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, **May 13, 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	Chairperson
Jessica Spencer	Vice Chairperson
Lindsey Roden	Assistant Secretary
Alexandra Hietala	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Tricia Adams *by Zoom*	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Chace Arrington *by Zoom*	District Engineer
Rey Malave *by Zoom*	District Engineer
Marshall Tindall	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.

A resident raised concerns that electrical outlets and lighting for the monument signs had been overlooked in previous phases of the development. It was pointed out that Phase 1 included electrical at the monuments, but Phase 2 did not, which led to solar lights being used as a workaround. The resident asked that Phase 3 plans and contracts be reviewed now to ensure electrical and monument lighting requirements were clearly included so the issue would not happen again.

THIRD ORDER OF BUSINESS **Approval of Minutes of the April 8, 2026 Board of Supervisors Meeting**

Ms. Burns presented the April 8, 2026 Board of Supervisors meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

> On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Minutes of the April 8, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Discussion Regarding Resident Concerns Regarding Events Held on CDD Property**

Ms. Burns discussed resident complaints about events being held on CDD property near the amenity center. Ms. Burns explained that residents had raised concerns about the events being advertised outside the community, increased noise, and trash being left behind after events. Ms. Hancock noted the agreement with the resident organizer could be revised or terminated and said the Board's original understanding was that the events would mainly serve Eden Hills residents rather than become larger public events promoted throughout Polk County.

Board members shared concerns that the events had grown beyond what they originally approved and felt it would be difficult to enforce restrictions on outside advertising or attendance. Several Supervisors said they believed the organizer had good intentions, but the events were not carried out in the way they expected. Concerns were also raised about using CDD resources for cleanup and allowing non-residents to benefit from community-funded property. After discussion, the Board agreed to terminate the agreement and provide a 30-day notice so any already scheduled events could still take place if needed.

> On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Terminating the Agreement and Providing a 30 Day Notice, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Assignment of Construction Contract for Phase 3**

Ms. Burns discussed assigning the Phase 3 construction contract and the Phase 2 offsite contract to the District. Ms. Hancock explained that the developer had already entered into the contracts and would assign them to the District, with future bond proceeds expected to fund the Phase Three work. Ms. Hancock also recommended authorizing the Chair to sign a construction funding agreement with GLK so the developer would cover any costs incurred before the bonds were issued, meaning District funds would not be used upfront. Ms. Burns noted this process had been used before and would allow the District to monitor construction progress as Phase 3 moved forward. Board members also briefly discussed resident concerns about monument lighting in earlier phases.

Ms. Burns explained that the lighting may not have been missed during construction but instead may not have been included in the approved plans. Ms. Hancock added that the plans had already been stamped and permitted, though they could still check with the project engineer about whether the lighting was included. The Board chose to handle the Phase 2 and Phase 3 assignments separately and approved the Phase 3 contract assignment along with authorization for the Chair to execute the construction funding agreement with GLK.

> On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Assignment of Construction Contract for Phase 3 And Authorizing the Chair to Execute the Agreement, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Assignment of Construction Contract Phase 2 Offsite**

Ms. Burns stated that the Board had discussed whether a separate construction funding agreement would be needed for the phase two offsite improvements, and Ms. Hancock confirmed that a separate agreement would be prepared. Ms. Burns clarified that the same type of motion previously approved for phase three would apply to phase two offsite contract assignment. The Board then approved assigning the phase two offsite contract to the CDD and authorized the chair to execute the construction funding agreement with GLK.

> On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Assignment of Construction Contract Phase 2 Offsite And Authorizing the Chair to Execute the Agreement, was approved.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Hancock provided an update on the latest legislative session. She said that staff would move forward with getting the assignment documents executed and sending out the termination notice.

B. Engineer

Mr. Malave stated that they were continuing to work with staff on ongoing items. He noted that the annual engineer's report and required site inspections would be completed as required by the bond documents. He also mentioned that the Eden Hills stormwater needs assessment update would be due next fiscal year and scheduled for completion by June of next year. There were no questions from the Board.

