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, **July 8, 2026,** 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
Lauren Gentry	District Counsel
Allen Bailey	GMS
Matt Fisher	GMS
Tula Haff	Attorney

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 April 8, 2026 Board of Supervisors Meeting**

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

> On MOTION by Mr. Carson, seconded by Mr. Corey Hatmaker, with all in favor, the Minutes of the April 8, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-06 Modifying Resolution 226-05, Approving Fiscal Year 2027 Proposed Budget, Setting Public Hearing and Ratifying Staff's Actions in Noticing Public Hearing to Adopt the Fiscal Year 2027 Budget**

Ms. Burns stated that Resolution 2026-06 was being considered to modify Resolution 2026-05, which had approved the preliminary budget and set the hearing. She explained that there were two agenda versions depending on whether there was an assessment increase, and the wrong version had been included. The resolution was therefore intended to correct that prior error.

> On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Resolution 2026-06 Modifying Resolution 226-05, Approving Fiscal Year 2027 Proposed Budget, Setting Public Hearing and Ratifying Staff's Actions in Noticing Public Hearing to Adopt the Fiscal Year 2027 Budget, was approved.

FIFTH ORDER OF BUSINESS **Public Hearing**

A. Public Hearing on the Adoption of the Fiscal Year 2027 Budget

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

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

i. Consideration of Resolution 2026-07 Adopting the Fiscal Year 2027 Budget and Appropriating Funds

Ms. Burns stated that Resolution 2026-07, adopting the Fiscal Year 2027 budget and appropriating funds, was included in the agenda package for review. She noted that no members of the public were present and then reviewed the proposed budget. The administrative portion was slightly lower than the prior year, while most changes were in the field and amenity sections. Field expenditures were reduced based on awarded contracts and utility estimates, but amenity expenditures increased because the amenity facility was expected to open during the current fiscal year and operate for the full Fiscal Year 2027.

She explained that the biggest budget change was the absence of a developer contribution, which had limited assessments in the prior year. As a result, the proposed assessment would be $1,546.34 per lot, an increase of $739.89 from the prior year.

> On MOTION by Mr. Carson, seconded by Mr. Corey Hatmaker, with all in favor, Resolution 2026-07 Adopting the Fiscal Year 2027 Budget and Appropriating Funds, was approved.

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

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

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-08 Imposing Special Assessments and Cerrifying and Assessment Roll**

Ms. Burns stated that Resolution 2026-08 would impose special assessments and certify the assessment roll. She explained that the resolution would levy the assessment based on the Fiscal Year 2027 budget the Board had just approved, along with previously levied debt assessments, for collection on the tax bill.

> On MOTION by Mr. Carson, seconded by Mr. Corey Hatmaker, with all in favor, Resolution 2026-08 Imposing Special Assessments and Cerrifying and Assessment Roll, was approved.

SEVENTH ORDER OF BUSINESS **Public Hearing on the Adoption of Amenity Policies**

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

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

A. Consideration of Resolution 2026-09 Adopting Amenity Policies and Rates and Ratifying Staff's Actions in Setting a Public Hearing to Adopt Amenity Policies

Ms. Burns stated that Resolution 2026-09 would adopt the District's amenity policies and rates and ratify staff's action to set the public hearing. She explained that the policies were standard rules used in other Districts and would govern residents' use of the amenity facilities, including pool guest limits, prohibitions on smoking and drinking at the pool, limits on large rafts, and rules for other amenities throughout the community.

She explained that a non-resident user fee needed to be established, typically within a range so the fee could be increased later without another public hearing. Based on similar communities, she recommended setting the fee at $3,000 per year, meaning a non-resident would have to pay that amount for annual access to the amenity facility. After confirming there were no questions, she asked for a motion to approve Resolution 2026-09, including the amenity policies, rates, and the $3,000 non-resident user fee.

> On MOTION by Mr. Carson, seconded by Mr. Corey Hatmaker, with all in favor, Resolution 2026-09 Adopting Amenity Policies and Rates and Ratifying Staff's Actions in Setting a Public Hearing to Adopt Amenity Policies, was approved.

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

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

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2026-10 Adopting the Meeting Schedule for Fiscal Year 2027**

Ms. Burns stated that the Board was now setting the Fiscal Year 2027 meeting schedule through Resolution 2026-10. She indicated that, if the proposed schedule worked for everyone, the Board would be looking for a motion to approve it.

> On MOTION by Mr. Carson, seconded by Mr. Corey Hatmaker, with all in favor, Resolution 2026-10 Adopting the Meeting Schedule for Fiscal Year 2027, was approved.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2206-11 Designating a Date, Time and Location for a Landowners Election**

Ms. Burns presented Resolution 2026-11, which would designate the date, time, and location for the landowners' election. She noted that the election could be held on a date in November and proposed setting it for the Board's regular November meeting date. After confirming the date as November 11, she asked whether that worked for everyone and then requested a second.

The Board discussed whether the proposed November 11 landowners' election date would work, noting that it falls on Veterans Day and asking whether the relevant offices would be open. After confirming they would be open, she stated the date could be changed if needed but also explained that the full Board did not need to attend the landowners' election. Instead, only one proxy holder was needed, and the proxy could be assigned to anyone, even someone not on the Board, to vote on behalf of any lots owned at that time. After confirming that arrangement was acceptable, she noted that the motion to approve had already been made.

