

**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, **September 9, 2026**, at 5:00 p.m. at the Albertus Maultsby Community Center – 655 3rd Street N., Lake Alfred, FL.

Present and constituting a quorum:

Bobbie Shockley
Jessica Spencer
Lindsey Roden
Alexandra Hietala
Emily Hazelrig

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Savannah Hancock *by Zoom*
Chace Arrington *by Zoom*
Rey Malave *by Zoom*
Joel Blanco

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened the public comment period for agenda items only.

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

Ms. Burns presented the July 8, 2026 Board of Supervisors meeting minutes and asked for any comments, corrections, or changes. It was noted that Ms. Hietala was listed as Mr. Hietala and should be corrected.

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

FOURTH ORDER OF BUSINESS**Consideration of Request from HOA
Regarding Mailboxes**

Ms. Burns stated that the HOA requested the CDD take ownership and maintenance responsibility for the community mailboxes. The transfer could lower insurance costs and align the existing mailboxes with the planned CDD-owned mailboxes in Phase 3. She stated that conveyance documents or a deed could be prepared to transfer ownership from the HOA to the CDD. She stated that the transfer documents would be sent to Rizzetta, the new HOA manager, once Savannah drafts them. The necessary contact information will be obtained so the parties can coordinate and finalize the mailbox transfer.

On MOTION by Ms. Shockley, seconded by Ms. Hietala, with all in favor, the Request from HOA Regarding Mailboxes, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Proposals from Aquatic
Weed Management****A. Proposal to Remove 2 Rows of Silt Fence in Wetland Buffer Area**

Ms. Burns stated that Aquatic Weed Management submitted two proposals: \$8,000 to manually remove and dispose of two layers of silt fencing along approximately one mile of wetland buffer, and \$2,500 to flush-cut a dead tree in the buffer. SWFWMD indicated that both activities were permissible if the soil was not disturbed and identified the aquatic vendor as qualified to perform the work.

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On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Aquatic Weed Management Proposal to Remove 2 Rows of Silt Fence in Wetland Buffer Area, was approved.

B. Proposal to Remove I Dead Tree in Wetland Buffer Area

i. SWFWMD Response – ADDED

The dead tree was confirmed not to pose a significant threat, and because it would have to remain in the wetland wherever it fell, the Board chose not to approve its removal at this time and may reconsider it later. The Board approved the silt-fence removal, noting that it is considered best practice, would improve the area's appearance, and would allow wildlife such as turtles to move through the buffer.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Holiday Lighting from Festive Glow

Ms. Burns stated that Festive Glow proposed a three-year holiday-lighting agreement for \$10,000, the exact amount budgeted. The decorations would cover the amenity, trees, and entrance signs. Because the entrance signs lack electrical service, battery-powered wreaths with timers would be used. She explained that the three-year term would provide a discount, secure installation by Thanksgiving, lock in the price against future increases, and still allow termination with or without cause upon 30 days' notice. She noted that no lighting was installed the previous year because of budget constraints, despite resident interest. The Board approved the three-year agreement.

Mr. Blanco stated that the proposal was within budget and that the design could be reviewed on page 28. The lighting package would cover the amenity and all four entrance signs.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Proposal for Holiday Lighting from Festive Glow, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry had nothing to report but offered to answer questions.

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B. Engineer**i. Consideration of Fiscal Year 2027 Engineering Work Authorization of Annual Engineer's Report**

Mr. Malave stated that the annual proposal worksheet included updated hourly rates for services in the next fiscal year and requested that the Board approve renewal of the agreement.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Fiscal Year 2027 Engineering Work Authorization of Annual Engineer's Report, was approved.

C. Field Manager's Report

Mr. Blanco stated that several field maintenance projects had been completed, including sod installation in erosion-prone areas identified in the engineer's annual report, concrete walkways at the Salinas Street playground, spider treatment at both playgrounds and the pavilion, realignment of a playground lamp, and replacement of a dog-waste station at the larger dog park.

i. Consideration of Proposal for Monthly Fish Hook Disposal with CCS ADDED

Mr. Blanco reported that work in progress included creating a fish-food dispenser for the pier, pressure-washing and treating the pier flooring, and installing playground and pier signs. The pier sign is awaiting specific wording from the provider before it can be ordered and installed. In addition, Castro Road improvements and early Phase 3 construction are being monitored.

ii. Addendum to Janitorial Contract

Mr. Blanco stated that a proposal was received for monthly trash removal from the single container planned for the pier. Although usage was expected to be limited, He recommended beginning with monthly service at a cost of \$80 per month.

Ms. Burns stated that the proposal covered only one container and made a motion to approve the monthly disposal service. The motion was seconded and approved, with the service to be added to the janitorial contract.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Addendum to Janitorial Contract, was approved.

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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. 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.

EIGHTH ORDER OF BUSINESS**Other Business**

Ms. Burns stated that the CDD would hold an advertised closed security session to discuss sensitive matters such as security staffing hours and camera locations. Members of the public would be asked to leave, and the Zoom meeting would be turned off during the closed session. Public comments were taken beforehand, and any resulting Board action would be conducted publicly after the open meeting resumed. There being no comments, the next item followed.

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

There being no comments, the next item followed.

TENTH 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.

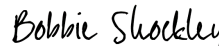
Signed by:



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Secretary/Assistant Secretary

Signed by:



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Chairman/Vice Chairman

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