

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT
DISTRICT**

April 28, 2025

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

AGENDA LETTER

Hills of Minneola Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

April 21, 2025

Board of Supervisors
Hills of Minneola Community Development District

Dear Board Members:

The Board of Supervisors of the Hills of Minneola Community Development District will hold a Regular Meeting on April 28, 2025 at 1:00 p.m., at the City of Minneola City Hall, 800 N US Hwy 27, Minneola, Florida 34715. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2025-04, Approving a Proposed Operation and Maintenance Budget for Fiscal Year 2025/2026; Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting, and Publication Requirements; and Providing an Effective Date
4. Consideration of Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
5. Consideration of Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date
6. Consideration of The Car Store of West Orange, Inc. Towing Authorization Agreement
7. Discussion/Consideration: Playground Fencing
8. Consideration/Ratification of Amendment to Agreement to Convey or Dedicate (Series 2024 Bonds – North Parcel Assessment Area 1)
9. Acceptance of Unaudited Financial Statements as of March 31, 2025
10. Approval of December 9, 2024 Regular Meeting Minutes
11. Staff Reports
 - A. District Counsel: *Straley Robin Vericker*

- B. District Engineer: *Poulos & Bennett, LLC*
- C. Field Operations: *Mark Hills*
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: June 23, 2025 at 1:00 PM

○ QUORUM CHECK

SEAT 1	MATTHEW WHITE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 2	DANIEL EDWARDS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 3	TRINA DZIEWIOR	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 4	RICHARD JERMAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 5	MAX PERLMAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

- 12. Board Members' Comments/Requests
- 13. Public Comments
- 14. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at 561-909-7930.

Sincerely,



Daniel Rom
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 528 064 2804

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

3

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLS OF MINNEOLA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2025/2026; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Hills of Minneola Community Development District (“**District**”) prior to June 15, 2025 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 25, 2025

HOOR: 1:00 p.m.

LOCATION: City of Minneola City Hall
800 N. US Hwy 27
Minneola, Florida 34715

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to City of Minneola at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED on this 28th day of April, 2025.

Attest:

**Hills of Minneola Community
Development District**

Print Name: _____
☐Secretary/☐Assistant Secretary

Print Name: _____
☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2025/2026

Exhibit A: Proposed Budget for Fiscal Year 2025/2026

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
Consolidated general fund and special revenue fund budgets	1 - 2
General fund budget	3
Definitions of general fund expenditures	4
Special revenue fund - North	5
Definitions of special revenue fund - North expenditures	6
Special revenue fund - South	7 - 8
Definitions of special revenue fund - South expenditures	9
Debt service fund budget Series 2020	10
Amortization table Series 2020	11 - 12
Debt service fund budget Series 2021	13
Amortization table Series 2021	14 - 15
Debt service fund budget Series 2024	16
Amortization table Series 2024	17 - 18
Assessment Summary	19 - 20

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
CONSOLIDATED GENERAL FUND AND SPECIAL REVENUE FUND BUDGETS
FISCAL YEAR 2026**

	FY 25 Combined Budgets Adopted	FY 2026 Proposed Budgets			
		General Fund	SRF		Combined
			North Residential	South Residential	
REVENUES					
Assessment levy: on-roll - gross	\$ 827,277	\$ 52,953	\$ 16,781	\$ 814,792	\$ 884,526
Allowable discounts (4%)	(33,092)	(2,118)	(671)	(32,592)	(35,381)
Assessment levy: on-roll - net	794,185	50,835	16,110	782,200	849,145
Assessment levy: off-roll	351,003	37,578	51,100	292,895	381,573
Total revenues	1,145,188	88,413	67,210	1,075,095	1,230,718
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	48,000	-	-	48,000
Legal - general counsel	15,000	15,000	-	-	15,000
Engineering	7,500	7,500	-	-	7,500
Audit	5,900	5,900	-	-	5,900
Arbitrage rebate calculation	2,250	-	750	1,500	2,250
Debt service fund - accounting	11,000	-	5,500	5,500	11,000
Dissemination agent	3,000	-	1,000	2,000	3,000
Trustee	13,900	-	5,500	8,400	13,900
EMMA software system	-	-	2,500	-	2,500
Telephone	200	200	-	-	200
Postage	139	500	-	-	500
Printing & binding	50	50	-	-	50
Legal advertising	1,500	1,500	-	-	1,500
Annual district filing fee	175	175	-	-	175
Insurance: GL & POL	6,334	6,334	-	-	6,334
Contingencies	750	750	-	-	750
Website					
Hosting & maintenance	705	705	-	-	705
ADA compliance	210	210	-	-	210
Property appraiser and tax collector	24,818	1,589	503	24,444	26,536
Total professional & administrative	142,931	88,413	15,753	43,344	147,510
Field operations and maintenance					
Field operations manager	6,000	-	-	7,200	7,200
Field operations accounting	3,500	-	-	3,500	3,500
Landscaping contract labor	499,000	-	19,296	605,000	624,296
Landscape replacement	-	-	-	15,000	15,000
Insurance: property	15,000	-	11,862	15,000	26,862
Backflow test	450	-	-	150	150
Irrigation repair	23,000	-	300	18,000	18,300
Plants/shrubs/annuals	20,000	-	-	16,500	16,500
Tree trimming	47,000	-	-	22,000	22,000
Mulch	102,000	-	-	93,000	93,000
Pressure washing	24,000	-	20,000	5,500	25,500
Signage	24,796	-	19,296	2,500	21,796

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
CONSOLIDATED GENERAL FUND AND SPECIAL REVENUE FUND BUDGETS
FISCAL YEAR 2026**

	FY 25 Combined Budgets Adopted	FY 2026 Proposed Budgets			
		General Fund	SRF North	SRF South	Combined
			Residential	Residential	
EXPENDITURES (continued)	\$0				
General maintenance	13,000	-	-	11,000	11,000
Fence wall repair	4,000	-	-	4,000	4,000
Electric:					
Irrigation	33,000	-	-	18,000	18,000
Street lights	150,000	-	-	160,000	160,000
Entrance signs	2,000	-	-	2,300	2,300
Water irrigation	12,000	-	-	18,000	18,000
Park water fountain	-	-	-	100	100
Playground ADA mulch	25,000	-	-	15,000	15,000
Dog park porter service	-	-	-	100	100
Total field operations & maintenance	<u>1,003,746</u>	<u>-</u>	<u>51,458</u>	<u>1,031,750</u>	<u>1,083,208</u>
Total expenditures	<u>1,146,677</u>	<u>88,413</u>	<u>67,211</u>	<u>1,075,094</u>	<u>1,230,718</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (1,489)	 -	 (1)	 1	 -
Fund balance - beginning (unaudited)	693,496	118,732	9,192	536,082	664,006
Fund balance - ending (projected)					
Committed					
Assigned					
3 months working capital	283,454	26,457	-	273,913	300,370
Unassigned	408,553	92,275	9,191	262,170	363,636
Fund balance - ending (projected)	<u>\$ 692,007</u>	<u>\$ 118,732</u>	<u>\$ 9,191</u>	<u>\$ 536,083</u>	<u>\$ 664,006</u>

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/25	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 52,746				\$ 52,953
Allowable discounts (4%)	(2,110)				(2,118)
Assessment levy: on-roll - net	50,636	\$ 35,899	\$ 14,737	\$ 50,636	50,835
Assessment levy: off-roll	37,418	28,063	9,355	37,418	37,578
Total revenues	88,054	63,962	24,092	88,054	88,413
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal - general counsel	15,000	863	5,000	5,863	15,000
Engineering	7,500	-	1,500	1,500	7,500
Audit	5,900	-	5,900	5,900	5,900
Telephone	200	83	117	200	200
Postage	139	148	352	500	500
Printing & binding	50	21	29	50	50
Legal advertising	1,500	378	1,122	1,500	1,500
Annual district filing fee	175	175	-	175	175
Insurance: GL & POL	6,334	6,161	-	6,161	6,334
Contingencies	750	90	660	750	750
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	199	-	199	210
Property appraiser and tax collector	1,582	718	-	718	1,589
Total professional & administrative	88,045	28,836	43,385	72,221	88,413
Total expenditures	88,045	28,836	43,385	72,221	88,413
Excess/(deficiency) of revenues over/(under) expenditures	9	35,126	(19,293)	15,833	-
Fund balance - beginning (unaudited)	123,272	102,899	138,025	102,899	118,732
Fund balance - ending (projected)					
Committed					
Assigned					
3 months working capital	26,366	26,366	26,366	26,366	26,457
Unassigned	96,915	111,659	92,366	92,366	92,275
Fund balance - ending (projected)	\$ 123,281	\$ 138,025	\$ 118,732	\$ 118,732	\$ 118,732

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC, specializes in managing Community Development Districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings, and operate and maintain the assets of the community. This fee is inclusive of district management and recording services; however, it has been reduced by approximately 80% for the current fiscal year due to the reduced level of activity that is anticipated.</p>	
Legal - general counsel	15,000
<p>The District's Attorney provides on-going general counsel and legal representation. As such, they are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provides service as a "local government lawyer," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p>	
Engineering	7,500
<p>The District's Engineer provides a broad array of engineering, consulting and construction services, which assist in the crafting of sustainable solutions for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	5,900
<p>If certain revenue or expenditure thresholds are exceeded then Florida Statutes, Chapter 218.39 requires the District to have an independent examination of its books, records and accounting procedures.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	50
<p>Copies, agenda package items, etc.</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, bidding, etc.</p>	
Annual district filing fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	

EXPENDITURES (continued)

Insurance: GL & POL	6,334
<p>The District carries public officials liability and general liability insurance. The limit of liability is set at \$1,000,000 for public officials liability.</p>	
Contingencies	750
<p>Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.</p>	
Website	
Hosting & maintenance	705
ADA compliance	210
Property appraiser and tax collector	1,589
Total expenditures	<u><u>\$ 88,413</u></u>

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - NORTH
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/25	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 13,093				\$ 16,781
Allowable discounts (4%)	(524)				(671)
Assessment levy: on-roll - net	12,569	\$ -	\$ 12,569	\$ 12,569	16,110
Assessment levy: off-roll	39,869	29,902	9,967	39,869	51,100
Total revenues	52,438	29,902	9,967	39,869	67,210
EXPENDITURES					
Professional & administrative					
Arbitrage rebate calculation	750	-	750	750	750
Debt service fund - accounting	5,500	2,292	3,208	5,500	5,500
Dissemination agent	1,000	417	583	1,000	1,000
Trustee	5,500	-	5,500	5,500	5,500
EMMA software system	-	2,500	-	2,500	2,500
Property appraiser and Tax collector	393	-	-	-	503
Total professional & administrative	13,143	5,209	10,041	15,250	15,753
Field operations and maintenance					
Insurance: property	-	10,315	-	10,315	11,862
Irrigation repair	-	106	150	256	300
Pressure washing	20,000	-	20,000	20,000	20,000
Landscape maintenance	19,296	9,634	9,662	19,296	19,296
Total field operations & maintenance	39,296	20,055	29,812	49,867	51,458
Total expenditures	52,439	25,264	39,853	65,117	67,211
Excess/(deficiency) of revenues over/(under) expenditures	(1)	4,638	(29,886)	(25,248)	(1)
Fund balance - beginning (unaudited)	11,665	34,440	39,078	34,440	9,192
Fund balance - ending (projected)					
Unassigned	11,664	-	9,192	9,192	9,191
Fund balance - ending (projected)	\$ 11,664	\$ 39,078	\$ 9,192	\$ 9,192	\$ 9,191

