Docusign Envelope ID: 4D70E3F2-4D62-8F97-82A3-985A4A777473

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**, **August 12, 2026** at 10:45 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, 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
Meredith Hammock *via Zoom*	District Counsel, Kilinski Van Wyk
Ray Malave *via Zoom*	District Engineer, Dewberry
Chace Arrington *via Zoom*	District Engineer, Dewberry
Marshall Tindall	Field Manager, GMS

The following is a summary of the discussions and actions taken at the August 12, 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 10:45 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 July 7, 2026 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the July 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.

Docusign Envelope ID: 4D70E3F2-4D62-8F97-82A3-985A4A777473

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

FOURTH ORDER OF BUSINESS Public Hearing

A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2026-07 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds

Ms. Burns presented Resolution 2026-07 for the Board's consideration. She noted there is a small increase of $44.44 for all of the single-family platted lots. She explained that the biggest change is increases to the amenity portion. It was prorated and was estimated to open this year, which didn't happen. She stated they have a full year allocated and the current estimated time for that amenity is November. She pointed out that they adjusted the field portion for actuals. They increased some landscape replacement to make sure they had extra funds for that item. They also increased the electric based on actuals as well.

On MOTION by Ms. Roden, seconded by Ms. Hazelrig, with all in favor, Resolution 2026-07 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds, was approved.

ii. Consideration of Resolution 2026-08 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns presented Resolution 2026-08 for the Board's consideration. This will certify the assessments for collection based on the budget that the Board approved as well as the previously levied debt assessments.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-08 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Ms. Burns asked for a motion to close the public hearing.

Docusign Envelope ID: 4D70E3F2-4D62-8F97-82A3-985A4A777473

On MOTION by Ms. Roden, seconded by Ms. Hazelrig, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-09 Designating of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027**

Ms. Burns presented Resolution 2026-09 for the Board's consideration. The regular monthly meeting date is proposed for the fourth Thursday. The location of the meeting was moved to Prime Community Management Office, and the date of the November meeting was moved up.

On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, Resolution 2026-09 Designating of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-10 Designating a Date, Time, and Location for a Landowners' Meeting and Election (Monday, November 16, 2026) (Seat #1, Seat #2, & Seat #3)**

Ms. Burns presented Resolution 2026-10 for the Board's consideration. She pointed out that the time in the resolution states 3:30 p.m., but is suggested to be changed to 2:30 p.m.

On MOTION by Ms. Roden, seconded by Ms. Hazelrig, with all in favor, Resolution 2026-10 Designating a Date, Time, and Location for a Landowners' Meeting and Election (Monday, November 16, 2026) (Seat #1, Seat #2, & Seat #3), was approved as amended.

SEVENTH ORDER OF BUSINESS **Goals and Objectives**

A. **Adoption of Fiscal Year 2027 Goals & Objectives**
B. **Review of Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form**

Ms. Burns reviewed the Fiscal Year 2027 goals and objectives. These goals and objectives are the same as those approved by the Board for Fiscal Year 2026. She presented the goals and objectives approved for Fiscal Year 2026 for the Board to review.

Docusign Envelope ID: 4D70E3F2-4D62-8F97-82A3-985A4A777473

> On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Adopting the Fiscal Year 2027 Goals & Objectives and Authorizing Chair to Execute Final Form of the Fiscal Year 2026 Goals & Objectives, was approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Hammock had nothing to report.

B. Engineer

Mr. Malave stated they are doing the inspections for all the facilities of the District and will have the letter to the Board before the end of September for review. He also noted that next year, they are required to do a five-year stormwater needs assessment, as per the state requirement. They have that scheduled at the beginning of next year.

C. Field Manager's Report

i. Consideration of Hurricane & Storm Services Pre-Authorization from Prince & Sons

Mr. Tindall presented the Field Manager's report. He reviewed the contracted services, which include mowing and detailing services currently being executed in full accordance with the contract, pond disking is current with no reported issues, irrigation being adjusted at the mailbox area to accommodate postal service, electrical work for Redwood Lane entry lighting being scheduled with Sunnyside Electric following full execution of the approved contract, and approved plant replacements being scheduled. He also reviewed the in progress items, which include additional traffic sign work, the amenity center construction, playground bordering, a repeat fallen tree at Grand View Drive playground, and minor maintenance for dog park chain link fence.

Mr. Tindall presented hurricane and storm services pre-authorization from Prince & Sons for the Board's consideration.

> On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Hurricane & Storm Services Pre-Authorization from Prince & Sons, 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.

Docusign Envelope ID: 4D70E3F2-4D62-8F97-82A3-985A4A777473

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.

NINTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS **Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS **Adjournment**

The meeting was adjourned.

On MOTION by Ms. Roden, 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