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, **July 8, 2026,** at 4:00 p.m. at the Albertus Maultsby Community Center – 655 3rd Street N., Lake Alfred, FL.

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
Lauren Gentry	District Counsel, Kilinski Van Wyk
Chace Arrington *by Zoom*	District Engineer
Rey Malave *by Zoom*	District Engineer
Marshall Tindall *by Zoom*	GMS

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Burns called the meeting to order at 4:00 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.

THIRD ORDER OF BUSINESS **Approval of Minutes of the May 13, 2026 Board of Supervisors Meeting**

Ms. Burns presented the May 13, 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. Spencer, with all in favor, the Minutes of the May 13, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-09 Ratifying Staff's Actions in Relocating the Public Hearing to Adopt the Fiscal Year 2027 Budget**

Ms. Burns discussed that Resolutions 2026-09 ratified staff's decision to move the public hearings for the Fiscal Year 2027 budget and amended amenity policies to a larger venue. The relocation was made because mailed notices about the proposed assessment increase could lead to higher attendance than the Lake Alfred Library could accommodate.

> On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, Resolution 2026-09 Ratifying Staff's Actions in Relocating the Public Hearing to Adopt the Fiscal Year 2027 Budget, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-10 Ratifying Staff's Actions in Relocating the Public Hearing to Adopt Amended Amenity Policies**

Ms. Burns stated Resolution 2026-10 is to ratify staff's action and relocation the public hearing on adopting the Amenity Policies as well.

> On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-10 Ratifying Staff's Actions in Relocating the Public Hearing to Adopt Amended Amenity Policies, was ratified.

SIXTH ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2027 Budget**

Ms. Burns stated opened the public hearing for the FY 2027 budget, noting that the hearing had been properly advertised and that mailed notices were sent to all property owners in the community. She asked for a motion to open the public hearing.

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

A. Public Comments

Ms. Burns discussed the two FY 2027 budget options. Option A would keep assessments unchanged while still adding requested field and amenity items, such as amenity enhancements, pocket parks, benches, playground fencing, and holiday décor, using added capacity from Phase 3 lots. Option B was mostly the same but included $140,000 for wetland and wetland buffer work, which would increase assessments by $159.36 instead of the originally noticed cap of $164.16 after some line-item adjustments. She opened the floor for public comments, giving each speaker three minutes.

Jay Bledsoe stated that delaying the wetland and buffer maintenance would only postpone needed work and could increase future costs. He stated the lake benefits the broader community, not just lakefront residents, because it affects the pier, views, and overall property values.

David Joseph agreed, saying the maintenance should have been handled earlier and that lakeside residents paid premium prices for their lots. He emphasized that residents were not asking for the area to be manicured like a golf course, only properly maintained at a reasonable height, and noted that six lakefront homeowners had signed a letter requesting the work

A resident stated they understood the lakefront residents' concerns but opposed making the broader community pay equally for a benefit they viewed as limited to a small group with lake access. They argued they had done their own due diligence before buying and felt lakefront buyers should have done the same. While acknowledging the work may eventually need to be done, they suggested waiting or developing a plan that better accounts for residents who do not live on the lake. He stated the Board was otherwise doing a good job.

Ms. Burns clarified that assessments are tied to the land, not whether a home has been built or sold, so waiting for more Phase 3 homes would not add new assessment revenue because builders or developers already pay assessments on those lots. She explained that the added budget capacity came from Phase 3 lots moving from an admin-only rate to the full platted assessment rate.

The Board discussed the estimated cost of wetland/buffer maintenance under Option B.

Ms. Burns stated the $140,000 estimate included about $40,000 as a one-time cleanup cost and about $100,000 in expected annual maintenance going forward, though future costs were uncertain due to factors like gas prices and other expenses.

There was also discussion about permits and compliance. Ms. Burns explained that the wetland area is governed by SWFWMD permits and that the District is currently in compliance. The adjacent buffer was required by the City of Lake Alfred during development, which is why it was not cut or sodded. Lake Alfred had indicated it may be open to allowing the District to maintain the buffer differently, but any work would need to remain within permit requirements.

Residents and Board members debated fairness and community benefit. Some argued the lake and buffer affect broader property values and should be addressed sooner to avoid higher future costs. Others argued the work mainly benefits lakefront homeowners and could set a precedent for other lakes or areas requesting similar maintenance. Ms. Burns clarified that the CDD does not control lot premiums, home sales, builder representations, HOA matters, or private-lot issues.

Several members raised concerns about whether homeowners could pay for or perform the work themselves. Ms. Burns stated individuals should not maintain District property because of liability, but the District could potentially accept contributions from residents or the HOA and then have District-approved vendors perform the work. Ms. Gentry added that permits control what vegetation can be removed, and Ms. Burns warned that unauthorized clearing could lead to required replanting and possible fines from the Water Management District.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with Ms. Shockley, Ms. Spencer, and Ms. Roden in favor and Ms.. Hietala opposed, Budget Option A, was approved 3-1.