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF SPECIAL REVENUE FUND - NORTH EXPENDITURES**

EXPENDITURES

Professional & administrative

Arbitrage rebate calculation	\$ 750
To ensure the District's compliance with all Tax Regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Debt service fund - accounting	5,500
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934.	
Trustee	5,500
Annual Fee paid for the service provided as Trustee, Paying Agent and Registrar.	
EMMA software system	2,500
Annual Fee paid for the service provided as Trustee, Paying Agent and Registrar.	
Property appraiser and tax collector	503
Total professional & administrative	<u>15,753</u>

EXPENDITURES (continued)

Field operations and maintenance

Insurance: property	11,862
Irrigation repair	300
Pressure washing	20,000
Landscape maintenance	19,296
Total field operations & maintenance	<u>51,458</u>
Total expenditures	<u>\$ 67,211</u>

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - SOUTH
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/25	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 761,438				\$ 814,792
Allowable discounts (4%)	(30,458)				(32,592)
Assessment levy: on-roll - net	730,980	\$ 527,158	\$ 203,822	\$ 730,980	782,200
Assessment levy: off-roll	273,716	205,283	68,433	273,716	292,895
Total revenues	1,004,696	732,441	272,255	1,004,696	1,075,095
EXPENDITURES					
Professional & administrative					
Arbitrage rebate calculation	1,500	-	1,500	1,500	1,500
Debt service fund - accounting	5,500	2,292	3,208	5,500	5,500
Dissemination agent	2,000	833	1,167	2,000	2,000
Trustee	8,400	-	8,400	8,400	8,400
Property appraiser and tax collector	22,843	10,543	-	10,543	24,444
Mailed notices	1,500	-	1,038	1,038	1,500
Total professional & administrative	41,743	13,668	15,313	28,981	43,344
Field operations and maintenance					
Field operations manager	6,000	2,500	3,500	6,000	7,200
Field operations accounting	3,500	1,458	2,042	3,500	3,500
Landscaping contract labor	499,000	147,042	351,958	499,000	605,000
Landscape replacement	-	-	-	-	15,000
Insurance: property	15,000	9,299	-	9,299	15,000
Backflow test	450	-	150	150	150
Irrigation repair	23,000	11,594	11,406	23,000	18,000
Plants/shrubs/annuals	20,000	-	20,000	20,000	16,500
Tree trimming	47,000	-	40,000	40,000	22,000
Mulch	102,000	-	102,000	102,000	93,000
Pressure washing	4,000	-	4,000	4,000	5,500
Signage	5,500	-	5,500	5,500	2,500
EXPENDITURES (continued)					
General maintenance	13,000	1,990	11,010	13,000	11,000
Fence wall repair	4,000	-	4,000	4,000	4,000
Electric:					
Irrigation	33,000	416	1,500	1,916	18,000
Street lights	150,000	64,229	85,771	150,000	160,000
Entrance signs	2,000	-	1,000	1,000	2,300
Water irrigation	12,000	1,939	2,715	4,654	18,000
Playground ADA mulch	25,000	-	5,000	5,000	15,000
Mailbox kiosk damage	-	7,005	-	7,005	-
Park water fountain	-	33	46	79	100
Total field operations & maintenance	964,450	247,505	651,598	899,103	1,031,750
Total expenditures	1,006,193	261,173	666,911	928,084	1,075,094

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - SOUTH
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 2/28/25	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
Excess/(deficiency) of revenues over/(under) expenditures	(1,497)	471,268	(394,656)	76,612	1
Fund balance - beginning (unaudited)	558,559	459,470	930,738	459,470	536,082
Fund balance - ending (projected)					
Committed					
Assigned					
3 months working capital	257,088	257,088	257,088	257,088	273,913
Unassigned	299,974	673,650	278,994	278,994	262,170
Fund balance - ending (projected)	<u>\$ 557,062</u>	<u>\$ 930,738</u>	<u>\$ 536,082</u>	<u>\$ 536,082</u>	<u>\$ 536,083</u>

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF SPECIAL REVENUE FUND - SOUTH EXPENDITURES**

EXPENDITURES

Professional & administrative

Arbitrage rebate calculation	\$ 1,500
To ensure the District's compliance with all Tax Regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Debt service fund - accounting	5,500
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934.	
Trustee	8,400
Annual Fee paid for the service provided as Trustee, Paying Agent and Registrar.	
Property appraiser and tax collector	24,444
Mailed notices	1,500
Total professional & administrative	<u>43,344</u>

Field operations and maintenance

Field operations manager	7,200
Field operations accounting	3,500
Landscaping contract labor	605,000
Landscape replacement	15,000
Insurance: property	15,000
Backflow test	150
Irrigation repair	18,000
Plants/shrubs/annuals	16,500
Tree trimming	22,000
Mulch	93,000
Pressure washing	5,500
Signage	2,500
General maintenance	11,000
Fence wall repair	4,000
Electric:	
Irrigation	18,000
Street lights	160,000
Entrance signs	2,300
Water irrigation	18,000
Playground ADA mulch	15,000
Park water fountain	100
Total field operations & maintenance	<u>1,031,750</u>
Total expenditures	<u><u>\$ 1,075,094</u></u>

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 2/28/25	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll	\$ 1,286,171				\$ 1,286,171
Allowable discounts (4%)	(51,447)				(51,447)
Net assessment levy - on-roll	1,234,724	\$ 921,908	\$ 312,816	\$ 1,234,724	1,234,724
Assessment levy: off-roll	142,272	106,704	35,568	142,272	142,272
Interest	-	31,009	-	31,009	-
Total revenues	1,376,996	1,059,621	348,384	1,408,005	1,376,996
EXPENDITURES					
Debt service					
Principal	500,000	-	500,000	500,000	515,000
Interest	844,875	422,437	422,438	844,875	829,875
Tax collector	25,723	18,438	7,285	25,723	25,723
Total expenditures	1,370,598	440,875	929,723	1,370,598	1,370,598
Excess/(deficiency) of revenues over/(under) expenditures	6,398	618,746	(581,339)	37,407	6,398
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(24,355)	-	(24,355)	-
Total other financing sources/(uses)	-	(24,355)	-	(24,355)	-
Fund balance:					
Net increase/(decrease) in fund balance	6,398	594,391	(581,339)	13,052	6,398
Beginning fund balance (unaudited)	1,837,813	1,868,024	2,462,415	1,868,024	1,881,076
Ending fund balance (projected)	\$ 1,844,211	\$2,462,415	\$1,881,076	\$ 1,881,076	1,887,474
Use of fund balance:					
Debt service reserve account balance (required)					(1,338,413)
Interest expense - November 1, 2026					(405,925)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 143,136

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			414,937.50	414,937.50	21,170,000.00
05/01/26	515,000.00	3.500%	414,937.50	929,937.50	20,655,000.00
11/01/26			405,925.00	405,925.00	20,655,000.00
05/01/27	535,000.00	3.500%	405,925.00	940,925.00	20,120,000.00
11/01/27			396,562.50	396,562.50	20,120,000.00
05/01/28	555,000.00	3.500%	396,562.50	951,562.50	19,565,000.00
11/01/28			386,850.00	386,850.00	19,565,000.00
05/01/29	570,000.00	3.500%	386,850.00	956,850.00	18,995,000.00
11/01/29			376,875.00	376,875.00	18,995,000.00
05/01/30	595,000.00	3.500%	376,875.00	971,875.00	18,400,000.00
11/01/30			366,462.50	366,462.50	18,400,000.00
05/01/31	615,000.00	3.500%	366,462.50	981,462.50	17,785,000.00
11/01/31			355,700.00	355,700.00	17,785,000.00
05/01/32	635,000.00	4.000%	355,700.00	990,700.00	17,150,000.00
11/01/32			343,000.00	343,000.00	17,150,000.00
05/01/33	665,000.00	4.000%	343,000.00	1,008,000.00	16,485,000.00
11/01/33			329,700.00	329,700.00	16,485,000.00
05/01/34	690,000.00	4.000%	329,700.00	1,019,700.00	15,795,000.00
11/01/34			315,900.00	315,900.00	15,795,000.00
05/01/35	720,000.00	4.000%	315,900.00	1,035,900.00	15,075,000.00
11/01/35			301,500.00	301,500.00	15,075,000.00
05/01/36	750,000.00	4.000%	301,500.00	1,051,500.00	14,325,000.00
11/01/36			286,500.00	286,500.00	14,325,000.00
05/01/37	780,000.00	4.000%	286,500.00	1,066,500.00	13,545,000.00
11/01/37			270,900.00	270,900.00	13,545,000.00
05/01/38	810,000.00	4.000%	270,900.00	1,080,900.00	12,735,000.00
11/01/38			254,700.00	254,700.00	12,735,000.00
05/01/39	845,000.00	4.000%	254,700.00	1,099,700.00	11,890,000.00
11/01/39			237,800.00	237,800.00	11,890,000.00
05/01/40	880,000.00	4.000%	237,800.00	1,117,800.00	11,010,000.00
11/01/40			220,200.00	220,200.00	11,010,000.00
05/01/41	915,000.00	4.000%	220,200.00	1,135,200.00	10,095,000.00
11/01/41			201,900.00	201,900.00	10,095,000.00
05/01/42	950,000.00	4.000%	201,900.00	1,151,900.00	9,145,000.00
11/01/42			182,900.00	182,900.00	9,145,000.00

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/43	990,000.00	4.000%	182,900.00	1,172,900.00	8,155,000.00
11/01/43			163,100.00	163,100.00	8,155,000.00
05/01/44	1,030,000.00	4.000%	163,100.00	1,193,100.00	7,125,000.00
11/01/44			142,500.00	142,500.00	7,125,000.00
05/01/45	1,070,000.00	4.000%	142,500.00	1,212,500.00	6,055,000.00
11/01/45			121,100.00	121,100.00	6,055,000.00
05/01/46	1,115,000.00	4.000%	121,100.00	1,236,100.00	4,940,000.00
11/01/46			98,800.00	98,800.00	4,940,000.00
05/01/47	1,160,000.00	4.000%	98,800.00	1,258,800.00	3,780,000.00
11/01/47			75,600.00	75,600.00	3,780,000.00
05/01/48	1,210,000.00	4.000%	75,600.00	1,285,600.00	2,570,000.00
11/01/48			51,400.00	51,400.00	2,570,000.00
05/01/49	1,260,000.00	4.000%	51,400.00	1,311,400.00	1,310,000.00
11/01/49			26,200.00	26,200.00	1,310,000.00
05/01/50	1,310,000.00	4.000%	26,200.00	1,336,200.00	-
Total	21,170,000.00		12,654,025.00	33,824,025.00	

