

**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, **January 14, 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	Chairman
Rob Bonin	Vice Chairman
Courtney Taylor	Assistant Secretary
Hanson Wong	Appointed as Assistant Secretary

Also, present were:

Tricia Adams	District Manager, GMS
Grace Rinaldi	District Counsel, Kilinski Van Wyk
Chace Arrington <i>by Zoom</i>	District Engineer
Marshall Tindall	Field Services Manager, GMS

The following is a summary of the discussions and actions taken at the January 14, 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 11:03 a.m. Three Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Organizational Matters

A. Review of Letter(s) of Interest/Resumes(s) for Vacancies in Seats 2 & 5

Ms. Adams stated two Board seats are vacant and seat 2 will be addressed today.

B. Appointment of Individuals to Fulfill Seats 2 & 5

Mr. Morgan nominated Hanson Wong to seat 2.

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On MOTION by Mr. Morgan, seconded by Mr. Taylor, with all in favor, Appointing Hanson Wong to Seat #2, was approved.

C. Administration of Oath of Office to Newly Elected Supervisor

Ms. Adams administered the Oath of Office to Hanson Wong. Ms. Rinaldi reviewed the Sunshine Law, Public Records Law and Ethics Law with Mr. Wong.

D. Election of Officers**E. Consideration of Resolution 2025-05 Electing Officers**

Ms. Adams noted Adam Morgan is Chairman, Rob Bonin is Vice Chairman with the remaining Board members serving as Assistant Secretaries as well as members of the District management team serving as Secretary, Assistant Secretary, Treasurer and Assistant Treasurer. The Board can motion to keep the same slate of officers appointing Mr. Wong as an Assistant Secretary unless the Board desires to do something different.

On MOTION by Mr. Morgan, seconded by Mr. Taylor, with all in favor, Resolution 2025-05 Electing Officers – Same Officers Adding Mr. Wong as Assistant Secretary, was approved.

THIRD ORDER OF BUSINESS**Approval of Minutes of the November 12, 2024 Landowners' Meeting and Board of Supervisors Meeting**

Ms. Adams presented the minutes from the November 12, 2024 Landowners' meeting as well as the Board of Supervisors meeting. A draft of the minutes has been reviewed by District management staff and District Counsel. She asked for a motion to approve as presented.

On MOTION by Mr. Morgan, seconded by Mr. Wong, with all in favor, the Minutes of the November 12, 2024 Landowners' Meeting and Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Presentation of Arbitrage Reports**

Ms. Adams noted two arbitrage reports are included in the agenda packet. These arbitrage reports are related to the tax-exempt bond issue. The IRS requires that the District is not earning

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more interest than what they are paying on the bonds. This is for the Series 2017 bond and series 2018 bond. There is no arbitrage issue.

On MOTION by Mr. Morgan, seconded by Mr. Wong, with all in favor, Accepting the Arbitrage Reports, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Adams stated this agreement says any records that are exempt from disclosure from the property appraiser's office, the District will hold those same records exempt.

On MOTION by Mr. Morgan, seconded by Mr. Taylor, with all in favor, the Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

SIXTH ORDER OF BUSINESS

Consideration of License Agreement with Citrus Reserve Association for Back-to-School Event

Ms. Adams stated this request is for a one-time event but the date hasn't been set yet. If the Board wants to approve a license agreement, the details can be worked through. The Association will review all of the terms of the agreement.

On MOTION by Mr. Morgan, seconded by Mr. Wong, with all in favor, the License Agreement with Citrus Reserve Association for Back-to-School Event, was approved.

SEVENTH 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 questions.

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C. Field Manager's Report

Mr. Tindall presented the Field Managers Report on page 69 of the agenda package.

D. District Manager's Report**i. Approval of Check Register**

Ms. Adams presented the check register from October 1st through January 8th totaling \$66,618.57 for review. Immediately following the register is a detailed run summary. She asked for a motion to approve as presented.

On MOTION by Mr. Morgan, seconded by Mr. Taylor, with all in favor, the Check Register totaling \$66,618.57, was approved.

ii. Balance Sheet & Income Statement

Ms. Adams reviewed the unaudited financials through the end of November on page 84 of the agenda package.

EIGHTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

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

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS**Adjournment**

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

Signed by:



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Secretary/Assistant Secretary

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Chairman/Vice Chairman