B. Consideration of Resolution 2026-11 Adopting the Fiscal Year 2027 Budget and Appropriating Funds

i. Budget Option A

ii. Budget Option B

Ms. Burns explained that after the Board selected Option A, the FY 2027 budget needed to be approved with an added developer contribution for 137 Phase 3 lots owned by Lennar. Because a separate builder contract caps Lennar’s assessment at $950 per lot, the developer would pay the difference between that cap and the current assessment amount of $1,083.22. She clarified that this would not change the budget numbers; it would simply show that part of the funding comes from a different entity that does not own the property. The Board then considered Resolution 2026-11, adopting the FY 2027 budget as Option A amended to include the deficit funding for those 137 lots.

> On MOTION by Ms. Spencer, seconded by Ms. Shockley, with Ms. Shockley, Ms. Spencer, and Ms. Roden in favor and Ms.. Hietala opposed, Resolution 2026-11 Adopting the Fiscal Year 2027 Budget and Appropriating Funds Option A, was approved 3-1.

Ms. Burns asked for a motion to close the Public Hearing.

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

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-12 Imposing Special Assessments and Certifying an Assessment Roll**

Ms. Burns stated that Resolution 2026-12 imposed the special assessments and certified the assessment roll for collection based on the FY 2027 budget the Board had just approved. The resolution also continued the existing debt assessments on the properties and certified the tax roll for collection.

> On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, Resolution 2026-12 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

EIGHTH ORDER OF BUSINESS **Public Hearing on Adopting the Amended Amenity Policies**

Ms. Burns asked for a motion to open the Public Hearing.

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

A. Public Comments

Ms. Burns presented the proposed amended amenity policies, noting that the Board had already discussed them when setting the public hearing. The main addition was new rules for the pier/dock area, which previously did not have specific policies. These included standard dock-related rules such as wearing shoes and guidance around fishing. She stated the proposed dock policies had not changed since the prior meeting and that a few general cleanup edits were also included. There were no Public Comments.

B. Consideration of Resolution 2026-13 Adopting Amended and Restated Amenity Policies

Ms. Gentry clarified that the amenity policy updates included standard best-practice language on smoking, drugs and alcohol, service animals, and supervision of minors at the pool. She also confirmed that the underlying policy text was entirely new. There were no questions or comments, and Ms. Burns asked for a motion to approve the resolution.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-13 Adopting Amended and Restated Amenity Policies, was approved.

Ms. Burns asked for a motion to Close the Public Hearing.

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

NINTH ORDER OF BUSINESS **Consideration of Resolution 2026-14 Adopting the Fiscal Year 2027 Meeting Schedule**

Ms. Burns stated that Resolution 2026-14 would adopt the FY 2027 meeting schedule. The regular meeting dates would remain on the second Wednesday, but the proposed meeting time would move from 5:00 p.m. to 4:00 p.m. because recent resident participation had increased and the library was only available until 6:00 p.m. She noted that the November meeting needed a different date because the regular date fell on Veterans Day, when the library is closed, and the following Wednesday conflicted with counsel’s schedule. The proposed alternative was Monday, November 16 at 4:00 p.m.

> On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, Resolution 2026-14 Adopting the Fiscal Year 2027 Meeting Schedule, was approved.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2026-15 Designating a Date, Time and Location for a Landowner's Election**

Ms. Burns stated that Resolution 2026-15 sets the date, time, and location for the landowners' election. Two seats had already turned over to resident control through the general election process, but a third seat had not yet reached the threshold for turnover and still required a landowners' election. She stated that election is typically scheduled for the same day as the regular Board meeting, which had just been set for November 16 at 4:00 p.m., though the Board could choose a different time if needed. She recommended holding both meetings at the same time for convenience and asked for a motion to approve November 16 at 4:00 p.m.

> On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, Resolution 2026-15 Designating a Date, Time and Location for a Landowner's Election for November 16, 2026 at 4:00 p.m., was approved.

ELEVENTH ORDER OF BUSINESS **Review and Acceptance of Fiscal Year 2025 Audit Report**

Ms. Burns stated that the Board was reviewing and accepting the FY 2025 audit report on page 33. The District is required under Florida statute to obtain an annual independent audit. She noted that the audit had no findings and no instances of noncompliance, meaning it was considered a clean audit. The report had already been submitted to the state by the June 30 deadline, so the Board was only being asked to formally accept the audit rather than approve it.

> On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, Acceptance of Fiscal Year 2025 Audit Report, was approved.