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 2/28/25	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: off-roll	\$ 327,190	\$ 163,595	\$ 163,595	\$ 327,190	\$ 327,190
Interest	-	5,259	-	5,259	-
Total revenues	<u>327,190</u>	<u>168,854</u>	<u>163,595</u>	<u>332,449</u>	<u>327,190</u>
EXPENDITURES					
Debt service					
Principal	130,000	-	130,000	130,000	130,000
Interest	200,219	99,367	100,852	200,219	195,648
Total expenditures	<u>330,219</u>	<u>99,367</u>	<u>230,852</u>	<u>330,219</u>	<u>325,648</u>
Excess/(deficiency) of revenues over/(under) expenditures	(3,029)	69,487	(67,257)	2,230	1,542
Fund balance:					
Beginning fund balance (unaudited)	289,186	297,487	366,974	297,487	299,717
Ending fund balance (projected)	<u>\$ 286,157</u>	<u>\$ 366,974</u>	<u>\$ 299,717</u>	<u>\$ 299,717</u>	<u>\$ 301,259</u>
Use of fund balance:					
Debt service reserve account balance (required)					(163,596)
Interest expense - November 1, 2026					(96,280)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 41,383</u>

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			97,823.75	97,823.75	5,515,000.00
05/01/26	130,000.00	2.375%	97,823.75	227,823.75	5,385,000.00
11/01/26			96,280.00	96,280.00	5,385,000.00
05/01/27	135,000.00	2.800%	96,280.00	231,280.00	5,250,000.00
11/01/27			94,390.00	94,390.00	5,250,000.00
05/01/28	140,000.00	2.800%	94,390.00	234,390.00	5,110,000.00
11/01/28			92,430.00	92,430.00	5,110,000.00
05/01/29	140,000.00	2.800%	92,430.00	232,430.00	4,970,000.00
11/01/29			90,470.00	90,470.00	4,970,000.00
05/01/30	145,000.00	2.800%	90,470.00	235,470.00	4,825,000.00
11/01/30			88,440.00	88,440.00	4,825,000.00
05/01/31	150,000.00	2.800%	88,440.00	238,440.00	4,675,000.00
11/01/31			86,340.00	86,340.00	4,675,000.00
05/01/32	155,000.00	3.200%	86,340.00	241,340.00	4,520,000.00
11/01/32			83,860.00	83,860.00	4,520,000.00
05/01/33	160,000.00	3.200%	83,860.00	243,860.00	4,360,000.00
11/01/33			81,300.00	81,300.00	4,360,000.00
05/01/34	165,000.00	3.200%	81,300.00	246,300.00	4,195,000.00
11/01/34			78,660.00	78,660.00	4,195,000.00
05/01/35	170,000.00	3.200%	78,660.00	248,660.00	4,025,000.00
11/01/35			75,940.00	75,940.00	4,025,000.00
05/01/36	175,000.00	3.200%	75,940.00	250,940.00	3,850,000.00
11/01/36			73,140.00	73,140.00	3,850,000.00
05/01/37	180,000.00	3.200%	73,140.00	253,140.00	3,670,000.00
11/01/37			70,260.00	70,260.00	3,670,000.00
05/01/38	185,000.00	3.200%	70,260.00	255,260.00	3,485,000.00
11/01/38			67,300.00	67,300.00	3,485,000.00
05/01/39	195,000.00	3.200%	67,300.00	262,300.00	3,290,000.00
11/01/39			64,180.00	64,180.00	3,290,000.00
05/01/40	200,000.00	3.200%	64,180.00	264,180.00	3,090,000.00
11/01/40			60,980.00	60,980.00	3,090,000.00
05/01/41	205,000.00	3.200%	60,980.00	265,980.00	2,885,000.00
11/01/41			57,700.00	57,700.00	2,885,000.00
05/01/42	215,000.00	4.000%	57,700.00	272,700.00	2,670,000.00
11/01/42			53,400.00	53,400.00	2,670,000.00
05/01/43	220,000.00	4.000%	53,400.00	273,400.00	2,450,000.00
11/01/43			49,000.00	49,000.00	2,450,000.00
05/01/44	230,000.00	4.000%	49,000.00	279,000.00	2,220,000.00

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/44			44,400.00	44,400.00	2,220,000.00
05/01/45	240,000.00	4.000%	44,400.00	284,400.00	1,980,000.00
11/01/45			39,600.00	39,600.00	1,980,000.00
05/01/46	250,000.00	4.000%	39,600.00	289,600.00	1,730,000.00
11/01/46			34,600.00	34,600.00	1,730,000.00
05/01/47	260,000.00	4.000%	34,600.00	294,600.00	1,470,000.00
11/01/47			29,400.00	29,400.00	1,470,000.00
05/01/48	270,000.00	4.000%	29,400.00	299,400.00	1,200,000.00
11/01/48			24,000.00	24,000.00	1,200,000.00
05/01/49	280,000.00	4.000%	24,000.00	304,000.00	920,000.00
11/01/49			18,400.00	18,400.00	920,000.00
05/01/50	295,000.00	4.000%	18,400.00	313,400.00	625,000.00
11/01/50			12,500.00	12,500.00	625,000.00
05/01/51	305,000.00	4.000%	12,500.00	317,500.00	320,000.00
11/01/51			6,400.00	6,400.00	320,000.00
05/01/52	320,000.00	4.000%	6,400.00	326,400.00	-
Total	5,515,000.00		3,342,387.50	8,857,387.50	

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget
	Adopted Budget FY 2025	Actual through 2/28/25	Projected through 9/30/2025	Total Actual & Projected	FY 2026
REVENUES					
Special assessment - on-roll	\$ 318,111				\$ 318,111
Allowable discounts (4%)	(12,724)				(12,724)
Assessment levy: net	305,387	\$ 228,019	\$ 77,368	\$ 305,387	305,387
Special assessment: off-roll	231,682	-	231,682	231,682	231,682
Interest	-	6,775	-	6,775	-
Total revenues	537,069	234,794	309,050	537,069	537,069
EXPENDITURES					
Debt service					
Principal	105,000	-	105,000	105,000	110,000
Interest	389,284	177,588	211,695	389,283	418,455
Total debt service	494,284	177,588	316,695	494,283	528,455
Other fees & charges					
Costs of issuance	-	-	-	-	-
Underwriter's discount	-	-	-	-	-
Tax collector	-	4,560	-	4,560	-
Total other fees & charges	-	4,560	-	4,560	-
Total expenditures	494,284	182,148	316,695	498,843	528,455
Excess/(deficiency) of revenues over/(under) expenditures	42,785	52,646	(7,645)	38,226	8,614
Fund balance:					
Net increase/(decrease) in fund balance	42,785	52,646	(7,645)	38,226	8,614
Beginning fund balance (unaudited)	441,351	449,900	502,546	449,900	488,126
Ending fund balance (projected)	\$ 484,136	\$ 502,546	\$ 494,901	\$ 488,126	496,740
Use of fund balance:					
Debt service reserve account balance (required)					(263,763)
Principal and Interest expense - November 1, 2026					(206,643)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 26,334

Note: Series 2024 Bonds had their interest capitalized until 11/01/2024

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			209,227.50	209,227.50	11,865,000.00
05/01/26	110,000.00	4.700%	209,227.50	319,227.50	11,755,000.00
11/01/26			206,642.50	206,642.50	11,755,000.00
05/01/27	115,000.00	4.700%	206,642.50	321,642.50	11,640,000.00
11/01/27			203,940.00	203,940.00	11,640,000.00
05/01/28	120,000.00	4.700%	203,940.00	323,940.00	11,520,000.00
11/01/28			201,120.00	201,120.00	11,520,000.00
05/01/29	125,000.00	4.700%	201,120.00	326,120.00	11,395,000.00
11/01/29			198,182.50	198,182.50	11,395,000.00
05/01/30	130,000.00	4.700%	198,182.50	328,182.50	11,265,000.00
11/01/30			195,127.50	195,127.50	11,265,000.00
05/01/31	140,000.00	4.700%	195,127.50	335,127.50	11,125,000.00
11/01/31			191,837.50	191,837.50	11,125,000.00
05/01/32	145,000.00	5.550%	191,837.50	336,837.50	10,980,000.00
11/01/32			187,813.75	187,813.75	10,980,000.00
05/01/33	155,000.00	5.550%	187,813.75	342,813.75	10,825,000.00
11/01/33			183,512.50	183,512.50	10,825,000.00
05/01/34	165,000.00	5.550%	183,512.50	348,512.50	10,660,000.00
11/01/34			178,933.75	178,933.75	10,660,000.00
05/01/35	170,000.00	5.550%	178,933.75	348,933.75	10,490,000.00
11/01/35			174,216.25	174,216.25	10,490,000.00
05/01/36	180,000.00	5.550%	174,216.25	354,216.25	10,310,000.00
11/01/36			169,221.25	169,221.25	10,310,000.00
05/01/37	190,000.00	5.550%	169,221.25	359,221.25	10,120,000.00
11/01/37			163,948.75	163,948.75	10,120,000.00
05/01/38	205,000.00	5.550%	163,948.75	368,948.75	9,915,000.00
11/01/38			158,260.00	158,260.00	9,915,000.00
05/01/39	215,000.00	5.550%	158,260.00	373,260.00	9,700,000.00
11/01/39			152,293.75	152,293.75	9,700,000.00
05/01/40	225,000.00	5.550%	152,293.75	377,293.75	9,475,000.00
11/01/40			146,050.00	146,050.00	9,475,000.00
05/01/41	240,000.00	5.550%	146,050.00	386,050.00	9,235,000.00
11/01/41			139,390.00	139,390.00	9,235,000.00
05/01/42	255,000.00	5.550%	139,390.00	394,390.00	8,980,000.00
11/01/42			132,313.75	132,313.75	8,980,000.00
05/01/43	270,000.00	5.550%	132,313.75	402,313.75	8,710,000.00
11/01/43			124,821.25	124,821.25	8,710,000.00
05/01/44	285,000.00	5.550%	124,821.25	409,821.25	8,425,000.00
11/01/44			116,912.50	116,912.50	8,425,000.00
05/01/45	300,000.00	5.875%	116,912.50	416,912.50	8,125,000.00
11/01/45			108,100.00	108,100.00	8,125,000.00
05/01/46	320,000.00	5.875%	108,100.00	428,100.00	7,805,000.00
11/01/46			98,700.00	98,700.00	7,805,000.00
05/01/47	340,000.00	5.875%	98,700.00	438,700.00	7,465,000.00
11/01/47			88,712.50	88,712.50	7,465,000.00
05/01/48	360,000.00	5.875%	88,712.50	448,712.50	7,105,000.00
11/01/48			78,137.50	78,137.50	7,105,000.00

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/49	380,000.00	5.875%	78,137.50	458,137.50	6,725,000.00
11/01/49			66,975.00	66,975.00	6,725,000.00
05/01/50	405,000.00	5.875%	66,975.00	471,975.00	6,320,000.00
11/01/50			55,078.13	55,078.13	6,320,000.00
05/01/51	430,000.00	5.875%	55,078.13	485,078.13	5,890,000.00
11/01/51			42,446.88	42,446.88	5,890,000.00
05/01/52	455,000.00	5.875%	42,446.88	497,446.88	5,435,000.00
11/01/52			29,081.25	29,081.25	5,435,000.00
05/01/53	480,000.00	5.875%	29,081.25	509,081.25	4,955,000.00
11/01/53			14,981.25	14,981.25	4,955,000.00
05/01/54	510,000.00	5.875%	14,981.25	524,981.25	4,445,000.00
Total	7,420,000.00		8,031,955.02	15,451,955.02	

