

**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 on Wednesday, **December 10, 2025**, at 2:00 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Halsey Carson	Chairman
Cody Hatmaker	Vice Chairman
Corey Hatmaker	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Katie O'Rourke	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Allen Bailey	GMS
Tula Haff	

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 no members of the public were present in person or via Zoom.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the November
12, 2025 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the November 12, 2025 Board of Supervisors meeting and asked for any comments, corrections, or questions. The Board had no changes.

December 10, 2025

Woodland Ranch Estates CDD

On MOTION by Mr. Corey Hatmaker, seconded by Mr. Carson, with all in favor, the Minutes of the November 12, 2025 Board of Supervisors Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS

Public Hearing to Amend Rules of Procedure

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Mr. Corey Hatmaker, seconded by Mr. Carson, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns stated that there were no members of the public present and no comments or questions. She asked for a motion to close the public hearing.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Closing the Public Hearing, was approved.

A. Consideration of Resolution 2026-04 Adopting Amended Rules of Procedure

Ms. Burns presented Resolution 2026-04 adopting amended rules of procedure to the Board. She asked for a motion to approve the resolution.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Resolution 2026-04 Adopting Amended Rules of Procedure, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Landscape Proposals

- A. Maps**
- B. Scope**
- C. Prince & Sons**
- D. Weber**
- E. Floralawn**

Mr. Bailey presented the landscape proposals to the Board and reviewed the pricing of each proposal.

On MOTION by Mr. Carson, seconded by Mr. Corey Hatmaker, with all in favor, the Garrison Land Management Proposal was approved.

December 10, 2025

Woodland Ranch Estates CDD

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock had nothing to report.

B. Engineer

There being no comments, the next item followed.

C. Field Manager’s Report

Mr. Bailey stated that the fence is fully up now and the gate has been installed around the back pond and the landscape seems to be doing well. He noted that the growth around the area has gone down due to colder temperatures. He added that the amenity is in progress and the pond is doing well. He stated that it looks like there might be some minor planktonic algae showing up in different areas of the pond and he presented a few proposals from the aquatic’s vendor for the Board’s consideration. Mr. Bailey discussed the proposals with the Board and they decided to move forward with the one-time monthly visit with Sitex for now and move to the full scope in April when the weather is warmer.

On MOTION by Mr. Carson, seconded by Mr. Corey Hatmaker, with all in favor, the One-time Monthly Visit with Sitex, was approved.

D. District Manager’s Report

i. Balance Sheet & Income Statement

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

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors’ Requests and Audience Comments

There being no comments, the next item followed.

December 10, 2025

Woodland Ranch Estates CDD

NINTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Signed by:

Jill Burns

0CDADF4CFD22469...

Secretary/Assistant Secretary

Signed by:

Halsey Carson

A60084000CB140F...

Chairman/Vice Chairman