

**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 on **Wednesday, August 6, 2025**, at 9:15 a.m. at the Holiday Inn & Suites Orlando SW – Celebration Area, 5711 W Irlo Bronson Memorial Hwy, Kissimmee, Florida.

Present and constituting a quorum:

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

Also present were:

Jill Burns	District Manager, GMS
Patrick Collins	District Counsel, Kilinski Van Wyk
Lauren Gentry <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry
Jarett Wright	Field Manager, GMS
Robbie Szozda	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. There were four Board members present in person.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present and none via Zoom, so the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oath to Newly Appointed Supervisor Brent Elliott (*elected at June 5, 2025 Board Meeting*)

Ms. Burns swore in Mr. Brent Elliott prior to the start of the meeting.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the June 5, 2025,
Board of Supervisors Meeting**

August 6, 2025

Hickory Tree CDD

Ms. Burns presented the minutes of the June 5, 2025, Board of Supervisors meeting and asked if the Board had any questions, comments, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Minutes of the June 5, 2025, Board of Supervisors Meeting were approved.

FIFTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget

Ms. Burns motioned to open the public hearing.

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

i. Consideration of Resolution 2025-06 Adopting the District's Fiscal Year 2025/2026 Budgets and Appropriating Funds

Ms. Burns stated that the Board had reviewed the upcoming year's budget and noted that it would be developer funded with a field contingency included but only billed if used. Ms. Burns added that they confirmed the community had 647 lots. A discussion followed on the O&M assessments, with \$1,514 per lot mentioned, though the Board had agreed that it was the maximum figure and the actual number would likely come in under \$1,500 depending on negotiations. No changes to the budget were requested.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-26, Adopting the District's Fiscal Year 2025-2026 Budgets and Appropriating Funds, was approved.

ii. Consideration of Fiscal Year 2025/2026 Developer Funding Agreement

Ms. Burns stated that this was the funding agreement with Clayton Properties Group. It is the entity that will fund the operations and maintenance of the District.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Fiscal Year 2025/2026 Developer Funding Agreement was approved.

Ms. Burns motioned to close the public hearing.

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

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-07
Designation of a Regular Monthly Meeting
Date, Time, and Location for Fiscal Year
2025/2026**

Ms. Burns stated the meeting would be on the first Thursday at 9:30 am, and that they would remove January as they had in the previous years.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-07 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026 was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposal for Arbitrage
Rebate Services from AMTEC for Series
2024 AA1 Project Bonds**

Ms. Burns stated that this was a required report under the Trust Indenture, and the cost was \$450.00 annually.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Proposal for Arbitrage Rebate Services from AMTEC for Series 2024 AA1 Project Bonds was approved.

EIGHTH ORDER OF BUSINESS

Goals and Objectives

A. Adoption of Fiscal Year 2026 Goals & Objectives

Ms. Burns stated that these were the same goals and objectives that the Board had already adopted.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Adoption of Fiscal Year 2026 Goals & Objectives was approved.

B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute

Ms. Burns stated that they were on track to meet these goals & objectives. She asked for a motion to authorize the chair.

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On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Accepting the Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute was approved.

NINTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Collins had no report but offered to answer any questions.

B. Engineer

Mr. Arrington had nothing to report. Ms. Burns asked if there were any questions.

C. Field Manager's Report**i. Consideration of Proposals for Aquatic Maintenance Services****a) Aquatic Weed Management**

Mr. Wright stated that he would be handling responsibilities in the future. He explained that the initial mowing by Prince and Sons had been delayed due to accidents but was rescheduled for Friday. Mr. Wright asked what frequency the Board preferred for grass and frontage cuts during the early stages of the community. After discussion, the group agreed to meet every three weeks, with the option to increase the frequency once home sales began.

b) Solitude

Mr. Wright noted that they had reviewed lake management options and agreed that Solitude Lake Management, at \$1,250 per month, was the best choice. The group felt Solitude did a great job, their pricing was affordable, and they were the preferred vendors.

c) The Lake Doctors

Mr. Wright also presented pond maintenance bids, noting Lake Doctors at \$450 per month and Aquatic Weed Management at \$850 per month. He recommended Aquatic Weed Management, despite their higher pricing, as the property was outside their normal service area.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Proposals for Aquatic Maintenance Services, were approved.

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

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Ms. Burns presented the check register. She offered to answer any questions for the Board. Hearing no questions, she asked for a motion of approval.

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

ii. Balance Sheet & Income Statement

Ms. Burns noted that financial statements for June were included in the agenda 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.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

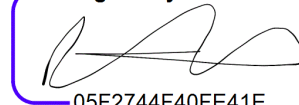
Ms. Burns asked for a motion to adjourn the meeting.

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

Jill Burns

Secretary/Assistant Secretary

Signed by:



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Chairman/Vice Chairman