C. Field Manager's Report

Mr. Tindall stated that things had been pretty quiet since the last meeting as they prepared for the busy Memorial Day and summer season. He reported drought conditions had returned, although recent rain helped a little, and noted an irrigation issue near the amenity center had already been repaired earlier in the week. Some hedge stress was visible but expected to recover, and irrigation touch-ups, mulch, and entrance landscaping improvements were being scheduled. He also said freeze damage throughout the community had been minor compared to other neighborhoods. Pool, janitorial, and aquatic vendors continued operating without issues, although pond levels remained low and algae treatments were ongoing. Mr. Tindall addressed resident concerns about vegetation in the Phase 2 buffer area, explaining that after reviewing the plants with SWFWMD and aquatic professionals, they appeared to be native elderberry and water hemlock rather than harmful invasive species.

Mr. Tindall planned to continue monitoring the area and noted that any treatment or removal would require approved environmental plans. He also updated the Board on prior hog activity near the buffer area, saying no recent activity or damage had been seen, traps had been removed, and that they would continue monitoring. The Board then discussed Prince

Landscaping's request for a temporary fuel surcharge due to rising gas prices. Mr. Tindall noted similar requests were being seen from other vendors and that Prince's proposed 2% to 3% surcharge was lower than others received. After discussion, the Board approved the surcharge through the end of the fiscal year on September 30. The Board also briefly discussed future lake bank maintenance and possible Phase 3 impacts, noting those items would likely be revisited once turnover timelines became clearer.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Approving the Fuel Surcharge through September 30, 2026, was approved.

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. The Board reviewed and approved the check register included in the agenda package. A Board member asked about invoices tied to street addresses, and Ms. Burns explained that those charges were for streetlight electricity. She noted that the utility provider owns and maintains the poles, while the District only pays the electric costs. After discussion, the Board approved the check register with no opposition.

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

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. Presentation of Number of Registered Voters: 762

Ms. Burns presented the annual registered voter count for the community, which is required each year to track when Board seats transition to residents. They confirmed that the District had officially met both requirements of having more than 250 registered voters and being established for at least six years. Because of that, two seats would transition to resident seats at the upcoming

November landowners' election. They noted the voter count would still be reported annually going forward even though the threshold had already been reached.

EIGHTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS **Supervisors' Requests and Audience Comments**

Resident Mr. Jay Bledsoe brought up concerns about the planned shoreline management project and ongoing erosion issues around some of the lakefront lots. He clarified that although he had misidentified one of the plants previously, his bigger concern was still the overgrowth along the shoreline and the need for a long-term maintenance solution. He asked whether the shoreline work would need to go out for bid, and management confirmed it would if it exceeded the bid threshold as part of the landscape contract. Mr. Bledsoe also discussed erosion behind his property, saying he continued losing ground along his fence line. Ms. Burns explained that the Board had already approved sod installation in the affected areas, but the landscaper was waiting for more consistent rain before installing unirrigated Bahia sod so it would survive. He said that he had viewed the sod as only a temporary fix and hoped the District and engineer would eventually look at more permanent erosion solutions for the steeper lots. Ms. Burns also followed up on questions from the prior meeting regarding silt fences and whether the developer might contribute toward related costs. She reported that the silt fencing remained a SWFWMD requirement for builders during home construction, so the developer was not planning to cover those expenses.

Resident, Mr. David Joseph raised concerns about trash and landscaping conditions near nearby development areas and along Old Lake Alfred Road. Ms. Burns clarified that those parcels were not currently CDD property and would only become District responsibility after turnover in a future phase. Also discussed were the brown grass, fire ants, and the general appearance of the landscaping. Ms. Burns explained the Bahia grass was dormant due to dry weather and should improve once regular summer rains return. They also noted that District-wide pest control treatments were not currently part of the maintenance program due to cost, but residents were encouraged to report specific problem areas for review and possible spot treatment.

TENTH ORDER OF BUSINESS **Adjournment**

Ms. Burns asked for a motion to adjourn.

On MOTION by Ms. Roden, seconded by Ms. Hietala, 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