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments - South

Series 2020 - South Parcel Assessment Area

		FY 2026				FY 2025
Product/Parcel	Units	GF Assessment per Unit	SRF - South Assessment per Unit	DS Assessment per Unit	Total Assessment per Unit	Total Assessment per Unit
SF 40'	486	\$ 35.90	\$ 531.76	\$ 839.40	\$ 1,407.06	\$ 1,372.11
SF 50'	561	35.90	664.70	1,049.25	1,749.85	1,706.18
SF 60'	230	35.90	797.65	1,259.10	2,092.65	2,040.27
Total	1,277					

Off-Roll Assessments - South

Series 2020 - South Parcel Assessment Area

		FY 2026				FY 2025
Product/Parcel	Units	GF Assessment per Unit	SRF - South Assessment per Unit	DS Assessment per Unit	Total Assessment per Unit	Total Assessment per Unit
SF 40'	27	\$ 33.39	\$ 494.54	\$ 780.64	\$ 1,308.57	\$ 1,276.06
SF 50'	51	33.39	618.17	975.80	1,627.36	1,586.75
SF 60'	61	33.39	741.81	1,170.96	1,946.16	1,897.45
Total	139					

Series 2021 - South Parcel Assessment Area Phase 2

		FY 2026				FY 2025
Product/Parcel	Units	GF Assessment per Unit	SRF - South Assessment per Unit	DS Assessment per Unit	Total Assessment per Unit	Total Assessment per Unit
SF 40'	84	\$ 33.39	\$ 494.54	\$ 798.03	\$ 1,325.96	\$ 1,293.45
SF 50'	220	33.39	618.17	997.53	1,649.09	1,608.48
SF 60'	34	33.39	741.81	1,197.04	1,972.24	1,923.53
Total	338					

On-Roll Assessments - North

Series 2024 - North Parcel Assessment Area

		FY 2026				FY 2025
Product/Parcel	Units	GF Assessment per Unit	SRF - North Assessment per Unit	DS Assessment per Unit	Total Assessment per Unit	Total Assessment per Unit
SF 40'	56	\$ 35.90	\$ 66.24	\$ 1,342.24	\$ 1,444.38	\$ 1,429.68
SF 50'	89	35.90	82.78	1,610.69	1,729.37	1,711.04
SF 65'	53	35.90	107.62	1,879.14	2,022.66	1,998.87
Total	198					

Off-Roll Assessments - North

Series 2024 - North Parcel Assessment Area

Product/Parcel	Units	GF Assessment per Unit				FY 2025
		GF	SRF - North	DS	Total	Total
		Assessment	Assessment	Assessment	Assessment	Assessment
		per Unit	per Unit	per Unit	per Unit	per Unit
SF 40'	17	\$ 33.39	\$ 61.60	\$ 1,248.28	\$ 1,343.27	\$ 1,329.60
SF 50'	74	33.39	76.99	1,497.94	1,608.32	1,591.27
SF 65'	57	33.39	100.09	1,747.60	1,881.08	1,858.95
Total	148					

Off-Roll Assessments - North

Product/Parcel	Units	GF Assessment per Unit				FY 2025
		GF	SRF - North	DS	Total	Total
		Assessment	Assessment	Assessment	Assessment	Assessment
		per Unit	per Unit	per Unit	per Unit	per Unit
SF 40'	143	\$ 33.39	\$ 61.60	\$ -	\$ 94.99	\$ 81.32
SF 50'	255	33.39	76.99	-	110.38	93.33
SF 65'	102	33.39	100.09	-	133.48	111.35
Total	500					

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2025-05

**A RESOLUTION OF THE HILLS OF MINNEOLA COMMUNITY
DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND
LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF
SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026
AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Hills of Minneola Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Lake County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE HILLS OF MINNEOLA COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2025/2026 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Lake County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 28th day of April, 2025.

Attest:

**HILLS OF MINNEOLA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

HILLS OF MINNEOLA COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>City of Minneola City Hall, 800 N US Hwy 27, Minneola, FL 34715</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 27, 2025	Regular Meeting	1:00 PM
November 24, 2025	Regular Meeting	1:00 PM
December 22, 2025	Regular Meeting	1:00 PM
January 26, 2026	Regular Meeting	1:00 PM
February 23, 2026	Regular Meeting	1:00 PM
March 23, 2026	Regular Meeting	1:00 PM
April 27, 2026	Regular Meeting	1:00 PM
May __, 2026	Regular Meeting	1:00 PM
June 22, 2026	Regular Meeting	1:00 PM
July 27, 2026	Regular Meeting	1:00 PM
August 24, 2026	Regular Meeting	1:00 PM
September 28, 2026	Regular Meeting	1:00 PM

Exception

**The May meeting date is on the Memorial Day holiday.*

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLS OF MINNEOLA COMMUNITY DEVELOPMENT DISTRICT APPROVING THE FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the State Emergency Management Act, Chapter 252, Florida Statutes, authorizes the state and its political subdivisions to develop and enter into mutual aid agreements for reciprocal emergency aid and assistance in case of emergencies too extensive to be dealt with unassisted; and

WHEREAS, the Board of Supervisors of the Hills of Minneola Community Development District desires to move forward and approve an agreement with the State of Florida, Division of Emergency Management, concerning the Statewide Mutual Aid Agreement; and

WHEREAS, the Florida Department of Economic Opportunity requires an independent special district to participate in the Statewide Mutual Aid Agreement to be eligible for funds under Administrative Rule 9G-1.9, Base Funding for County Emergency Management Agencies and Municipal Competitive Grant and Loan Programs;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HILLS OF MINNEOLA COMMUNITY DEVELOPMENT DISTRICT THAT:

- 1. RECITALS.** The foregoing “**WHEREAS**” clauses are true and correct and are hereby ratified and confirmed by the Board of Supervisors.
- 2. APPROVAL OF AGREEMENT.** The execution of the attached Statewide Mutual Aid Agreement is hereby authorized, and the Agreement is hereby approved.
- 3. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 28th day of April, 2025.

ATTEST:

**HILLS OF MINNEOLA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

Statewide Mutual Aid Agreement



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT - 2023

This Agreement is an acknowledgment of receipt by the Florida Division of Emergency Management ("the Division") and the local government ("Participating Party") signing this Agreement. Execution of this agreement replaces all previous iterations and is active until a new agreement is drafted and requested by The Division.

This Agreement is based on the existence of the following conditions:

- A. The State of Florida is vulnerable to a wide range of emergencies and disasters that are likely to cause the disruption of essential services and the destruction of the infrastructure needed to deliver those services.
- B. Such emergencies and disasters often exceed the emergency response and recovery capabilities of any one county or local government.
- C. Such incidents may also give rise to unusual and unanticipated physical and technical needs which a local government cannot meet with existing resources, but that other local governments within the State of Florida may be able to provide.
- D. The Emergency Management Act, chapter 252, *Florida Statutes*, provides each local government of the state the authority to develop and enter into mutual aid agreements within the state for reciprocal emergency aid in case of emergencies too extensive to be dealt with unassisted, and through such agreements ensure the timely reimbursement of costs incurred by the local governments which render such assistance.
- E. Pursuant to chapter 252.32, *Florida Statutes*, the Division renders mutual aid among the political subdivisions of the state to carry out emergency management functions and responsibilities.
- F. Pursuant to chapter 252, *Florida Statutes*, the Division has the authority to coordinate and direct emergency management assistance between local governments and concentrate available resources where needed.

Based on the existence of the foregoing conditions, the Parties agree to the following articles:

ARTICLE I: DEFINITIONS

As used in this Agreement, the following expressions shall have the following meanings:

- A. The "Agreement" is this Agreement, which shall be referred to as the Statewide Mutual Aid Agreement ("SMAA").



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. The “Division” is the Florida Division of Emergency Management.
- C. A “Requesting Party” to this Agreement is a Participating Party who requests assistance under this agreement.
- D. An “Assisting Party” to this Agreement is a Participating Party who provides assistance to a Requesting Party under this agreement.
- E. The “Period of Assistance” is the time during which an Assisting Party renders assistance to a Requesting Party under this agreement and includes the time necessary for the resources and personnel of the Assisting Party to travel to the place specified by the Requesting Party and the time necessary to return to their place of origin.
- F. A “Mission” is a documented emergency response activity performed during a Period of Assistance, usually in reference to one operational function or activity.
- G. A “local government” is any educational district, special district, or any entity that is a “local governmental entity” within the meaning of section 11.45(1)(g), *Florida Statutes*.
- H. An “educational district” is any school district within the meaning of section 1001.30, *Florida Statutes*, and any Florida College System Institution or State University within the meaning of section 1000.21, *Florida Statutes*.
- I. A “special district” is any local or regional governmental entity which is an independent special district within the meaning of section 189.012(3), *Florida Statutes*, established by local, special, or general act, or by rule, ordinance, resolution, or interlocal agreement.
- J. A “tribal council” is the respective governing bodies of the Seminole Tribe of Florida and Miccosukee Tribe of Indians recognized as special improvement district by section 285.18(1), *Florida Statutes*.
- K. An “interlocal agreement” is any agreement between local governments within the meaning of section 163.01(3)(a), *Florida Statutes*.
- L. A “Resource Support Agreement” as used in this Agreement refers to a supplemental agreement of support between a Requesting Party and an Assisting Party.
- M. “Proof of work” as used in this Agreement refers to original and authentic documentation of a single individual or group of individuals’ emergency response activity at a tactical level.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- N. "Proof of payment" as used in this Agreement refers to original and authentic documentation of an emergency response expenditure made by an Assisting Party.
- O. A "Reimbursement Package" as used in this Agreement refers to a full account of mission response documentation supported by proof of work and proof of payment.
- P. Any expressions not assigned definitions elsewhere in this Agreement shall have the definitions assigned them by the Emergency Management Act, Chapter 252, *Florida Statutes*.

ARTICLE II: APPLICABILITY OF THE AGREEMENT

Any Participating Party, including the Division, may request assistance under this Agreement for a "major disaster" or "catastrophic disaster" as defined in section 252.34, *Florida Statutes*, minor disasters, and other such emergencies as lawfully determined by a Participating Party.

ARTICLE III: INVOCATION OF THE AGREEMENT

In the event of an emergency or anticipated emergency, a Participating Party may request assistance under this Agreement from any other Participating Party or the Division if, in the judgement of the Requesting Party, its own resources are inadequate to meet the needs of the emergency or disaster.