TWELTH ORDER OF BUSINESS **Ratification of Fuel Surcharge Addendum with Resort Pools**

Ms. Burns stated that the Board was being asked to ratify a fuel surcharge addendum with Resort Pools. The surcharge was described as a small monthly charge of $15.50 per month due to higher gas prices, similar to what other District vendors had been requesting. She noted that the chair had already approved it, so the Board only needed to ratify it. The surcharge would end at the close of the fiscal year or sooner if gas prices dropped below the stated threshold.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Fuel Surcharge Addendum with Resort Pools, was ratified.

THIRTEENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Gentry provided an update. She stated the governor vetoed two bills the District had been tracking: an e-bike bill, which would have set a passing speed limit for e-bikes near pedestrians on sidewalks and created a safety task force, and a sovereign immunity limit increase, which would have raised the amount local governments could be sued for. She noted that both topics may return in future legislative sessions, but for now the law remains unchanged, which is favorable for local governments on liability limits.

Ms. Gentry stated her firm would send a final legislative newsletter summarizing the status of the bills and providing implementation guidance for District managers, including items such as electronic payments. She reminded Board members who are staying on the Board to complete ethics training by December 31, while members leaving the Board do not need to complete it for the year. She reminded them that Form 1 financial disclosures were due July 1 and should be completed online as soon as possible to avoid late fees.

Ms. Gentry updated the Board on the boundary amendment, saying the final hearing was scheduled for July 20 after a successful first reading the prior month. The amendment would remove the commercial property from the previously planned Phase 3 area, while the residential Phase 3 lots would continue to be developed.

B. Engineer

i. Presentation of Annual Engineer's Report

Mr. Malave stated that the required annual engineer's review and report had been provided under the bond indenture requirements. The report stated that the District's facilities are maintained and operated and that the District has sufficient funds to maintain them. He noted that a more detailed report was provided for staff review to identify any issues needing attention.

Ms. Burns noted that the Board was being asked to accept the engineer's report letter.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Accepting the Annual Engineer's Report t, was approved.

C. Field Manager's Report

Ms. Burns gave the field manager's report because Mr. Tindall was sick but available on the call for questions. She reported that a car had driven through a District fence, the police report had been submitted to the District's insurance carrier, and repairs were pending once the replacement fencing arrived. The driver had contacted the District, so the matter was being handled through insurance rather than as a hit-and-run.

She noted that the children's playgrounds had been sprayed for spiders and bugs, and a damaged footer at the Sophia Lane children's park had been replaced. The landscape contractor's service was described as generally satisfactory, although residents had complained about pesticide spraying near the amenity area, especially around the dog park fence lines. She stated Prince and Sons had been asked to post notices at the dog park gate when spraying occurs, even though posting at that specific gate is not required, and the vendor said staff would be reminded to do so.

Regarding sod replacement, She stated the work had been previously approved but was delayed until the rainy season. Prince and Sons expected to begin after completing another large sod installation, hopefully by the end of the month.

Mr. Tindall added that the sod project would take time to complete and that the rainy season was important to help the sod take. He also clarified that the Phase 2B playground issue was not just a damaged footer: a car had driven over the parking area and hit the climbing wall, post, and footer. Ms. Burns and Mr. Tindall then described the location as the park near the mailboxes at the end of Selenia Street in Phase 2B.

D. District Manager's Report

i. Approval of the Check Register

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

> On MOTION by Ms. Shockley, seconded by Ms. Spencer, 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. Goals and Objectives

a) Adoption of Fiscal Year 2027 Goals and Objectives

b) Authorizing Chair to Execute Fiscal Year 2026 Goals & Objectives

Ms. Burns stated that recent statutory changes require the District to adopt annual goals and objectives. The Board was being asked to approve the 2027 goals and objectives, which are the same as the 2026 version, and to authorize the Chair to review the 2026 goals with staff and sign off on the required form at the end of the fiscal year. She noted that placing this item on the budget-hearing agenda helps avoid the need for a special meeting if no other Board action is needed later, and said the District is currently on track to meet all of its goals.

> On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Authorizing Chair to Execute Fiscal Year 2026 Goals & Objectives, was approved.

iv. Registered Voters

Ms. Burns reported that the District is required to determine the number of registered voters in the community as of April 15. The current count is 762 registered voters. She explained that this number is tracked for resident turnover purposes, but because the District has already reached the turnover threshold, it was being provided for informational purposes only.

FOURTEENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

FIFTEENTH ORDER OF BUSINESS **Supervisors Requests and Audience Comments**

Resident (Mr. Jay Bledsoe) asked about future resident seat turnover. Ms. Burns explained that three seats are up in 2026 and the next two resident seats are up in 2028; Ms. Gentry added that the landowner election seat elected this year would be a four-year term.

A resident also raised concerns about landscaping trailers parking on the wrong side of the road, and Ms. Burns said she would contact the vendor's site supervisor. Another discussion involved pressure washing the split rail fencing, including both the front and back sides. Mr. Tindall said he would coordinate with the maintenance vendor and use an outside vendor if needed.

SIXTEENTH 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
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Chairman/Vice Chairman