

**MINUTES OF MEETING
EDEN HILLS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Eden Hills Community Development District was held on Wednesday, **December 10, 2025**, at 5:00 p.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum:

Bobbie Shockley	Chairperson
Jessica Spencer	Vice Chairperson
Lindsey Roden	Assistant Secretary
Emily Hazelrig <i>joined late</i>	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Chace Arrington <i>by Zoom</i>	District Engineer
Marshall Tindall	GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 5:00 p.m. and called the roll. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period.

Resident (Joseph Lorenzo) asked about the Secretary and Treasurer not having to be residents of Eden Hills. Ms. Adams explained that they would address this resident's question when they review the Rules of Procedure item. Resident also commented about his concern regarding the replacement of sod without having a solution to the sod problem itself. Ms. Adams

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responded that they will be addressing the engineer’s inspection report as well as the proposal from Prince for sod replacement during that agenda item.

Resident (Jasmine Felix) commented that she hosts events for creatives who tackle mental health. She noted it is completely free to attend. She requested hosting monthly events on CDD property. Another resident elaborated on Resident Felix’s comment. He stated that he suggested Resident Felix come to the CDD to get the HOA out of entering into agreements with the CDD to have events at the community. He noted that these agreements that taxing Districts make with HOAs eventually become a convoluted mess. He added that people already don’t understand who is responsible for what entity within their community. He recommended that the HOA should do what the HOA does, which is govern the aesthetics in their community. And the CDD should do what the CDD does on the property the CDD owns, which is manage the pool, the parking lots, and the amenities.

**Supervisor Hazelrig joined the meeting at this time.*

THIRD ORDER OF BUSINESS

Approval of Minutes of the October 8, 2025 Board of Supervisors Meeting

Ms. Adams presented the minutes from the October 8, 2025, Board of Supervisors meeting and asked for any questions, comments, or corrections. The Board had no changes to the minutes.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Approval of the Minutes of the October 8, 2025, Board of Supervisors Meeting were approved.

FOURTH ORDER OF BUSINESS

Public Hearing to Amend Rules of Procedure

Ms. Adams asked to open the public hearing.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Opening the Public Hearing, was approved.

A. Consideration of Resolution 2026-04 Adopting Amended Rules of Procedure

Ms. Adams presented Resolution 2026-04. She stated that Ms. Hancock’s firm prepared the form of resolution as well as the amended Rules of Procedure.

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Ms. Hancock explained that they were amending the Rules of Procedure because during the 2025 legislative session, the legislature adopted a few statutory changes that required them to go through and change their rules of procedure at all of their Districts. She explained that they took this opportunity to implement all the legislative changes that were required as well as administrative clean-up to make sure everything is matching actual business practices of 2025. She reviewed the highlights of the changes. She also addressed the resident's question regarding the Secretary and Treasurer not having to be Board members. She explained that normally it is District staff that is the Secretary and Treasurer. She asked for any questions or comments from the Board.

On MOTION by Ms. Spencer, seconded by Ms. Hazelrig, with all in favor, Closing the Public Hearing, was approved.

On MOTION by Ms. Spencer, seconded by Ms. Hazelrig, with all in favor, Resolution 2026-04 Adopting Amended Rules of Procedure, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resident Request to Host Monthly Events on CDD Property

Ms. Adams stated Jill Burns has been in communication with a resident who lives within the Eden Hills CDD boundary. She explained that as the resident discussed in her narrative presented to the Board, she approached the HOA and the HOA directed her to come to the CDD. Ms. Adams explained that there is an ongoing agreement with the HOA to hold special events. She noted that from time to time, there are entities or organizations that approach the CDD and request to hold events. She stated that in such case, District Counsel often recommends there is a specific license agreement, either for a one-time event or if more than one event is approved by the Board by a way of backup. She noted that for Board discussion, there is a portion of the email correspondence on page 82 that summarizes the nature of the events. Resident Felix, who is requesting these monthly events, responded that she has an LLC. There was a question on if the vendors that come to the events sell their materials. The response was that some vendors sell, and some provide an activity or workshop. Resident Felix stated the events are completely free to attend. Access to restrooms for guests was discussed. After discussion, the Board stated that these requested events are a great idea.

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On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Resident Request to Host Monthly Events on CDD Property, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Agreement for Hog Removal with Swine Solutions

Ms. Adams stated since this item was a time sensitive animal control issue, an agreement was signed by the Chair.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Agreement for Hog Removal with Swine Solutions, was ratified.

SEVENTH ORDER OF BUSINESS

Review of Inspection Report from District Engineer

Ms. Adams presented the inspection report from District Engineer, Mr. Arrington. Mr. Arrington provided a brief summary of the inspection report.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock reminded the Board to do their ethic’s training by the end of the year.

B. Engineer

Mr. Arrington had nothing further to report but was happy to answer any questions.

C. Field Manager’s Report

i. Consideration of Proposal from Prince & Sons – ADDED

Mr. Tindall presented the field manager’s report. He discussed the completed items which included solar entry lights installed per approved proposal, general light maintenance was done to Phase 1 entrance lights as part of routine seasonal inspections: added risers, adjusted angles, and inspected essential components, removed general trash and litter from a handful of areas around the District, and playgrounds received routine cleaning. He discussed the contracted services which included overall site maintenance is satisfactory, turf is mowed, and beds are detailed, following off season, mowing visits decreased for fall and winter in line with turf dormancy, some turf areas are being assessed for repairs, and pond treatments are sufficient to keep pond vegetation

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under control. He also discussed the in progress items which included a damaged playground was identified and a report filed. He noted that replacement parts have been ordered and repairs to the plastic climbing wall will be completed once materials arrive. Other in progress items Mr. Tindall discussed are that the playground was posted closed and caution tape was added in the interim, amenity chaise lounges and chairs will be re-slung in batches to prepare for spring, and some rip rap is being coordinated for mitered ends in accordance with engineer's report.

Mr. Tindall discussed the sod replacement and erosion areas noted in the Engineer's report. He presented a proposal for turf and sod replacement from Prince & Sons for Board consideration. The total amount is \$9,740 for all the areas presented.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the Proposal from Prince & Sons, was approved.

Mr. Tindall noted that there is an area in Phase 1 that he is working with Mr. Arrington on to get a full scope and to set up an informal RFP to see if it's more practical for a maintenance team to establish a concrete barrier along the sidewalk. He pointed out that this was on page 99 of the agenda package for reference. It was suggested to add caution tape around this area of concern to be safe.

D. District Manager's Report

i. Approval of the Check Register

Ms. Adams presented the check register. She offered to take questions on any of the invoices.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the Check Register, was approved.

ii. Balance and Income Statement

Ms. Adams noted that the financial statements were included in the package for review, for informational purposes. She asked if there were any questions; she would be happy to answer. No action is necessary from the Board.

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NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Resident asked if they have an aquatic provider for the lakes. He noted the weeds on the lakes are over 12 feet tall in certain areas obstructing residents view to the lake. He cautioned that the Board needs to have a plan in place to address this issue. He also thanked the Board and staff for addressing other issues within the community.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Adams asked for a motion to adjourn.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the meeting was adjourned.

Signed by:

Jill Burns

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Secretary/Assistant Secretary

Signed by:

Bobbie Shockley

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Chairman/Vice Chairman