

**MINUTES OF MEETING  
HICKORY TREE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Hickory Tree Community Development District was held Wednesday, **August 7, 2024**, at 9:15 a.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida.

Present and constituting a quorum:

Brian Walsh	Vice Chairman
Milton Andrade	Assistant Secretary
Garret Parkinson	Assistant Secretary
Kareyann Ellison <i>by Zoom</i>	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Patrick Collins	District Counsel, Kilinski Van Wyk
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Bob Gang <i>by Zoom</i>	Bond Counsel, Greenberg Traurig
Ashton Bligh <i>by Zoom</i>	Bond Counsel, Greenberg Traurig

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. Three Board members were present constituting a quorum and one Board member was present via Zoom.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There were no members of the public present for the meeting.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the July 3, 2024,  
Board of Supervisors Meeting**

Ms. Burns presented the minutes of the July 3, 2024 Board of Supervisors meeting. She asked if the Board had any questions or changes to those meeting minutes. The Board had no changes to the minutes.

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On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Minutes of the July 3, 2024, Board of Supervisors, were approved.

**FOURTH ORDER OF BUSINESS**

**Presentation and Approval of Supplemental Engineer’s Report dated June 5, 2024**

Mr. Malave stated the report is supplemental to the master report dated June 5<sup>th</sup>, and it provides the Phase 1 and 2 A of the project. The cost estimate for legal is shown on Exhibit 7b, for Phases 1 and 2A, which is 428 lots and the total cost of approximately \$36,222,906. He stated that they believe these costs are efficient for the next proposed infrastructure improvements. He asked to Board for any questions. Mr. Andrade asked if what was regularly changed was the legal description. Mr. Malave stated that it was.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Supplemental Engineer’s Report dated June 5, 2024, was approved.

**FIFTH ORDER OF BUSINESS**

**Presentation and Approval of Updated Preliminary Supplemental Assessment Methodology for Assessment Area One dated June 5, 2024**

Ms. Burns stated the legal description was the only thing changed since the Board previously saw and approved the methodology report.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Updated Preliminary Supplemental Assessment Methodology for Assessment Area One dated June 5, 2024, was approved.

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**SIXTH ORDER OF BUSINESS**

**Public Hearing**

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

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Opening the Public Hearing, was approved.

**A. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget**

**i. Consideration of Resolution 2024-06 Adopting the District’s Fiscal Year 2024/2025 Budget and Appropriating Funds**

Ms. Burns stated the resolution is included in the package for review. The budget will be developer funded as incurred, meaning they will only bill based on the expenses.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2024-06 Adopting the District’s Fiscal Year 2024/2025 Budget and Appropriating Funds, was approved.

**ii. Consideration of Fiscal Year 2024/2025 Developer Funding Agreement**

Ms. Burns stated this was s with Clayton Properties Group and that entity will fund any of the operations or maintenance for the district.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Fiscal Year 2024/2025 Developer Funding Agreement, was approved.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Closing the Public Hearing, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Resolution 2024-07 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025**

Ms. Burns stated the Fiscal Year 2024/2025 schedule was the same schedule as the current year.

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On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2024-07 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025, was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of the Adoption of Goals and Objectives for the District**

Ms. Burns stated these are the same goals and objectives applied to other Districts and they are in compliance with the new statutory laws in place.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Adoption of Goals and Objectives for the District, was approved.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk stated everything is done for the bond financing and they are all ready to go. The closing date will be on the 27<sup>th</sup>.

**B. Engineer**

Mr. Malave had nothing to report to the Board.

**C. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns presented the check register and offered to answer any questions for the Board. Hearing none, she asked for a motion of approval.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Check Register, was approved.

**ii. Balance Sheet & Income Statement**

Ms. Burns noted that financial statements are included in the agenda package for review and stated that there is no action necessary from the Board.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

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**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience  
Comments**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS**

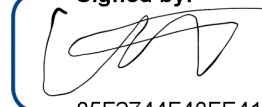
**Adjournment**

Ms. Burns asked for a motion to adjourn the meeting.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the meeting was adjourned.

*Jill Burns*

Secretary/Assistant Secretary

Signed by:  


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Chairman/Vice Chairman