

**MINUTES OF MEETING
WOODLAND RANCH ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Woodland Ranch Estates Community Development District was held Thursday, **October 2, 2025** at 1:30 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Cody Hatmaker
Gary Hatmaker
Corey Hatmaker

Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Katie O'Rourke
Lauren Gentry *by Zoom*
Bryan Hunter *by Zoom*
Tula Haff

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 2:00 p.m. and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted that there were no members of the public present in person or attending via Zoom.

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THIRD ORDER OF BUSINESS

Approval of the Minutes of the August 13, 2025 Board of Supervisors Meeting

Ms. Burns presented the minutes from the August 13, 2025 Board of Supervisors meeting and asked for any comments, corrections, or questions. The Board noted that Tula Huff should be Tula Haff.

On MOTION by Mr. Corey Hatmaker, seconded by Mr. Gary Hatmaker, with all in favor, the Minutes of the August 13, 2025 Board of Supervisors Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Administration of Oath to Gary Hatmaker and Corey Hatmaker (Appointed at August meeting)

Ms. Burns administered the oath of office to Gary Hatmaker and Corey Hatmaker.

B. Acceptance of Resignation of Karen Ritchie (Seat #4, Exp. 11/2028)

Ms. Burns noted that they had received a letter of resignation from Karen Ritchie. Ms. Burns asked the Board for a motion to accept her resignation.

On MOTION by Mr. Corey Hatmaker, seconded by Mr. Gary Hatmaker, with all in favor, Accepting the Resignation of Karen Ritch in Seat #4, was approved.

C. Appointment to Fill Vacant Board Seat #4

Ms. Burns asked for any appointments to fill the vacant seats. Hearing no appointments, Ms. Burns suggested that the Board table items C through E to a future meeting agenda.

D. Administration of Oath to Newly Appointed Supervisor(s)

E. Consideration of Resolution 2026-01 Appointing an Assistant Secretary

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FIFTH ORDER OF BUSINESS

KVW Memo Regarding Updated Provisions to the District's Rules of Procedure

A. Consideration of Resolution 2026-02 Setting a Public Hearing to Amend Rules of Procedure

Ms. Burns reviewed the resolution and changes to the District's Rules of Procedures. Ms. Burns suggested that they set the public hearing date for December 10, 2025.

On MOTION by Mr. Corey Hatmaker, seconded by Mr. Gary Hatmaker, with all in favor, Resolution 2026-02 Setting a Public Hearing to Amend Rules of Procedure on December 10, 2025, was approved.

B. Updated Rules of Procedure

Ms. Burns reviewed the updated Rules of Procedure.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-03 Authorizing Spending Authority

Ms. Burns reviewed the resolution and noted that this would authorize a certain amount of spending by the Chair, Vice Chair, and District Manager outside of meetings.

On MOTION by Mr. Corey Hatmaker, seconded by Mr. Gary Hatmaker, with all in favor, Resolution 2026-03 Authorizing Spending Authority, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal from AMTEC for Arbitrage Services

Ms. Burns noted that this report is required by the Trust Indenture and the cost is \$450.

On MOTION by Mr. Corey Hatmaker, seconded by Mr. Gary Hatmaker, with all in favor, the Proposal from AMTEC for Arbitrage Services, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry reminded the Board to complete their ethics training by December 31st.

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B. Engineer

Mr. Hunter had nothing to report to the Board.

C. District Manager's Report

i. Balance Sheet & Income Statement

Ms. Burns noted financial statements are in the agenda package for review. She offered to answer any questions. No action is necessary by the Board.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Mr. Corey Hatmaker, seconded by Mr. Gary Hatmaker, with all in favor, the meeting was adjourned.

Signed by:

Jill Burns

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Secretary/Assistant Secretary

Signed by:

Halsey Carson

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Chairman/Vice Chairman