

**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, June 2, 2026** at 10:00 a.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum were:

Lauren Schwenk *via Zoom*
Bobbie Shockley
Lindsey Roden
Emily Hazelrig

Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also, present were:

Jill Burns
Roy Van Wyk
Megan Birnholz-Couture
Joey Duncan *via Zoom*
Marshall Tindall

District Manager, GMS
District Counsel, Kilinski Van Wyk
District Counsel, Kilinski Van Wyk
District Engineer, Dewberry
Field Manager, GMS

The following is a summary of the discussions and actions taken at the June 2, 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 10:01 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 May 5, 2026
Board of Supervisors Meeting**

June 2, 2026

Hamilton Bluff CDD

Ms. Burns presented the minutes from the May 5, 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 May 5, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Discussion Regarding Payoff of
Playground Equipment Lease/Purchase
Agreement**

Ms. Burns reviewed the payment schedule and presented the financial details associated with the proposed payoff. She reported that principal payments made through June totaled \$19,056, resulting in a payoff amount of \$160,088.58. She explained that the remaining value of the shade structures to be sold to Eden Hills would be calculated based on the original amount less payments already made.

Ms. Burns requested Board authorization to pay off the existing lease purchase agreement and to authorize the sale of the shade structures to Eden Hills based on the amount paid.

On MOTION by Ms. Roden, seconded by Ms. Hazelrig, with all in favor, Authorization to pay off the existing lease purchase agreement and to authorize the sale of the shade structures to Eden Hills, was approved.

FIFTH ORDER OF BUSINESS

**Presentation of Arbitrage Rebate Report
for Series 2024 (Assessment Area One)
Project Bonds**

Ms. Burns reviewed the arbitrage rebate report for the Series 2024 Assessment Area One Project. Ms. Burns explained that, under the Internal Revenue Code, the District must demonstrate that it does not earn more interest than it pays on its bonds. She noted that the report reflected a negative amount, confirming that the District has no tax liability to the IRS.

On MOTION by Ms. Shockley, seconded by Ms. Hazelrig with all in favor, Accepting the Arbitrage Rebate Report for Series 2024 (Assessment Area One) Project Bonds, was approved.

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SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Birnholz-Couture reminded the Board of the annual ethics training requirement. Board members were advised that four hours of training must be completed by the end of the calendar year, including two hours on Sunshine Law and public records and two hours on general ethics. She noted that online training options are available at no cost.

B. Engineer

Mr. Duncan stated he had nothing to report but would answer any questions.

C. Field Manager's Report

Mr. Tindall presented the operations and maintenance report and advised that overall site conditions appeared to be in good order. Routine maintenance items were reviewed, including palm trimming and ongoing monitoring of previously identified landscape concerns. He stated that certain plant material previously thought to require replacement appeared to be recovering, and staff recommended allowing additional time to determine the extent of regrowth before proceeding with further replacement work.

Mr. Tindall discussed the possibility of installing the remaining landscape lighting at the Redwood entrance and noted that a proposal had been prepared for the work. He presented a fuel surcharge request from the landscaping vendor, explaining that the surcharge would be based on national fuel averages and would apply on a tiered basis when fuel prices exceeded specified thresholds. He indicated that the surcharge would terminate if fuel prices dropped below the stated benchmark and suggested that any approved adjustment be limited through the end of the fiscal year.

Ms. Burns discussed the proposed fuel surcharge requested by the landscaping contractor to offset increased fuel costs. She explained that the surcharge would be implemented through a contract addendum and would remain in effect through September 30, 2026, the end of the current fiscal year. She noted that the contractor should account for such costs in its proposal for the upcoming fiscal year.

On MOTION by Ms. Roden, seconded by Ms. Hazelrig, with all in favor, the Fuel Surcharge through September 30, 2026, was approved.

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Mr. Tindall discussed a proposal for replacement of certain trees and landscaping materials that are not expected to recover. He explained that this proposal was intended as a reduced alternative to a previously considered replacement plan, which had been estimated at nearly \$50,000. He advised that several of the affected plantings appeared to be recovering and recommended allowing additional time to determine which materials would ultimately require replacement. He noted that the final scope of replacement work would be evaluated later in the summer once the condition of the landscaping could be more accurately assessed.

Ms. Burns advised that \$12,000 remains budgeted for landscape replacement in the current fiscal year and that no funds from that budget have been expended to date.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Replacing of Trees and Landscaping Materials, was approved.

Mr. Tindall presented a proposal to install the remaining landscape lighting at the Redwood Lane entrance, noting that all other entrances currently have lighting and that certain related infrastructure, including the meter and panel, appears to already be in place. He explained that the purpose of the proposal was to complete the entrance improvements and referenced the quoted cost for the work.

Ms. Burns discussed whether the lighting installation should have been completed by the developer and whether the proposed work was already included in the developer's scope. It was agreed that this would be confirmed before moving forward. She discussed obtaining an additional quote for comparison.

The Board approved a motion authorizing the proposed work on a not-to-exceed basis, subject to confirmation that the work is not already being performed by the developer and directed staff to obtain additional quotes.

On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, Lighting at the Redwood Lane entrance with an NTE amount of \$2,241.28, was approved.

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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.

ii. Balance Sheet & Income Statement

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. Reminder to Board Members to Rile Form 1’s by the July 1, 2026 Deadline

Ms. Burns reminded the Board of the July 1 deadline to file Form 1 and advised that the filing notice should have been received by email.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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

Jill Burns
Secretary/Assistant Secretary

Signed by:
Rennie Heath
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Chairman/Vice Chairman