- A. Any request for assistance under this Agreement may be oral, but within five (5) calendar days must be confirmed in writing by the Requesting Party. All requests for assistance under this Agreement shall be transmitted by the Requesting Party to another Participating Party or the Division. If the Requesting Party transmits its request for Assistance directly to a Participating Party other than the Division, the Requesting Party and Assisting Party shall keep the Division advised of their activities.
- B. The Division shall relay any requests for assistance under this Agreement to such other Participating Parties as it may deem appropriate and coordinate the activities of the Assisting Parties to ensure timely assistance to the Requesting Party. All such activities shall be carried out in accordance with the State's Comprehensive Emergency Management Plan.

ARTICLE IV: RESPONSIBILITIES OF REQUESTING PARTIES

To the extent practicable, all Requesting Parties shall provide the following information to their respective county emergency management agency, the Division, and the intended Assisting Party or Parties. In providing such information, Requesting Parties should utilize Section I of the



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#)¹.

- A. A description of the Mission to be performed by the Assisting Party;
- B. A description of the resources and capabilities needed to complete the Mission successfully;
- C. The location, date, and time personnel and resources from the Assisting Party should arrive at the incident site, staging area, facility, or other location designated by the Requesting Party;
- D. A description of the health, safety, and working conditions expected for deploying personnel;
- E. Lodging and meal availability;
- F. Any logistical requirements;
- G. A description of any location or facility outside the territorial jurisdiction of the Requesting Party needed to stage incoming resources and personnel;
- H. The location date, and time for personnel of the Requesting Party to meet and receive the personnel and equipment of the Assisting Party; and
- I. A technical description of any communications equipment needed to ensure effective information sharing between the Requesting Party, any Assisting Parties, and all relevant responding entities.

ARTICLE V: RESPONSIBILITIES OF ASSISTING PARTIES

Each Party shall render assistance under this Agreement to any Requesting Party to the extent practicable that its personnel, equipment, resources, and capabilities can render assistance. If upon receiving a request for assistance under this Agreement a Party determines that it has the capacity to render some or all of such assistance, it shall provide the following information without delay to the Requesting Party, the Division, and the Assisting Party's County emergency management agency. In providing such information, the Assisting Party should utilize the Section II of the Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#).

¹ FDEM approved documents such as activity logs and mutual aid forms can be found at:
https://portal.floridadisaster.org/projects/FROC/FROC_Documents/Forms/AllItems.aspx?View=%7B6F3CF7BD%2DC0A4%2D4BE2%2DB809%2DC8009D7D0686%7D



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- A. A description of the personnel, equipment, supplies, services and capabilities it has available, together with a description of the qualifications of any skilled personnel;
- B. An estimate of the time such personnel, equipment, supplies, and services will continue to be available;
- C. An estimate of the time it will take to deliver such personnel, equipment, supplies, and services to the location(s) specified by the Requesting Party;
- D. A technical description of any communications and telecommunications equipment available for timely communications with the Requesting Party and other Assisting Parties;
- E. The names and contact information of all personnel whom the Assisting Party has designated as team leaders or supervisors; and
- F. An estimated cost for the provision of assistance.

ARTICLE VI: RENDITION OF ASSISTANCE

The Requesting Party shall afford the emergency response personnel of all Assisting Parties, while operating within the jurisdictional boundaries of the Requesting Party, the same powers, duties, rights, and privileges, except that of arrest unless specifically authorized by the Requesting Party, as are afforded the equivalent emergency response personnel of the Requesting Party. Emergency response personnel of the Assisting Party will remain under the command and control of the Assisting Party, but during the Period of Assistance, the resources and responding personnel of the Assisting Party will perform response activities under the operational and tactical control of the Requesting Party.

- A. Unless otherwise agreed upon between the Requesting and Assisting Party, the Requesting Party shall be responsible for providing food, water, and shelter to the personnel of the Assisting Party. For Missions performed in areas where there are insufficient resources to support responding personnel and equipment throughout the Period of Assistance, the Assisting Party shall, to the fullest extent practicable, provide their emergency response personnel with the equipment, fuel, supplies, and technical resources necessary to make them self-sufficient throughout the Period of Assistance. When requesting assistance, the Requesting Party may specify that Assisting Parties send only self-sufficient personnel and resources but must specify the length of time self-sufficiency should be maintained.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. Unless the Requesting Party has specified the contrary, it shall, to the fullest extent practicable, coordinate all communications between its personnel and the responding personnel of the Assisting Parties, and shall determine and share the frequencies and other technical specifications of all communications equipment to be used, as appropriate, with the deployed personnel of the Assisting Parties.
- C. Personnel of the Assisting Party who render assistance under this Agreement shall receive the usual wages, salaries, and other compensation as are normally afforded to personnel for emergency response activities within their home jurisdiction, and shall have all the immunities, rights, interests, and privileges applicable to their normal employment. If personnel of the Assisting Party hold local licenses or certifications limited to the jurisdiction of issue, then the Requesting Party shall recognize and honor those licenses or certifications for the duration of the Period of Assistance.

ARTICLE VII: REIMBURSEMENT

After the Period of Assistance has ended, the Assisting Party shall have 45 days to develop a full reimbursement package for services rendered and resources supplied during the Period of Assistance. All expenses claimed to the Requesting Party must have been incurred in direct response to the emergency as requested by the Requesting Party and must be supported by proof of work and proof of payment.

To guide the proper documentation and accountability of expenses, the Assisting Party should utilize the Claim Summary Form, available via the [Division approved documents SharePoint site](#) as a guide and summary of expense to collect information to then be formally submitted for review by the Requesting Party.

To receive reimbursement for assistance provided under this agreement, the Assisting Party shall provide, at a minimum, the following supporting documentation to the Requesting Party unless otherwise agreed upon between the Requesting and Assisting Parties:

- A. A complete and authentic description of expenses incurred by the Assisting Party during the Period of Assistance;
- B. Copy of a current and valid Internal Revenue Service W-9 Form;
- C. Copies of all relevant payment and travel policies in effect during the Period of Assistance;
- D. Daily personnel activity logs demonstrating emergency response activities performed for all time claimed (for FDEM reimbursement Division approved activity logs will be required for personnel activity claims);



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- E. Official payroll and travel reimbursement records for all claimed personnel expenses;
- F. Neat and comprehensive fringe benefit calculations for each position class or category of claimed personnel;
- G. Written justification for all additional expenses/purchases incurred during the Period of Assistance;
- H. Proof of payment for additional/miscellaneous expenses incurred during the Period of Assistance
- I. Equipment activity logs demonstrating equipment use and operation in support of emergency response activities for all time claimed (for FDEM reimbursement Division approved forms will be required for equipment activity claims);
- J. Proof of reimbursement to all employees who incurred emergency response expenses with personal money;
- K. Justification for equipment repair expenses; and
- L. Copies of any applicable supporting agreements or contracts with justification.

If a dispute or disagreement regarding the eligibility of any expense arises, the Requesting Party, Assisting Party, or the Division may elect binding arbitration. If binding arbitration is elected, the Parties must select as an arbitrator any elected official of another Participating Party, or any other official of another Participating Party whose normal duties include emergency management, and the other Participating Party shall also select such an official as an arbitrator, and the arbitrators thus chosen shall select another such official as a third arbitrator.

The three (3) arbitrators shall convene by teleconference or videoconference within thirty (30) calendar days to consider any documents and any statements or arguments by the Division, the Requesting Party, or the Assisting Party concerning the protest, and shall render a decision in writing not later than ten (10) business days after the close of the hearing. The decision of a majority of the arbitrators shall bind the parties and shall be final.

If the Participating Parties do not elect binding arbitration, this agreement and any disputes arising thereunder shall be governed by the laws of the State of Florida and venue shall be in Leon County, Florida. Nothing in this Agreement shall be construed to create an employer-employee relationship or a partnership or joint venture between the participating parties. Furthermore, nothing contained herein shall constitute a waiver by either Party of its sovereign immunity or the provisions of section 768.28, Florida Statutes. Nothing herein shall be construed as consent by either Party to be sued by third parties.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

ARTICLE VIII: COST ELIGIBLE FOR REIMBURSEMENT

The costs incurred by the Assisting Party under this Agreement shall be reimbursed as needed to make the Assisting Party whole to the fullest extent practicable.

- A. Employees of the Assisting Party who render assistance under this Agreement shall be entitled to receive from the Assisting Party all their usual wages, salaries, and any and all other compensation for mobilization, hours worked, and demobilization. Such compensation shall include any and all contributions for insurance and retirement, and such employees shall continue to accumulate seniority at the usual rate. As between the employees and the Assisting Party, the employees shall have all the duties, responsibilities, immunities, rights, interests, and privileges incident to their usual employment. The Requesting Party shall reimburse the Assisting Party for these costs of employment.
- B. The costs of equipment supplied by the Assisting Party shall be reimbursed at the rental rate established in FEMA's Schedule of Equipment, or at any other rental rate agreed to by the Requesting Party. In order to be eligible for reimbursement, equipment must be in actual operation performing eligible work. The labor costs of the operator are not included in the rates and should be approved separately from equipment costs. The Assisting Party shall pay for fuels, other consumable supplies, and repairs to its equipment as needed to keep the equipment in a state of operational readiness. Rent for the equipment shall be deemed to include the cost of fuel and other consumable supplies, maintenance, service, repairs, and ordinary wear and tear. With the consent of the Assisting Party, the Requesting Party may provide fuels, consumable supplies, maintenance, and repair services for such equipment at the site. In that event, the Requesting Party may deduct the actual costs of such fuels, consumable supplies, maintenance, and services from the total costs otherwise payable to the Assisting Party. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract of insurance, the Requesting Party may deduct such payment from any item or items billed by the Assisting Party for any of the costs for such damage that may otherwise be payable.
- C. The Requesting Party shall pay the total costs for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the Requesting Party under this Agreement. In the case of perishable supplies, consumption shall be deemed to include normal deterioration, spoilage, and damage notwithstanding the exercise of reasonable care in its storage and use. Supplies remaining unused shall be returned to the Assisting Party in usable condition upon the close of the Period of Assistance, and the Requesting Party may deduct the cost of such returned supplies from the total costs billed by the Assisting Party for such supplies. If the Assisting Party agrees, the Requesting Party may also replace any and all used consumable supplies with like



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

supplies in usable condition and of like grade, quality and quantity within the time allowed for reimbursement under this Agreement.

- D. The Assisting Party shall keep records to document all assistance rendered under this Agreement. Such records shall present information sufficient to meet the audit requirements specified in the regulations of FEMA and any applicable circulars issued by the State of Florida. Upon reasonable notice, the Assisting Party shall make its records available the Requesting Party for inspection or duplication between 8:00 a.m. and 5:00 p.m. on all weekdays, except for official holidays.

ARTICLE IX: INSURANCE

Each Participating Party shall determine for itself what insurance to procure, if any. With the exceptions in this Article, nothing in this Agreement shall be construed to require any Participating Party to procure insurance.

