

**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, August 6, 2026**, at 10:15 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
Garret Parkinson
Brent Elliott

Chairman
Assistant Secretary
Assistant Secretary

Also present were:

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

District Manager, GMS
District Counsel, Kilinski Van Wyk
District Engineer, Dewberry
District Engineer, Dewberry
Field Manager, GMS
Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. There were three 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 May 7, 2026
Board of Supervisors Meeting**

Ms. Burns presented the minutes of the May 7, 2026 Board of Supervisors meeting and asked for any comments, corrections, or changes.

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On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Minutes of the May 7, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget

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 2026-08 Adopting the District' Fiscal Year 2026/2027 Budget and Appropriating Funds

Ms. Burns presented Resolution 2026-08 adopting the District's Fiscal Year 2026/2027 Budget and appropriating funds.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Resolution 2026-08 Adopting the District' Fiscal Year 2026/2027 Budget and Appropriating Funds, was approved as amended.

ii. Consideration of Fiscal Year 2027 Budget Deficit Funding Agreement

Ms. Burns reviewed the Fiscal Year 2027 Budget Deficit Funding Agreement.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Fiscal Year 2027 Budget Deficit Funding Agreement, was approved.

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

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

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B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

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 2026-09 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns reviewed Resolution 2026-09 imposing special assessments and certifying an assessment roll.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Resolution 2026-09 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

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

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

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-10
Designation of a Regular Monthly Meeting
Date, Time, and Location for Fiscal Year
2026/2027**

Ms. Burns reviewed the proposed Fiscal Year 2026/2027 meeting schedule keeping the same day of the month at 10:15 a.m.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Resolution 2026-10 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027, was approved.

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SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2026-11
Designating a Date, Time, and Location
for a Landowners' Meeting and Election
Thursday, November 5, 2026—Regular
Meeting Date) (Seat #1, Seat #2 & Seat #5)**

Ms. Burns reviewed Resolution 2026-11 designating a date for the Landowner's meeting and election. She noted the proposed date was November 5, 2026.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Resolution 2026-11 Designating a Date, Time, and Location for a Landowners' Meeting and Election on Thursday, November 5, 2026—Regular Meeting Date) (Seat #1, Seat #2 & Seat #5), was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposals for Security
Services from United Protective Security
Services (provided to Board of Supervisors
under separate cover for confidentiality
purposes)**

A. 16 Hours Per Week

B. 5 Hours Per Week

Ms. Burns opened discussion of the proposals for security services from United Protective Services.

EIGHTH ORDER OF BUSINESS

**Ratification of Agreement for Janitorial
Maintenance Services with CSS**

Ms. Burns reviewed the agreement for janitorial maintenance services with CSS and asked for a motion to ratify the agreement.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Agreement for Janitorial Maintenance Services with CSS, was ratified.

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NINTH ORDER OF BUSINESS

Ratification of Agreement for Pool Maintenance Services with Resort Pool Services

Ms. Burns reviewed the agreement for pool maintenance services with Resort Pool Services and asked for a motion to ratify the agreement.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Ratification of Agreement for Pool Maintenance Services with Resort Pool Services Ratification of Agreement for Janitorial Maintenance Services with CSS, was ratified.

TENTH ORDER OF BUSINESS

Presentation of Fiscal Year 2025 Audit Report

Ms. Burns presented the Fiscal Year 2025 audit report and noted that they received a clean audit.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Fiscal Year 2025 Audit Report, was approved.

ELEVTH ORDER OF BUSINESS

Goals and Objectives

A. Adoption of Fiscal Year 2027 Goals & Objectives

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Adoption of the Fiscal Year 2027 Goals & Objectives, was approved.

B. Review of Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair To Execute Final Form

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form, was approved.

TWELTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins had nothing additional to report.

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B. Engineer**i. Presentation of Annual Goals & Objectives Review for Fiscal Year 2026 & Annual Report****The meeting recording commenced at this time.*

Mr. Duncan stated that the annual report was included in the package for review.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Annual Goals & Objectives Review for Fiscal Year 2026 & Annual Report, was approved.

Mr. Duncan stated that there were several critical items in the report, including fairly bad washouts that could be dangerous if someone were walking and fell into them. He recommended that either maintenance or the construction company address the issue quickly because of liability concerns.

C. Field Manager's Report

Ms. Hilyard reported that the amenity center had opened the day before, with deep cleaning and exterior pressure washing completed. Resident access cards were mailed, locks were changed to keypad locks for the janitorial and electrical closets, and a lock box for fire access was removed. She also reported that landscape, pool, and aquatics services had no deficiencies, janitorial services had started, and pest control was needed because insects and spiders remained an issue. She discussed failed palms that would be removed, a pool-deck downspout problem that was blowing mulch and dirt onto the deck and into the pool, and a plan to replace the mulch/dirt area with something like lava rock.

i. Consideration of Proposal for Pest Control Services

Ms. Hilyard presented a Massey Services proposal for monthly pest control, explaining that pest control was considered necessary because pressure washing had helped reduce insects and spiders but had not eliminated the issue. Massey had completed a walkthrough and recommended normal pest control services along with additional items such as equipment, rodent boxes, and especially door sweeps. The door sweeps were emphasized because there was a large gap between the restroom doors and the ground, allowing bugs to enter; he described the gap as

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large enough to fit a notebook through. Massey could install the door sweeps as part of the first service visit. The proposal was for a two-year agreement, with the first year totaling \$1,725 annually and the second year totaling \$1,500 annually. She noted that the proposal showed slightly different figures because taxes were included, but those taxes would be removed before the agreement was signed.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Proposal for Pest Control Services, was approved.

ii. Notice from Prince & Sons Regarding Fuel Charges

Ms. Hilyard explained that two palms had specifically failed, with one apparently down or leaning on its side, and said it had been difficult to coordinate having the vendor return because the location was about two and a half hours out of the way. Ms. Burns then referenced a notice from Prince and Sons regarding the fuel surcharge and moved it forward for approval.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Notice from Prince & Sons Regarding Fuel Charges, was approved.

iii. Notice from Resort Pool Services Regarding Fuel Charges

Ms. Hilyard stated that the Resort Pools contract was \$50 per month and described it as a new contract. The pricing had apparently been provided earlier in anticipation of the amenity center opening, but since the amenity center had not yet opened at that time, the cost had not been included previously.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Notice from Resort Pool Services Regarding Fuel Charges, was approved.

D. District Manager's Report

i. Approval of Check Register

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

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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 are included in the package for reviewed. There is no action necessary from the Board.

THIRTEENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

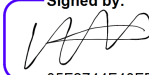
FIFTHTEENTH ORDER OF BUSINESS

Adjournment

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

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


Secretary/Assistant Secretary

Signed by:

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Chairman/Vice Chairman