

**MINUTES OF MEETING
HOLLY HILL ROAD EAST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Holly Hill Road East Community Development District was held on Tuesday, **March 11, 2025**, at 11:00 a.m. at the Lake Alfred Public Library, 245 N. Seminole Ave, Lake Alfred, Florida and via Zoom.

Present and constituting a quorum were:

Adam Morgan
Rob Bonin
Courtney Taylor
Hansen Wong

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also, present were:

Tricia Adams
Grace Rinaldi
Chace Arrington *by Zoom*
Joey Duncan *by Zoom*
Marshall Tindall

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

The following is a summary of the discussions and actions taken at the March 11, 2025 Holly Hill Road East Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 11:01 a.m. Four Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams noted no members of the public were present.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the February 11, 2025 Board of Supervisors Meeting

Ms. Adams presented the minutes from the February 11, 2025 Board of Supervisors meeting. She noted that a draft of the minutes has been reviewed by District staff and District Counsel. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Mr. Wong, with all in favor, the Minutes of the February 11, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Renewal of Addendum for License Agreement with Pool Skool, Inc. for Fiscal Year 2025 and 2026

Ms. Adams stated because the schedule has changed from the previous year an agreement addendum is required to approve swim lessons for the 2025 and 2026 seasons. The agreement would be the same as what was previously approved other than the change to the schedule. Ms. Adams advised the agreement could have terms that include a flat fee instead of a per head stipend payable to the District.

On MOTION by Mr. Morgan, seconded by Mr. Wong, with all in favor, the Renewal of Addendum for License Agreement with Pool Skool, Inc. for Fiscal Year 2025 and 2026, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Addendum to Agreement with S&S Towing and Recovery

Ms. Adams stated this agreement addendum is a result of the towing policies being amended. Each time the policies are amended, the towing service agreement is amended to make sure S&S Towing is acknowledging the new policies.

On MOTION by Mr. Morgan, seconded by Mr. Taylor, with all in favor, the Addendum to Agreement with S&S Towing and Recovery, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-07 Approving Proposed Fiscal Year 2026 Budget and Setting a Public Hearing

Ms. Adams stated this resolution approves the proposed budget for FY2026 and sets the public hearing. The proposed date for the public hearing is June 10, 2025. This will allow the budget to be transmitted to Polk County, the City of Davenport, and they will post the budget on the District's website in accordance with Florida Statutes. The proposed budget is attached to this resolution. Ms. Adams reviewed the proposed budget. Ms. Rinaldi pointed out an error on Resolution 2025-07 to be corrected to the correct Fiscal Year 2026.

On MOTION by Mr. Morgan, seconded by Mr. Taylor, with all in favor, Resolution 2025-07 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing for June 10, 2025, was approved as amended.

SEVENTH ORDER OF BUSINESS

Review of Suspension of Amenity Access Privileges at 732 Citrus Reserve Boulevard

Ms. Adams updated the Board on the property owner allowing juveniles to play in CDD common areas not intended for recreational use. A suspension letter was sent on March 4th. Mr. Morgan recommended leaving it at a two-week suspension until March 18th.

On MOTION by Mr. Morgan, seconded by Mr. Taylor, with all in favor, the Suspension of Amenity Access Privileges at 732 Citrus Reserve Boulevard until March 18th, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rinaldi had nothing to report but offered to take questions.

B. Engineer

Mr. Arrington had nothing to report but offered to take any questions.

C. Field Manager's Report

Mr. Tindall presented the Field Manager's Report on page 53 of the agenda package.

i. Consideration of Proposals for Road Repairs

Mr. Tindall presented proposals from Tucker, ACPLM, and All Asphalt Services. No action was taken, and this item was deferred until Mr. Tindall can obtain revised proposals.

ii. Consideration of Proposal for Landscape and Mulch Replacement

Mr. Tindall presented a proposal for plant fill ins and mulch replacement. These proposals are all budgeted for.

On MOTION by Mr. Morgan, seconded by Mr. Taylor, with all in favor, the Proposal for Landscape and Mulch Replacement, was approved.

iii. Consideration of Additional Pool Furniture

Mr. Morgan recommended a NTE amount of \$6,000 for additional pool furniture.

On MOTION by Mr. Morgan, seconded by Mr. Taylor, with all in favor, the Additional Pool Furniture NTE \$6,000, was approved.

iv. Review of Request for Service Increase from Resort Pool Services

Ms. Adams noted for the next fiscal year Resort Pools is requesting a 3% increase. The increase will take effect in October 2025.

On MOTION by Mr. Morgan, seconded by Mr. Taylor, with all in favor, the Service Increase from Resort Pool Services, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams presented the check register from February 1st, 2025 through February 28th, 2025 totaling \$741,348.74. Immediately following the check register is a detailed run summary.

On MOTION by Mr. Morgan, seconded by Mr. Wong, with all in favor, the Check Register totaling \$741,348.74, was approved.

ii. Balance Sheet & Income Statement

Ms. Adams reviewed the unaudited financials through the end of January.

NINTH ORDER OF BUSINESS

Other Business

March 11, 2025

Holly Hill Road East

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

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in
favor, the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman

