

**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 5, 2026** at 10:07 a.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum were:

Bobbie Shockley	Assistant Secretary
Lindsey Roden	Assistant Secretary
Emily Hazelrig	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Megan Birnholz-Couture <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Joey Duncan <i>by Zoom</i>	District Engineer, Dewberry
Marshall Tindall	Field Manager, GMS

The following is a summary of the discussions and actions taken at the May 5, 2026, Hamilton Bluff Community Development District's Regular Board of Supervisors' Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 10:07 a.m. and called roll. Three Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened up the public comment period at this time. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the April 7, 2026
Board of Supervisors Meeting**

May 5, 2026

Hamilton Bluff CDD

Ms. Burns presented the minutes from the April 7, 2026, Board of Supervisors meeting and asked for any questions, comments, or corrections to the minutes. The Board had no changes to the minutes.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Minutes of the April 7, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-05 Approving the Proposed Fiscal Year 2026/2027 Budget (Suggested Date: August 4, 2026), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2026/2027 Budget and the Imposition of Operations and Maintenance Assessments

Ms. Burns reviewed Resolution 2026-05 for the Fiscal Year 2027 budget. She explained that the budget increase was mainly due to higher landscape costs, the amenity shifting from a partial-year to a full-year expense, and an added playground/furniture lease. She noted the current increase was about \$44.44 per lot and suggested possibly adding a larger contingency amount to give flexibility for future costs and avoid another mailed notice later. The budget was still within the exact amount noticed, so no extra notice would be needed, and the budget could remain as amended with the hearing date moved to August 12, 2026 at 10:45 a.m.

Ms. Hancock asked whether the proposed contingency change would exceed the previous amount, then noted they needed to read the new resolution and pointed out that the updated language was not in the version being reviewed.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Resolution 2026-05 Approving the Proposed Fiscal Year 2026/2027 Budget, Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2026/2027 Budget and the Imposition of Operations and Maintenance Assessments on August 12, 2026 at 10:45 a.m., was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

May 5, 2026

Hamilton Bluff CDD

A. Attorney

Ms. Hancock had nothing to report.

B. Engineer

Mr. Duncan stated he had no major additional updates, but they are working on stormwater inspections and facilities before the end of the current fiscal year. He noted they are preparing for a state-required stormwater needs assessment, which must be completed every five years, and the next one is due next year. Because of that, they expect work on it to begin during this fiscal year, likely ready in the summer of next year.

C. Field Manager's Report

Mr. Tindall gave a site and operations update. He stated that the site is generally doing well with no major issues. Recent sod installation caused some high grass, but mowing was handled carefully to avoid damage, and a few trees need straightening. Some park areas and the amenity center are still being finished, with a few loose ends and adjustments still underway. He noted the internet/vendor side appears to be ready for when the amenity opens, which should help avoid the usual last-minute delays.

Mr. Tindall reviewed current maintenance items: Redwood Lane entrance lighting is still being finalized, traffic signs are being checked for normal wear and construction damage, and there was washout around some drains that they are monitoring. He noted that some landscaping is coming back, they have preliminary numbers from the landscaper, and they plan to refine those and bring an update to the next meeting. He added that trash cans may be added to the playgrounds, at a cost of \$50 per can for twice-weekly service.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns reviewed the check register and noted it is in the package for Board review.

On MOTION by Ms. Shockley seconded by Ms. Hazelrig, with all in favor, the Check Register, was approved.
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ii. Balance Sheet & Income Statement

May 5, 2026

Hamilton Bluff CDD

Ms. Burns stated the financial statements are included in the agenda package and she offered to take any questions. These are for informational purposes; no action was necessary.

iii. Presentation of Number of Registered Voters – 66

Ms. Burns stated the final item was an update on the number of registered voters in the community. There are currently 66 registered voters, which means the District has not yet met the required threshold of being established for at least six years and has 250 registered voters. Because that requirement has not been reached, they said they will continue monitoring it.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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

Jill Burns

Secretary/Assistant Secretary

Signed by:

Rennie Heath

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Chairman/Vice Chairman