

**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 **Thursday, May 7, 2026**, at 9:30 a.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida.

Present and constituting a quorum:

Milton Andrade
Brian Walsh
Garret Parkinson
Kareyann Ellison

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Patrick Collins
Chace Arrington *by Zoom*
Joey Duncan *by Zoom*
Jarett Wright

District Manager, GMS
District Counsel, Kilinski Van Wyk
District Engineer, Dewberry
District Engineer, Dewberry
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 constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

**Approval of Minutes of the March 5, 2026
Board of Supervisors Meeting**

Ms. Burns presented the minutes of the March 5, 2026 Board of Supervisors meeting and asked for any comments, corrections, or changes.

May 7, 2026

Hickory Tree CDD

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Minutes of the March 5, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of Amenity Policies & Rates for the District

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

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

i. Consideration of Resolution 2026-06 Adopting Amenity Policies & Rates for the District

Ms. Burns presented Resolution 2026-06 adopting amenity policies and rates, listing the District amenities such as the swimming pool, splash pad, trails, sports fields and courts, playground, and lakes/ponds. During the discussion, it was clarified that there is no dog park, so the dog park policies would be removed. She confirmed that there is rental space and that rental policies are included. She described the document as the standard set of rules for the District's existing amenities.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2026-06 Adopting Amenity Policies & Rates for the District, was approved as amended.

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

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

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-07 Approving the Proposed Fiscal Year 2026/207 Budget (Suggested Date: August 6, 2026), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2026/2027 Budget and the Imposition of Operations and Maintenance

May 7, 2026

Hickory Tree CDD

***Assessments (Option A and Option B budgets
to be provided for Board Discussion)***

Ms. Burns reviewed Resolution 2026-07, which would approve the proposed FY2027 budget, declare special assessments, and schedule a public hearing for final budget adoption. She noted this would be the District's first operations and maintenance levy because the community is currently developer-funded, and that notice would be mailed to all property owners. Ms. Burns described two budget options: Option A includes a developer contribution to reach a target assessment level. Option B does not include that contribution.

Ms. Burns recommended using Option B for the preliminary budget so the required notice could go out, while keeping Option A available for possible use in the final budget later.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2026-07 Approving the Proposed Fiscal Year 2026/2027 Budget, Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2026/2027 Budget and the Imposition of Operations and Maintenance Assessments on August 6, 2026, was approved.

SIXTH ORDER OF BUSINESS

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

Ms. Burns stated the Board was considering a proposal from Amtech for arbitrage rebate services related to the Series 2024 Assessment Area One bonds. She explained that this is a required report under the trust indenture and that the cost is \$450 per year.

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

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins stated they would be working on the acquisition documents for the amenity property, similar to a prior property transfer, and expected those documents to come through for signatures within the next month. The Board asked for an update on the turnover status of other common area tracts, including whether any individual areas had already been turned over.

B. Engineer

May 7, 2026

Hickory Tree CDD

Mr. Arrington reminded the Board that the five-year stormwater management review still needs to be completed, noting that this is due this year.

C. Field Manager's Report

Mr. Wright reported that several turnover walkthroughs had been completed, including the frontage areas, medians, pond, and most recently the amenity center and back part of the community. He stated a few items were still outstanding; internet, access control, and startup procedures but overall, the amenity area was generally ready, and staff were now preparing contracts including an updated landscaping contract for the new areas.

Mr. Wright described site improvements at the entrance, including new plantings and sign lighting that should be finished soon. A major part of their update focused on a midge and mosquito problem at the pond. He explained that natural treatment using garlic oil and nematodes had already reduced the issue and recommended at least nine treatments per year to prevent it from becoming much more expensive later.

Mr. Wright recommended combining treatments with shoreline plantings and mosquito fish to control larvae, noting that the fish are inexpensive, self-sustaining, and effective. They clarified that the fish were not yet included in the current plan. He stated they were assembling the remaining operational contracts and expected to bring full contract proposals to the next meeting.

Mr. Wright discussed opening of the amenity center. A Board member asked whether there would be a grand opening and noted that summer was approaching, so it would be ideal to open the facility for the season. Ms. Burns explained that they were waiting until final completion items, including the final punch list and certificate of occupancy, were finished before announcing an opening date. She said resident applications were already being collected, and residents would receive access cards and a notification once the official opening date was set. Ms. Burns added that they hoped to open by Memorial Day, if possible.

i. Delegating authority to the Chair and letting the Chair Approve the Pool and Janitorial contracts

The Board discussed a way to open the amenities sooner by allowing interim maintenance before all formal contracts were fully approved. Mr. Wright suggested authorizing someone to handle temporary maintenance arrangements so operations could begin earlier, with full contracts to be finalized at a later meeting. He noted that the full proposals likely would not be approved in time. In

May 7, 2026

Hickory Tree CDD

response, Ms. Burns proposed delegating authority to the Chair and then framed the motion to let the Chair approve the pool and janitorial contracts.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Delegating authority to the Chair to allow the Chair Approve the Pool and Janitorial Contracts, was approved.

ii. Consideration of Amendment to Landscape Maintenance Services Contract

Mr. Wright explained that the original contract was about \$3,211 per month, and adding the new areas would increase it by about \$5,379 per month, for a total of roughly \$8,600 monthly or \$103,000 annually. He said the work would be handled by Prince and Sons, noted the company had performed well overall, and said pricing for extra services had been reasonable.

A Board member asked whether the work had been bid out and whether the Board was comfortable with the cost. Mr. Wright explained that the original contract had been bid, but small amendments usually are not rebid unless the number seems too high.

Ms. Burns added that the District is currently developer-funded, so the cost is effectively within budget, and that next year's budget is already anticipated this category. Since the new estimate came in slightly above the original \$100,000 budget placeholder, the group discussed adjusting it, and a motion to approve the landscaping cost at \$100,000 not to exceed.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor Amendment to Landscape Maintenance Services Contract not to exceed \$100,000, was approved.

iii. Ratification of Amended Aquatic Maintenance Services Agreement to Add-On Midge Treatment Services

Mr. Wright stated the midge treatment had already been approved by Mr. Milton, and they were now asking the Board to formally ratify that earlier approval.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Amended Aquatic Maintenance Services Agreement to Add-On Midge Treatment Services, was ratified.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register included in the agenda package for review.

May 7, 2026

Hickory Tree CDD

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

ii. Balance Sheet & Income Statement

Ms. Burns noted that financial statements are included in the package for reviewed. There is no action necessary from the Board.

iii. Presentation of Number of Registered Voters – 0

Ms. Burns noted as of April 15th there are no registered voters within the community.

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

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

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


Secretary/Assistant Secretary

Signed by:

05F2744F40FE41E...
Chairman/Vice Chairman