

**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, **April 8, 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
Hansen Wong	Assistant Secretary
Nancy Henneberger	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 April 8, 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 11:00 a.m. Five 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. All of the attendees on Zoom are staff members.

April 8, 2025

Holly Hill Road East

THIRD ORDER OF BUSINESS**Approval of the Minutes of the March 11, 2025 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the March 11, 2025 Board of Supervisors meeting. The minutes have been reviewed by District Counsel and the District Manager. She asked for any comments, corrections, or changes to the minutes. The Board had no changes.

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

FOURTH ORDER OF BUSINESS**Ratification of License Agreement with Pool Skool, Inc., for Fiscal Years 2025 & 2026**

Ms. Adams noted last month a license agreement renewal was approved with Pool Skool with the schedule for summer of 2026. This was a 2-year agreement. There was discussion about setting this as a flat fee so that agreement was set up in accordance with those terms and presented to the Chairman for signature. She asked for a motion to ratify the license agreement.

On MOTION by Mr. Morgan, seconded by Mr. Taylor, with all in favor, the License Agreement with Pool Skool, Inc., for Fiscal Years 2025 & 2026, was ratified.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-08 Authorizing Investment of Surplus Funds**

Ms. Adams stated approval of this resolution allows for the District to invest surplus funds in accordance with Florida Statutes. She reviewed the four different options. Mr. Morgan suggested leaving the decision to staff. Ms. Adams noted they are probably looking at the money market option because the interest rate is on par with what the SBA is earning without any market volatility issues.

On MOTION by Mr. Morgan, seconded by Ms. Henneberger, with all in favor, Resolution 2025-08 Authorizing Investment of Surplus Funds, was approved.

April 8, 2025

Holly Hill Road East

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-09 Redesignating Location of Local District Records Office

Ms. Adams stated this redesignates the records repository for Holly Hill Road East. It had previously been at an office location in Winter Haven. The address location is now the amenity center at Holly Hill Road East.

On MOTION by Mr. Morgan, seconded by Mr. Wong, with all in favor, Resolution 2025-09 Redesignating Location of Local District Records Office, was approved.

SEVENTH ORDER OF BUSINESS

Appointment of Audit Committee and Chairman

Ms. Adams stated Florida CDDs are required to undergo an annual independent audit of all of the District's financial records. She recommended the Board appoint the Board of Supervisors as the audit committee.

On MOTION by Mr. Morgan, seconded by Mr. Taylor, with all in favor, the Appointment of the Board of Supervisors as the Audit Committee, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rinaldi noted the Florida legislative session commenced last month and runs through the beginning of May. There is a bill that seeks to repeal the goals & objectives and a bill looking to increase the limits on sovereign immunity. She will keep the Board updated.

B. Engineer

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

C. Field Manager's Report

Mr. Tindall reviewed the Field Managers Report on page 23 of the agenda package. He presented a quote from Prince for \$950 for seed and hay to stake off an area that is flat and tends to wash into the dry pond along the playground. It is a high traffic area and stable but getting really thin.

April 8, 2025

Holly Hill Road East

On MOTION by Mr. Morgan, seconded by Ms. Henneberger, with all in favor, the Prince Quote for \$950, was approved.

Mr. Tindall reviewed a quote from Prince to extend the sod to adjust the grade at Citrus Reserve entrance for \$640.

On MOTION by Mr. Morgan, seconded by Mr. Taylor, with all in favor, the Prince Quote for \$640, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams presented the check register from March 1st through March 31st totaling \$37,985.58. Immediately following is a detailed run summary.

On MOTION by Mr. Morgan, seconded by Ms. Henneberger, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Adams stated the unaudited financials start on page 35 of the agenda package. These are provided for informational purposes only.

iii. Review of Towing Enforcement Report

Ms. Adams noted when they amended and restated the parking rules, it required they amend and restate the Towing Service Agreement with S&S. There was discussion about the effectiveness of S&S Towing. S&S Towing provided a detailed list of enforcement activities at Holly Hill Road East for this calendar year on page 52 of the agenda package.

Ms. Adams spoke about information received regarding traffic enforcement services and reached out to the police chief in order to ensure all of the District's signage is in compliance with what the local police department needs in order to enforce traffic laws.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

April 8, 2025

Holly Hill Road East

TENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

Mr. Wong spoke about emails received from a Swim Kids individual wanting more information. Ms. Adams noted Swim Kids have made extensive public records requests over the past several weeks. District Counsel is assisting and reviewing all of the communication that goes back and forth.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Signed by:

Tricia Adams

Secretary/Assistant Secretary

DocuSigned by:

Adam Morgan

Chairman/Vice Chairman