- A. Each Participating Party shall procure employers' insurance meeting the requirements of the Workers' Compensation Act, as amended, affording coverage for any of its employees who may be injured while performing any activities under the authority of this Agreement, and shall be provided to each Participating Party.
- B. Participating Parties may elects additional insurance affording liability coverage for any activities that may be performed under the authority of this Agreement .
- C. Subject to the limits of such liability insurance as any Participating Party may elect to procure, nothing in this Agreement shall be construed to waive, in whole or in part, any immunity any Participating Party may have in any judicial or quasi-judicial proceeding.
- D. Each Participating Party which renders assistance under this Agreement shall be deemed to stand in the relation of an independent contractor to all other Participating Parties and shall not be deemed to be the agent of any other Participating Party.
- E. Nothing in this Agreement shall be construed to relieve any Participating Party of liability for its own conduct and that of its employees.
- F. Nothing in this Agreement shall be construed to obligate any Participating Party to indemnify any other Participating Party from liability to third parties.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

ARTICLE X: GENERAL REQUIREMENTS

Notwithstanding anything to the contrary elsewhere in this Agreement, all Participating Parties shall be subject to the following requirements in the performance of this Agreement:

- A. All Participating Parties shall allow public access to all documents, papers, letters, or other materials subject to the requirements of the Public Records Act, as amended, and made or received by any Participating Party in conjunction with this Agreement.
- B. No Participating Party may hire employees in violation of the employment restrictions in the Immigration and Nationality Act, as amended.
- C. No costs reimbursed under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Legislature of the State of Florida or any of its agencies.
- D. Any communication to the Division under this Agreement shall be sent via either email, the Division of Emergency Management's Enterprise System (DEMES), or mail to the Response Bureau, Florida Division of Emergency Management, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.
- E. Any communication to a Participating Party shall be sent to the official or officials specified by that Participating Party. For the purpose of this section, any such communication may be sent by the U.S. Mail, e-mail, or other electronic platforms.

ARTICLE XI: EFFECTS OF AGREEMENT

Upon its execution by a Participating Party, this Agreement shall have the following effect with respect to that Participating Party:

- A. The execution of this Agreement by any Participating Party which is a signatory to the Statewide Mutual Aid Agreement of 1994 shall terminate the rights, interests, duties, responsibilities, and obligations of that Participating Party under the Statewide Mutual Aid Agreement of 1994, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Statewide Mutual Aid Agreement of 1994, regardless of whether such costs are billed or unbilled.
- B. The execution of this Agreement by any Participating Party which is a signatory to the Public Works Mutual Aid Agreement shall terminate the rights, interests, duties, responsibilities and obligations of that Participating Party under the Public Works Mutual Aid Agreement, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Public Works Mutual Aid Agreement,



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

regardless of whether such costs are billed or unbilled.

- C. Upon the activation of this Agreement by the Requesting Party, this Agreement shall supersede any other existing agreement between it and any Assisting Party to the extent that the former may be inconsistent with the latter.
- D. Upon its execution by any Participating Party, this Agreement will continue in effect for one (1) year from its date of execution by that Participating Party, and it shall automatically renew each year after its execution, unless within sixty (60) calendar days before the renewal date the Participating Party notifies the Division, in writing, of its intent to withdraw from the Agreement.
- E. The Division shall transmit any amendment to this Agreement by sending the amendment to all Participating Parties not later than five (5) business days after its execution by the Division. Such amendment shall take effect not later than sixty (60) calendar days after the date of its execution by the Division and shall then be binding on all Participating Parties. Notwithstanding the preceding sentence, any Participating Party who objects to the amendment may withdraw from the Agreement by notifying the Division in writing of its intent to do so within that time in accordance with section F of this Article.
- F. A Participating Party may rescind this Agreement at will after providing the other Participating Party a written SMAA withdrawal notice. Such notice shall be provided at least 30 days prior to the date of withdrawal. This 30-day withdrawal notice must be: written, signed by an appropriate authority, duly authorized on the official letterhead of the Participating Party, and must be sent via email, the Division of Emergency Managements Enterprise System (DEMES), or certified mail.

ARTICLE XII: INTERPRETATION AND APPLICATION OF AGREEMENT

The interpretation and application of this Agreement shall be governed by the following conditions:

- A. The obligations and conditions resting upon the Participating Parties under this Agreement are not independent, but dependent.
- B. Time shall be of the essence of this Agreement, and of the performance of all conditions, obligations, duties, responsibilities, and promises under it.
- C. This Agreement states all the conditions, obligations, duties, responsibilities, and promises of the Participating Parties with respect to the subject of this Agreement, and there are no conditions, obligations, duties, responsibilities, or promises other than those expressed in this Agreement.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- D. If any sentence, clause, phrase, or other portion of this Agreement is ruled unenforceable or invalid, every other sentence, clause, phrase, or other portion of the Agreement shall remain in full force and effect, it being the intent of the Division and the other Participating Parties that every portion of the Agreement shall be severable from every other portion to the fullest extent practicable. The Division reserves the right, at its sole and absolute discretion, to change, modify, add, or remove portions of any sentence, clause, phrase, or other portion of this Agreement that conflicts with state law, regulation, or policy. If the change is minor, the Division will notify the Participating Party of the change and such changes will become effective immediately; therefore, please check these terms periodically for changes. If the change is substantive, the Participating Parties may be required to execute the Agreement with the adopted changes. Any continued or subsequent use of this Agreement following the posting of minor changes to this Agreement shall signify implied acceptance of such changes.
- E. The waiver of any obligation or condition in this Agreement by a Participating Party shall not be construed as a waiver of any other obligation or condition in this Agreement.

NOTE: This iteration of the State of Florida Statewide Mutual Aid Agreement will replace all previous versions.

The Division shall provide reimbursement to Assisting Parties in accordance with the terms and conditions set forth in this Article for missions performed at the direct request of the Division. Division reimbursement eligible expenses must be in direct response to the emergency as requested by the State of Florida. All required cost estimations and claims must be executed through the DEMES Mutual Aid Portal and assisting agencies must use all required [FDEM forms](#) for documentation and cost verification. If a Requesting Party has not forwarded a request through the Division, or if an Assisting Party has rendered assistance without being requested to do so by the Division, the Division shall not be liable for the costs of any such assistance.

FDEM reserves the right to deny individual reimbursement requests if deemed to not be in direct response to the incident for which asset was requested.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement on the date specified below:



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF _____ COUNTY,
STATE OF FLORIDA

By: _____

Clerk or Deputy Clerk

By: _____

Chair

Date: _____

Approved as to Form:

By: _____

County Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A CITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CITY CLERK

CITY OF _____
STATE OF FLORIDA

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Approved as to Form:

By: _____

City Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY SHERIFF'S OFFICE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

COUNTY SHERIFF'S OFFICE, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for Entity



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY OR CITY FIRE DEPARTMENT/DISTRICT OFFICE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

COUNTY OR CITY FIRE DEPARTMENT/DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for Entity



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY AN EDUCATIONAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____ SCHOOL DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY STATE COLLEGE, COMMUNITY COLLEGE OR STATE UNIVERSITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES
OF _____
STATE COLLEGE, COMMUNITY
COLLEGE, or STATE OF FLORIDA

BOARD OF TRUSTEES
OF _____
UNIVERSITY,
STATE OF FLORIDA

By: _____

Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Board



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A SPECIAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____ SPECIAL DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY AN AUTHORITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES
OF _____
AUTHORITY,
STATE OF FLORIDA

By: _____

Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Board



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A NATIVE AMERICAN TRIBE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

TRIBAL COUNCIL OF THE
_____ TRIBE OF FLORIDA

By: _____

Council Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Council



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: **04/28/2025**

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

SAMPLE AUTHORIZING RESOLUTION FOR ADOPTION OF STATEWIDE MUTUAL AID AGREEMENT

RESOLUTION NO. _____

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

NOW, THEREFORE, be it resolved by _____

_____ that in order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

ADOPTED BY: _____

DATE: _____

I certify that the foregoing is an accurate copy of the Resolution adopted by

_____ on _____.

BY: _____

TITLE: _____

DATE: _____



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT – SAMPLE ATTACHMENT **Encompassed Entities**

This notice is an acknowledgment of an amendment to the 2023 SMAA by the Florida Division of Emergency Management (“the Division”) which allows parent entities to include individual departments and subdivisions, within their authority, to be listed as SMAA designees eligible for SMAA request and assistance procedures.

By our authority and adoption of the attached 2023 Statewide Mutual Aid agreement, as the parent entity, the following departments and subdivisions will be included as SMAA signatories for all asset request, assistance, and applicable reimbursement processes:

All entities listed herein will still require access to the DEMES Mutual Aid System for FDEM Reimbursement process requirements.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

6

Towing Authorization Agreement

This Towing Authorization Agreement (this “**Agreement**”) is entered as of April 28, 2025 between the **Hills of Minneola Community Development District**, a local unit of special-purpose government organized and established under Chapter 190, Florida Statutes (the “**District**”) and **The Car Store of West Orange, Inc.** a Florida corporation (“**Towing Operator**”).

Background Information:

The District is the owner of the playgrounds and the adjacent parking lots located in and around the District (the “**District Property**”). The District desires to authorize the Towing Operator to tow any vehicles or vessels that are parked on District Property in violation of the District’s Parking and Towing Policies.

The Towing Operator represents that it is regularly engaged in the business of towing vehicles or vessels, is authorized under Florida law and City of Minneola and Lake County regulations, to tow vehicles or vessels, and that the Towing Operator abides by all applicable laws and regulations.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.
2. **District Authorized Representatives.**
 - a. The District shall designate in writing certain persons, employees, vendors, and other authorized agents who are authorized to inform the Towing Operator of any vehicles or vessels that need to be towed (the “**Authorized Representatives**”). The list of Authorized Representatives may be updated from time to time.
 - b. Prior to directing the Towing Operator to remove any vehicles or vessels, the Authorized Representatives shall verify that:
 - i. the vehicle or vessel is parked on District Property, and
 - ii. is in violation of the District’s Parking and Towing Policies.
3. **Authorization to Tow.** In accordance with section 715.07(2), Florida Statutes, the District hereby authorizes the Authorized Representatives, only after complying with the District’s Parking and Towing Policies and applicable laws and regulations, to provide authorization to the Towing Operator to remove any vehicles or vessels that are parked on District Property in violation of the District’s Parking and Towing Policies. The Towing Operator shall photograph or video the vehicle or vessel to sufficiently detail the violation for which the vehicle or vessel is being towed. The photographs or video shall be maintained by the Towing Operator for a minimum of 6 months, and be produced upon request by the District or any law enforcement agency.
4. **Compliance with Laws and Regulations.** The Towing Operator shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder (including specifically Sections 715.07 and 713.78, Florida Statutes as they may be amended from time to time). Towing Operator will be responsible for any fines or penalties assessed against District as a result of any of the Towing Operator’s operations authorized under this Agreement.
5. **Signage.** The Towing Operator shall either provide the signage required by applicable laws and regulations or inspect and certify to the District that any existing signage complies with the

applicable laws and regulations. If the District elects to have the Contractor provide the signage, each sign is \$40 and each mounting pole is \$40.

