing Date on the Adoption of the Fiscal Year 2025/2026 Budget for August 5, 2025 and the Imposition of Operations and Maintenance Assessments, was approved.

#### **FIFTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. Attorney**

Ms. Hammock had nothing to report but offered to answer any questions.

##### **B. Engineer**

Mr. Duncan had nothing further to report.

##### **C. District Manager's Report**

##### **i. Approval of Check Register**

May 6, 2025

Hamilton Bluff CDD

Ms. Burns presented the check register and offered to answer any questions.

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

**ii. Balance Sheet & Income Statement**

Ms. Burns noted financial statements are in the agenda package for review. No action is necessary from the Board.

**iii. Presentation of Number of Registered Voters – 0**

Ms. Burns stated there are currently 0 registered voters in the District.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisors' Request and Audience Comments**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the meeting was adjourned.

*Jill Burns*

Secretary/Assistant Secretary

Signed by:

*Rennie Heath*

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Chairman/Vice Chairman