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**, **July 7, 2026** at 10:11 a.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum were:

Lauren Schwenk	Vice Chairperson
Bobbie Shockley	Assistant Secretary
Lindsey Roden	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Meredith Hammock *via Zoom*	District Counsel, Kilinski Van Wyk
Ray Malave *via Zoom*	District Engineer, Dewberry
Marshall Tindall	Field Manager, GMS

The following is a summary of the discussions and actions taken at the July 7, 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 10:11 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 June 2, 2026 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the June 2, 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 June 2, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-06 Surplus Resolution for Playground Structure with Eden Hills**

Ms. Burns stated that the Board was considering Resolution 2026-06, a surplus resolution for the playground shade structure. She explained that when the District no longer needs an item purchased with District funds, it must be formally designated as surplus so it can be disposed of or repurposed. She noted that the shade structure was being sold to Eden Hill and that the resolution would formalize that action, then requested a motion to approve.

> On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-06 Surplus Resolution for Playground Structure with Eden Hills, was approved.

FIFTH ORDER OF BUSINESS **Presentation of Fiscal Year 2025 Audit Report**

Ms. Burns reviewed the Fiscal Year 2025 audit report. She directed the Board to page 31 for the report to management and noted that the audit was clean, with no findings and no instances of non-compliance. She stated that the independent audit had been submitted to the state before the June 30 deadline and requested a motion to accept the report.

> On MOTION by Ms. Roden, seconded by Ms. Shockley with all in favor, Accepting the Fiscal Year 2025 Audit Report, was approved.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Hammock had nothing to report.

B. Engineer

Mr. Malave stated that the state's stormwater needs requirement will be due next year, and planning for it will begin at the start of the next fiscal year. He noted that the facilities inspections are expected to be completed before September. Other than those updates, there was nothing further to report unless the Board had questions.

C. Field Manager's Report

i. Consideration of Proposal for Replacement of Dead Plants

Mr. Tindall reported that the landscaping and pond maintenance items were up to date and an updated plant replacement inventory had been provided. The original estimate had been close to $50,000, but after allowing time for some plants to recover through spring and summer, the revised proposal was reduced to $20,932. Ms. Burns noted that although this would exceed the landscape replacement line item, the overall budget could absorb the cost because some amenity expenses were not expected due to the delayed opening.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Proposal for Replacement of Dead Plants, was approved.

ii. Proposal for Holiday Lights

Mr. Tindall reported that the insurance schedule had been updated for the playgrounds and would continue to be monitored. The lighting vendor, Sunnyside, was approved as the low bidder, with the cost expected to come from general repairs and maintenance. He discussed a playground adjustment to address a gap in the mulch, explaining that the playground footprint had changed slightly and may have caused confusion about the mulch area.

Mr. Tindall noted that the amenity area remained under construction, some traffic signs had been replaced, and a holiday lighting proposal had been provided by the same vendor used the previous year. The vendor offered both seasonal pricing and a discounted three-year agreement. After discussion, the Board decided to proceed with the three-year holiday lighting option, excluding the amenity area for this year and focusing on the entrances only.

On MOTION by Ms. Schwenk, seconded by Ms. Shockley, with all in favor, the Proposal for Holiday Lighting option, was approved.

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. Roden, 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.

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. Schwenk, seconded by Ms. Shockley, with all in favor, the meeting was adjourned.

Jill Burns
Secretary/Assistant Secretary

Signed by:
Rennie Heath
8215FA2B8FB744A
Chairman/Vice Chairman