

**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, April 8, 2026**, 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  
Jessica Spencer  
Lindsey Roden  
Emily Hazelrig  
Alexandra Hietala

Chairperson  
Vice Chairperson  
Assistant Secretary  
Assistant Secretary  
Appointed as Assistant Secretary

Also present were:

Jill Burns  
Savannah Hancock  
Rey Malave *by Zoom*  
Marshall Tindall

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns opened the public comment period for agenda items only. There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the December 10, 2025 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the December 10, 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 Minutes of the December 10, 2025 Board of Supervisors Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation of Kristin Cassidy**

Ms. Burns noted Kristin Cassidy (seat #1) resigned from the Board. Her term expires in November of 2026. She asked for a motion to accept Ms. Cassidy’s resignation.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Accepting the Resignation of Kristin Cassidy, was approved.

**B. Appointment of Individual to Fill Board Vacancy in Seat #1, Exp. 11/2026**

Ms. Burns noted that leaves a vacancy in seat #1. The seat is transitioning to a resident in November. Ms. Shockley nominated Alexandra Hietala

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Appointment of Alexandra Hietala to Fill Board Vacancy in Seat #1 Exp. 11/2026, was approved.

**C. Administration of Oath to Newly Appointed Individual**

Ms. Burns administered the oath of office to Alexandra Hietala. Ms. Hancock reviewed the Florida Sunshine law, public records law, and ethics law. She will not have to complete ethics training this year.

**D. Consideration of Resolution 2026-08 Appointing an Assistant Secretary**

Ms. Burns noted this resolution will appoint Alexandra Hietala as an Assistant Secretary.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-08 Appointing Alexandra Hietala as an Assistant Secretary, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-05 Approving the Proposed Fiscal Year 2027 Budget and Setting Public Hearing to Adopt**

**A. Option A**

**B. Option B**

Ms. Burns stated the District is required to approve a preliminary budget by June 15<sup>th</sup> of each year. This sets the cap. It will be sent to the city or the county at least 60 days prior to the public hearing

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date. At the public hearing, a final budget will be adopted and then certify assessments for collection to the tax collector’s office prior to September 15<sup>th</sup> of each year.

Ms. Burns noted there are two options for Board consideration based on needs of the community and feedback from residents. Option A leaves the assessments the same and option B would be an increase. The biggest change to the budget is in field expenses adding cost for Phase 3. Option A has all of the increases but without an increase of the per unit assessment to residents as proposed option A. The only difference in option B is in the field with a buffer area maintenance added which is the buffer area outside the wetland. If that was added in, it would be a proposed increase of \$164.16 per lot. Mr. Tindall provided an overview of the estimated cost of what the buffer maintenance includes.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with Ms. Hietala, Ms. Roden, Ms. Spencer, and Ms. Hazelrig in favor and Ms. Shockley opposed, Resolution 2026-05 Approving the Proposed Fiscal Year 2027 Budget – Option B and Setting a Public Hearing for July 8, 2026 amended to move the time to 4:00 PM, was approved 4-1.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-06  
Relating to General Election Qualifying  
Period and Procedures**

Ms. Burns stated Florida statutes outline the threshold for turnover of Board seats to residents. Once the District has been established for six years and there are at least 250 registered voters within the District, at that time two seats turnover to residents via the general election process. This will be sent to the Supervisor of Election to direct them on the seats that will be up for election this coming November. Those are seats #1 and #4 that are both up in November 2026. There is a qualifying period to submit to be in those seats from Monday, June 8<sup>th</sup> through Friday, June 12<sup>th</sup>.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-06 Relating to General Election Qualifying Period and Procedures, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-07 Setting  
a Public Hearing to Adopt Amended  
Amenity Policies**

Ms. Burns noted a couple of minor updates for items that they are proposing. The main change is that dock policies will be added. All of the proposed changes are underlined in the resolution. The public hearing date is July 8, 2026 at 4:00 p.m.

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On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, Resolution 2026-07 Setting a Public Hearing for July 8, 2026 at 4:00 PM to Adopt Amended Amenity Policies, was approved.

**EIGHTH ORDER OF BUSINESS**

**Presentation of Arbitrage Report – Series 2022**

Ms. Burns stated under internal revenue code the District has to demonstrate that they do not earn more interest than they pay on the bonds. This is required from the Trust Indenture. Page 4 shows a negative arbitrage amount listed.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, Accepting the Arbitrage Report – Series 2022, was approved.