On MOTION by Mr. Carson, seconded by Mr. Corey Hatmaker, with all in favor, Resolution 2206-11 Designating a Date, Time and Location for a Landowners Election, was approved.

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

Ms. Burns stated that the Board next reviewed and accepted the Fiscal Year 2025 audit report. She directed the Board to page 28, where the report to management summarized the audit, and explained that there were no instances of non-compliance, no findings, and no conditions indicating a financial emergency. She stated the audit was a clean audit and noted that it had been submitted to the state before the June 30 deadline. She noted that it was an independent audit, offered to answer any questions, and requested a motion from the Board to accept the audit.

On MOTION by Mr. Carson, seconded by Mr. Corey Hatmaker, with all in favor, Acceptance of Fiscal Year 2025 Audit Report, was approved.

ELEVENTH ORDER OF BUSINESS **Presentation of Arbitrage Report for Series 2025**

Ms. Burns presented the arbitrage report for the Series 2025 bonds. She explained that, under the Internal Revenue Code, the District must demonstrate that it did not earn more interest than it paid on the bonds. She noted that page 4 of the report showed a negative amount and explained that, although excess interest earnings could have tax implications, the District did not earn more interest than it paid on the bonds.

On MOTION by Mr. Carson, seconded by Mr. Corey Hatmaker, with all in favor, Accepting the Arbitrage Report for Series 2025, was approved.

TWEFTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Hancock provided a legislative update, stating that the governor vetoed two bills the District had been tracking: an e-bike bill and a sovereign immunity bill. She explained that the veto of the sovereign immunity bill was good news for the District and other Districts because it meant the dollar limits for lawsuits against local governments would remain unchanged. She noted that similar legislation may return in the next legislative session, but for now the status quo remains.

She stated their office would send a final legislative newsletter in the coming weeks summarizing the final status of the bills that passed. She reminded everyone that the deadline to file Form 1 financial disclosures was July 1, and anyone who had not yet filed should do so as soon as possible before fees begin.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

Mr. Fisher provided the field manager's report, noting that installation of the amenity "open" signs had been completed and that additional community and facility signage, resident access QR codes, and related amenity information were being addressed. He also reported coordination with the landscaping manager regarding added maintenance areas and scheduling, with work expected to begin by the next meeting or move toward contract completion.

He discussed stormwater maintenance, stating that growth along the pond edges had been observed and that Sitex had been contacted to address invasive or overgrown vegetation along the perimeter. He reported that security cameras had been approved but were waiting on Spectrum, which was still trying to locate or verify the amenity address; Spectrum planned to send a crew out, and he would continue following up.

During a site visit, he noticed significant trash and submitted a maintenance request for cleanup. He also observed damaged street signs, ordered replacement signs, and submitted a maintenance request to have them repaired or replaced. Speaker 4 then asked if there were any questions.

Ms. Burns added that internet service appeared to be the final outstanding item for the amenity facility. She stated that the access system had been installed, but no residents had registered for access yet, likely because there were not many residents in the community. As residents register, key cards will be mailed to them, and she expected registrations to begin once residents see that the amenity is open.

D. District Manager's Report

i. Check Register

Ms. Burns noted stated that the first item was approval of the check register, which was included in the agenda package for review. She offered to answer any questions about the invoices and, if there were none, requested a motion to approve the check register.

On MOTION by Mr. Carson, seconded by Mr. Corey Hatmaker, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns noted that the financial statements are included in the package for review.

iii. Presentation of Number of Registered Voters

Ms. Burns stated that the District was required to determine the number of registered voters within the community as of April 15th of the current year. She reported that there were zero registered voters in the community at that time and explained that the number is used to track the threshold for resident turnover.

iv. District Goals and Objectives

1. **Adoption of Fiscal Year 2027 Goals and Objectives**
2. **Review and Approval of Fiscal Year 2026 Goals and Objectives and Authorizing Chair to Execute Final Form**

Ms. Burns stated that the final item was the review of goals and objectives. She explained that the Board chose to review them together with the budget so that, if no additional meeting was needed before the end of the fiscal year, the Board would not have to hold a special meeting solely for that purpose.

She stated there were two items: adoption of the Fiscal Year 2027 goals and objectives, which were the same as the current year's goals and objectives, and review of the Fiscal Year 2026 goals and objectives. She reported that the District was on track to meet all Fiscal Year 2026 goals. She requested a motion to approve the Fiscal Year 2027 goals and objectives and authorize the Chair to confirm at the end of the fiscal year that the goals had been met and submit the required form to the state.

> On MOTION by Mr. Carson, seconded by Mr. Corey Hatmaker, with all in favor, Adopting the Fiscal Year 2027 Goals and Objectives and Approval of Fiscal Year 2026 Goals and Objectives and Authorizing Chair to Execute Final Form, was approved.

THIRTEENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

FIFTEENTHORDER 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
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Secretary/Assistant Secretary

Signed by:
Halsey Carson
A69984009CB149F...

Chairman/Vice Chairman