6. **District Responsibilities.** The District is responsible for maintaining the landscaping to ensure the signage is able to be seen without any restrictions.
7. **No Monetary Compensation between the Parties.** Both parties acknowledge and agree that the District has authorized the towing services by the Towing Operator without monetary obligation. No fee will be paid to the Towing Operator by the District for services as outlined in this Agreement, except for the costs associated with the placement of signage as required by section 715.07, Florida Statutes. The Towing Operator shall ensure that all fees to be charged for towing and storage shall not exceed the amounts established by the City of Minneola or Lake County.
8. **Manner of Performance and Care of District Property.** Any towing shall be done, furnished, and performed in a workmanlike manner with the best management practices in the industry. Towing Operator shall use all due care to protect the property of the District, its residents and landowners from damage.
9. **Insurance.** The Towing Operator shall carry commercial general liability insurance of no less than \$1,000,000 and commercial automobile liability insurance of no less than \$1,000,000. The Towing Operator shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as “Additional Insured” under such policy. Such insurance policy may not be canceled without a thirty-day written notice to the District. The Towing Operator will maintain Workers Compensation insurance as required by law.
10. **Indemnification.** The Towing Operator, for and on behalf of itself, its agents, employees and assigns, and any person or entity claiming by, through or under them, shall indemnify and agree to defend and hold the District, its supervisors, agents and employees, harmless from any and all claims (including attorneys fees and costs) for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to, personal injury or death resulting in any way from or in any fashion arising from or connected with the Towing Operator’s actions.
11. **Relationship Between the Parties.** It is understood that the Towing Operator is an independent contractor and will perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement will be deemed to create a partnership, joint venture, or employer-employee relationship between the Towing Operator and the District. The Towing Operator will not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District.
12. **No Waiver of Sovereign Immunity.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
13. **Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Towing Operator represents that in entering into this Agreement, the Towing Operator has not been designated as a “scrutinized company” under the statute and, in the event that the Towing Operator is designated as a “scrutinized company”, the Towing Operator shall immediately notify the District whereupon this Agreement may be terminated by the District.

14. Anti-Human Trafficking. Pursuant to Section 787.06, Florida Statutes, Towing Operator represents that in entering into this Agreement, the Towing Operator does not use coercion for labor or services as defined in the statute. The Towing Operator is required to provide an affidavit, signed by an officer or a representative of the Towing Operator with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

15. E-Verification. Pursuant to Section 448.095(2), Florida Statutes,

- a. Towing Operator represents that Towing Operator is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Towing Operator has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Towing Operator otherwise complied with its obligations thereunder, the District shall promptly notify the Towing Operator and the Towing Operator will immediately terminate its contract with the subcontractor.

16. Public Records. As required under Section 119.0701, Florida Statutes, Towing Operator shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Towing Operator upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE TOWING OPERATOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE TOWING OPERATOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 571-0010, OR BY EMAIL AT WRATHELLC@WHHASSOCIATES.COM, OR BY REGULAR MAIL AT 2300 GLADES ROAD #410W, BOCA RATON, FL 33431.

17. Term. The initial term of this Agreement shall be for 1 year from the date of this Agreement. At the end of the initial term, this Agreement shall automatically renew for subsequent 1 year terms pursuant to the same contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.

18. Termination. Either party may terminate this Agreement at any time, without cause, with 24 hours written notice to the other party.

19. **Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties.
20. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
21. **Controlling Law.** This Agreement is governed under the laws of the State of Florida with venue in the County where the District is located.
22. **Enforcement of Agreement.** In the event it becomes necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party will be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
23. **Notice.** Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses listed below. In the event that any party undergoes a change in address or contact information, notice to the other party shall be made.

To the Towing Operator:

1 W Vickers Street

Minneola FL 34715

carstoreprivateproperty@gmail.com

To the District:

c/o Wrathell, Hunt and Associates

2300 Glades Road #410W

Boca Raton, FL 33431

Attn: Daniel Rom, District

Manager

romd@whhassociates.com

24. **Arm's Length Transaction and Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
25. **Severability.** Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby, and the illegal part, term or provision shall be deemed not part of this Agreement.
26. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement will control over provisions in any exhibit.

The Car Store of West Orange, Inc.

Hills of Minneola

Community Development District

Name: _____

Title: _____

Richard A. Jerman

Chair of the Board of Supervisors

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

7









HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

8

RETURN TO:

Vivek K. Babbar, Esq.
Straley Robin Vericker
1510 West Cleveland Street
Tampa, Florida 33606

Agreement to Convey or Dedicate

(Series 2024 Bonds)

(North Parcel Assessment Area 1)

This Agreement to Convey or Dedicate (this “**Agreement**”) is dated as of May 30, 2024, between **Pulte Home Company, LLC**, a Michigan limited liability company (collectively, with its successors and assigns, the “**Developer**”), and the **Hills of Minneola Community Development District**, a local unit of special purpose government and political subdivision organized and existing in accordance with Chapter 190, Florida Statutes (the “**District**”).

Background and Purpose

Concurrently herewith, the District is issuing its \$7,525,000 Special Assessment Revenue Bonds, Series 2024 (North Parcel Assessment Area One) (the “**Series 2024 Bonds**”) to finance the acquisition and construction of public infrastructure that will benefit certain lands owned by the Developer. To induce the District to issue the Series 2024 Bonds, the Developer has agreed to convey or dedicate to the District all easements, tracts, structures, and improvements that shall constitute or are necessary for the construction, operation, and maintenance of the public improvements financed with the proceeds of the Series 2024 Bonds. The foregoing easements, tracts, structures and public improvements are collectively referred to as the “**Project Lands and Improvements**”.

Operative Provisions

NOW THEREFORE, in consideration of the mutual covenants herein contained, and for \$10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, and subject to the terms and conditions hereof, the parties agree as follows:

1. **Dedication or Conveyance**. The Developer agrees, for itself, its legal representatives, successors, and assigns, that for all or any portion of those certain lands described in the attached **Exhibit A**, to dedicate to the District all Project Lands and Improvements located upon or under such lands.

In the event certain Project Lands and Improvements are not described or depicted on a filed plat or re-plat, but such Project Lands and Improvements are necessary for the construction, operation and maintenance of those portions of the Project Lands and Improvements servicing the platted lands, such unplatted Project Lands and Improvements shall be conveyed to the District by special warranty deed, in recordable form, for those Project Lands and Improvements which are realty, and by absolute bill of sale or written assignment for those Project Lands and Improvements which are tangible or intangible personalty. All such instruments of conveyance or assignment shall be in form reasonably acceptable to the District and the Developer.

2. **Acceptance of Dedication or Conveyance**. The District agrees that upon (i) presentation by the Developer of a proposed plat or re-plat meeting all requirements of state and local law respecting property within the land described in the attached **Exhibit A** and containing a dedication required by paragraph 1 above, (ii) the District determining, in its reasonable discretion, that all Project Lands

and Improvements within the areas to be dedicated have been installed and constructed in substantial conformity with the District's plans, specifications, standards, and requirements, in accordance with the certification procedures required by the District, and (iii) the District being provided with sufficient title evidence (in the form of a property information report) showing that the dedicated property is free and clear of liens and encumbrances, the District shall accept such dedication. All platted lots intended for single-family use shall be deemed automatically released from this Agreement upon recording of such plat.

In regard to the Project Lands and Improvements which are described in paragraph 1 above, the District agrees that upon (i) presentation by the Developer of a proposed special warranty deed, absolute bill of sale or written assignment of Project Lands and Improvements in form reasonably acceptable to the District and the Developer, free and clear of all liens and encumbrances; and (ii) the District determining, in its reasonable discretion, that the Project Lands and Improvements being conveyed have been installed and constructed in substantial conformity with the District's plans, specifications, standards and requirements, the District shall accept such conveyance.

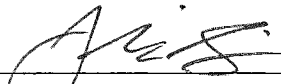
3. **Recording.** The District shall cause this Agreement to be recorded in the public records of Lake County, Florida. Notwithstanding anything herein to the contrary, this Agreement is not intended to apply to, and shall be deemed released from, any conveyance of a platted lot to a homebuilder or end-user but only as to such portion transferred, from time to time.
4. **Applicable Law and Venue.** This Agreement shall be governed by the laws of the State of Florida with venue in Lake County, Florida.
5. **Enforcement of Agreement.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or the Developer is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. The trustee of the Series 2024 Bonds (the "**Trustee**"), on behalf of the bondholders, shall be a direct third party beneficiary of the terms and conditions of this Agreement and entitled to enforce the Developer's obligations hereunder. The Trustee has not assumed any obligations by virtue of or under this Agreement.
6. **Amendment.** This Agreement may be modified in writing only by the mutual agreement of all parties hereto. Only for material amendments the prior written consent of the Trustee, acting at the direction of the bondholders owning a majority of the aggregate principal amount of the Series 2024 Bonds then outstanding, must be obtained.
7. **Assignment.** The Developer shall have the right to assign, in whole or part, its rights and obligations under this Agreement to a successor developer as to all or a portion of the Project Lands and Improvements, provided that the Developer delivers to the District a written assignment and assumption instrument evidencing such assignment.
8. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.


[signature pages to follow]

[Developer Signature page for Agreement to Convey or Dedicate]


IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above-written.

Witnesses:


Name: Nick Sarris
Address: 3350 Peachtree Rd. NE, Suite 1500
Atlanta, GA 30326

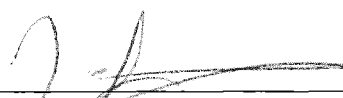

Name: Cris Rodriguez
Address: 3350 Peachtree Rd. NE, Suite 1500
Atlanta, GA 30326

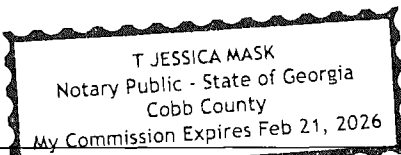
Pulte Home Company, LLC,
a Michigan limited liability company


Name: D. Bryce Langen
Title: VP and Treasurer

STATE OF Georgia
COUNTY OF Cobb

The foregoing instrument was acknowledged before me by means of physical presence on May 15th, 2024 by D. Bryce Langen, as VP and Treasurer of PULTE HOME COMPANY, LLC, who is personally known to me.


Notary Public Signature

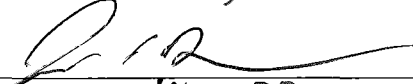

Notary Stamp

[CDD Signature page for Agreement to Convey or Dedicate]

Witnesses:

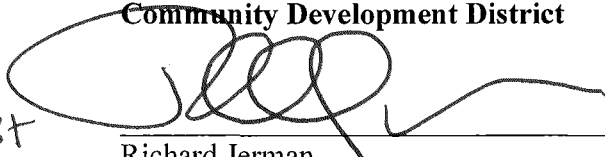


Name: DAN EDWARDS
Address: 1750 W BROADWAY ST
SUITE 111
OVIDO, FL 32765


Name: James P Dunn
Address: 1750 W BROADWAY ST
SUITE 111
OVIDO, FL 32765

Hills of Minneola

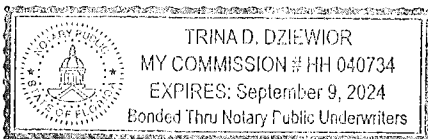
Community Development District


Richard Jerman
Chair of the Board of Supervisors

STATE OF FLORIDA

COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of physical presence on May 21, 2024, by Richard Jerman as Chair of the Board of Supervisors of the Hills of Minneola Community Development District, who ☒ is personally known to me or ☐ has produced _____ (type of identification) as identification.