**NINTH ORDER OF BUSINESS**

**Ratification of Data Sharing and Usage Agreement**

Ms. Burns stated this is administrative. Certain professions such as police or judges may have their information exempt from being disclosed in a public records request. They are saying they will not disclose those.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the Data Sharing and Usage Agreement, was ratified.

**TENTH ORDER OF BUSINESS**

**Ratification of Contract Agreement with Polk County Property Appraiser**

Ms. Burns stated the contract agreement is their standard form to collect assessments on the tax bill for the upcoming year.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the Contract Agreement with Polk County Property Appraiser, was ratified.

**ELEVENTH ORDER OF BUSINESS**

**Ratification of Hog Removal Agreement with Swine Solutions LLC**

Ms. Burns stated they were notified outside the meeting that hogs were spotted in the community again. Marshall obtained a proposal from the same vendor that was used in the past and Bobbie approved it outside the meeting. The trap is on the property and set.

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

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hancock provided an update on the latest legislative session.

**B. Engineer**

Mr. Malave stated they are getting ready to do the annual inspection of the facilities in the District as required by the bond indentures.

**C. Field Manager’s Report**

Mr. Tindall reviewed the Field Management Report on page 111 of the agenda package.

**i. Consideration of Prince & Sons Landscape Maintenance Increase**

Mr. Tindall noted a 3% increase request for next year from Prince & Sons that goes in line with the budget.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Prince & Sons landscape maintenance increase, was approved.

Ms. Burns noted when Phase 3 is added, it’s anticipated that it would put them over the bid threshold so they will likely have to bid the whole contract next year.

**ii. Consideration of Aquatic Weed Management Aquatic Maintenance Increase**

Mr. Tindall stated this will be considered with Phase 3.

**D. District Manager’s Report**

**i. Approval of the Check Register**

Ms. Burns 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.

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**ii. Balance and Income Statement**

Ms. Burns stated financial statements are included in the agenda package for review. She offered to take questions on those. No action is necessary from the Board.

**iii. Ratification of Funding Requests 3 & 4**

Ms. Burns noted funding requests 3 & 4 for construction related Phase 3 items that are developer funded and have already been approved.

On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, Funding Requests 3 & 4, were ratified.

**THIRTEENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience Comments**

Joseph Bledsoe (Jay) spoke about the lake and not doing anything in that area over the years is why it's going to cost what it costs today and water hemlock plant along the lakeshore being toxic. He distributed some packages that talk about the lake and water hemlock as well as invasive native erosion continuing to be a problem. He applauded everyone that went with option B budget. He asked to put signs up for Jasmine's event and spoke about security issues.

David Joseph (864 Griffin Avenue) spoke about lakefront owners requesting maintenance to the area surrounding the grassy lake. Vandalism in the pool area along fences and nothing is being done. There are no security cameras to identify anyone. He noted dog parks need attention, drainage issues with dry ponds not drying, trash in the playground and common areas. Suggested everything does not have to happen in 2026. There could be a plan phased approach so that it doesn't affect one particular year's budget and doesn't create a big angst for everybody.

Lynn-Marie Nicoletta spoke about cleaning up the water areas. Noted the budget increase is only \$13.66 per month and not a huge hike for doing something that needs to be addressed. The longer it's ignored, the more expensive it will be to fix down the road. She has spoken about her concern with the dry ponds at many meetings and nothing was ever done, now the developer is gone and they are stuck with footing the bill and same with the silt fences. Spoke about hypodermic needles laying around and vandalism. Opposed to signage for Jasmine's food truck/craft events because of security measures.

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Robert Parrish expressed concern of people from outside the community coming to the events that are meant to be for community residents and the security issues it could bring. Ms. Burns stated that request did come to her and she did not feel comfortable approving it outside of the meeting for a lot of the concerns. She also got a lot of concerns about the events in general and the fact they were being marketed to the outside so that needs to be a Board decision. Board members agree it should be for the community. Ms. Hancock noted option one is they can terminate it or option two is to revise it. They could talk about charging her to use the space, an agreement. She will brainstorm a way to revise it and bring it back to the next meeting.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns asked for a motion to adjourn.

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

Signed by:  
*Jill Burns*  
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Secretary/Assistant Secretary

Signed by:  
*Bobbie Shockley*  
B4BFE8F149CE478...

Chairman/Vice Chairman