Notary Public Signature

Notary Stamp

Exhibit A

***Hills of Minneola CDD
North Parcel Assessment Area 1
Series 2024 Bonds***

Legal Description for Agreement to Convey or Dedicate

All the lands in Del Webb Minneola Phase 1, according to the plat thereof, as recorded in Plat Book 80, Pages 1-10, of the public records of Lake County, Florida.

Less and Except all platted lots included therein, specifically:

Lots 1-23

Lots 127-198

Together With

All the lands in Del Webb Minneola Phase 2, according to the plat thereof, as recorded in Plat Book 81, Pages 76-84, of the public records of Lake County, Florida.

Less and Except all platted lots included therein, specifically:

Lots 24-126

Together With

Pulte Del Webb Minneola Phase 3

That part of Tract FD-3, DEL WEBB MINNEOLA PHASE 1, according to the plat thereof, as recorded in Plat Book 80, Pages 1 through 10, of the Public Records of Lake County, Florida, described as follows:

BEGIN at the Northeast corner of Tract SW-11, according to said plat of DEL WEBB MINNEOLA PHASE 1; thence N00°56'17"E along the Easterly line of said Tract FD-3 and the East line of the Southeast 1/4 of Section 29, Township 21 South, Range 26 East, Lake County, Florida, for a distance of 358.43 feet to the Northeast corner of the Southeast 1/4 of said Section 29; thence N01°03'08"E along said Easterly line of Tract FD-3 and the East line of the Northeast 1/4 of said Section 29, for a distance of 901.37 feet; thence departing said Easterly line of Tract FD-3 and the East line of the Northeast 1/4 of Section 29, run N88°59'55"W, 105.32 feet; thence S28°54'56"W, 94.40 feet; thence S45°26'42"W, 94.40 feet; thence S61°57'33"W, 94.40 feet; thence S78°31'31"W, 82.27 feet; thence S84°21'42"W, 50.07 feet; thence N76°39'26"W, 82.52 feet; thence

Exhibit A

N74°38'26"W, 192.47 feet; thence S85°34'22"W, 55.20 feet; thence S67°08'20"W, 94.46 feet to a non-tangent curve concave Westerly having a radius of 750.00 feet and a chord bearing of S00°11'57"W; thence Southerly along the arc of said curve through a central angle of 21°59'40" for a distance of 287.91 feet to the point of tangency; thence S11°11'46"W, 260.23 feet to the point of curvature of a curve concave Easterly having a radius of 450.00 feet and a chord bearing of S01°11'12"E; thence Southerly along the arc of said curve through a central angle of 24°45'56" for a distance of 194.51 feet to a non-tangent line; thence S76°25'50"W, 57.00 feet to a non-tangent curve concave Easterly having a radius of 507.00 feet and a chord bearing of N06°19'04"W; thence Northerly along the arc of said curve through a central angle of 14°30'12" for a distance of 128.34 feet to a non-tangent line; thence N89°04'30"W, 28.38 feet; thence N78°45'56"W, 138.03 feet; thence N68°54'50"W, 204.28 feet; thence N80°03'00"W, 57.94 feet; thence S79°07'09"W, 59.98 feet; thence S49°03'31"W, 72.24 feet; thence S54°37'55"W, 62.70 feet; thence S84°09'32"W, 134.86 feet; thence N57°39'16"W, 135.34 feet; thence N19°15'13"W, 131.16 feet; thence N01°08'03"E, 291.43 feet; thence N88°51'57"W, 421.79 feet; thence S39°32'19"W, 64.39 feet; thence S68°37'07"W, 32.32 feet; thence S85°20'06"W, 83.10 feet; thence N70°32'56"W, 83.09 feet; thence N88°51'57"W, 178.42 feet to the West line of aforesaid Tract FD-3 and the West line of the East 1/2 of said Section 29; thence S01°08'03"W along said West lines, 913.07 feet; thence departing said West lines, run S88°51'57"E, 187.80 feet; thence N87°40'09"E, 76.78 feet; thence S89°07'40"E, 54.09 feet; thence S88°51'57"E, 80.00 feet; thence S86°01'44"E, 79.09 feet; thence S58°34'44"E, 100.76 feet; thence S30°13'22"E, 101.08 feet; thence S02°04'22"E, 80.64 feet; thence S01°08'03"W, 100.04 feet; thence S89°37'13"E, 99.92 feet; thence S68°18'11"E, 90.98 feet; thence S45°27'00"E, 90.98 feet; thence S22°31'26"E, 67.57 feet; thence S11°27'25"E, 222.43 feet to the Northerly line of DEL WEBB MINNEOLA PHASE 2, as recorded in Plat Book 81, Pages 76 through 84, of the Public Records of Lake County, Florida; thence run the following courses and distances along said Northerly line and the Easterly line of said plat of DEL WEBB MINNEOLA PHASE 2: N58°54'12"E, 187.18 feet; S53°35'31"E, 12.72 feet; S74°45'39"E, 87.84 feet; N84°07'57"E, 87.86 feet; N62°43'15"E, 469.35 feet; N27°16'45"W, 132.55 feet to a non-tangent curve concave Westerly having a radius of 200.00 feet and a chord bearing of N09°49'29"E; thence Northerly along the arc of said curve through a central angle of 74°12'29" for a distance of 259.03 feet to the point of tangency; N27°16'45"W, 120.42 feet to the point of curvature of a curve concave Easterly having a radius of 125.00 feet and a chord bearing of N21°11'51"E; thence Northerly along the arc of said curve through a central angle of 96°57'12" for a distance of 211.52 feet to the point of tangency; N69°40'27"E, 47.00 feet to the point of curvature of a curve concave Southerly having a radius of 25.00 feet and a chord bearing of S68°01'20"E; thence Easterly along the arc of said curve through a central angle of 84°36'26" for a distance of 36.92 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 507.00 feet and a chord bearing of S27°26'18"E; thence Southeasterly along the arc of said curve through a

Exhibit A

central angle of $03^{\circ}26'21''$ for a distance of 30.43 feet to the point of tangency; $S29^{\circ}09'28''E$, 184.66 feet to the point of curvature of a curve concave Westerly having a radius of 293.00 feet and a chord bearing of $S01^{\circ}17'22''E$; thence Southerly along the arc of said curve through a central angle of $55^{\circ}44'13''$ for a distance of 285.03 feet to the point of tangency; $S26^{\circ}34'45''W$, 396.27 feet to the point of curvature of a curve concave Easterly having a radius of 807.00 feet and a chord bearing of $S00^{\circ}35'45''E$; thence Southerly along the arc of said curve through a central angle of $54^{\circ}20'59''$ for a distance of 765.50 feet to the point of tangency; $S27^{\circ}46'14''E$, 144.19 feet to the Easterly line of aforesaid Tract FD-3; thence departing said Easterly line of DEL WEBB MINNEOLA PHASE 2, run the following courses and distances along said Easterly line of Tract FD-3: $N62^{\circ}06'32''E$, 57.00 feet; $N27^{\circ}46'14''W$, 144.07 feet to the point of curvature of a curve concave Easterly having a radius of 750.00 feet and a chord bearing of $N00^{\circ}35'45''W$; thence Northerly along the arc of said curve through a central angle of $54^{\circ}20'59''$ for a distance of 711.43 feet to the point of tangency; $N26^{\circ}34'45''E$, 396.27 feet to the point of curvature of a curve concave Westerly having a radius of 350.00 feet and a chord bearing of $N07^{\circ}55'46''E$; thence Northerly along the arc of said curve through a central angle of $37^{\circ}17'56''$ for a distance of 227.85 feet to a non-tangent line; $N78^{\circ}43'39''E$, 93.81 feet; $S29^{\circ}09'28''E$, 58.72 feet; $S63^{\circ}57'23''E$, 65.04 feet; $S71^{\circ}31'07''E$, 83.94 feet; $S89^{\circ}17'01''E$, 84.31 feet; $N67^{\circ}54'36''E$, 98.97 feet; $N57^{\circ}31'17''E$, 65.11 feet; $N60^{\circ}50'32''E$, 117.73 feet; $S89^{\circ}03'43''E$, 100.00 feet to the POINT OF BEGINNING.

Containing 65.251 acres more or less.

RETURN TO:
Vivek K. Babbar, Esq.
Straley Robin Vericker
1510 West Cleveland Street
Tampa, Florida 33606

Amendment to Agreement to Convey or Dedicate

(Series 2024 Bonds)
(North Parcel Assessment Area 1)

This Amendment to Agreement to Convey or Dedicate (this “**Amendment**”) is dated as of April 30, 2025, between **Pulte Home Company, LLC**, a Michigan limited liability company (collectively, with its successors and assigns, the “**Developer**”), and the **Hills of Minneola Community Development District**, a local unit of special purpose government and political subdivision organized and existing in accordance with Chapter 190, Florida Statutes (the “**District**”), and consented to by **U.S. Bank Trust Company, National Association** (the “**Trustee**”).

Background and Purpose

The Developer and the District previously entered into the *Agreement to Convey or Dedicate dated as of May 30, 2024* (the “**Agreement**”) and recorded in the public records of Lake County, Florida as Instrument#: 2024064857 in Official Book 6342 Pages 2156-2162. Unless otherwise defined herein, all capitalized terms in this Amendment shall have the meanings ascribed to them in the Agreement.

The legal description in the Agreement contained a scrivener’s error that inadvertently included Tracts FD-1 and FD-2 from the Del Webb Minneola Phase 1 Plat, as recorded in Plat Book 80, Pages 1-10, of the public records of Lake County, Florida, and the parties desire to amend and replace the legal description in the Agreement with the corrected legal description in **Exhibit A** attached hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, and subject to the terms and conditions hereof, the parties agree as follows:

1. **Background Information**. The Background Information stated above is true and correct, and is incorporated herein by this reference.
2. **Replacement of Exhibit A**. The legal description attached hereto as **Exhibit A** hereby replaces, in its entirety, the legal description in the Agreement. Any references to the land described in in the Agreement shall now refer solely to the lands described in **Exhibit A** attached to this Amendment. Specifically, Tracts FD-1 and FD-2 from the Del Webb Minneola Phase 1 Plat are released from the Agreement.
3. **Consent by Trustee**. The Trustee is a direct third party beneficiary of the Agreement and in an abundance of caution their written consent to this Amendment was requested. The Trustee hereby consents to this Amendment. The Trustee has not assumed any obligations by virtue of or under this Amendment or the Agreement.
4. **Ratification**. Except as modified by this Amendment, the Developer and the District hereby ratify the terms and conditions of the Agreement.

[Developer Signature page for Amendment to the Agreement to Convey or Dedicate]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above-written.

Witnesses:

Pulte Home Company, LLC,
a Michigan limited liability company

Name: _____

Address: _____

Name: _____

Title: _____

Name: _____

Address: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on April ____, 2025 by _____, as _____ of PULTE HOME COMPANY, LLC, who is personally known to me.

Notary Public Signature

Notary Stamp

[CDD Signature page for Amendment to the Agreement to Convey or Dedicate]

Witnesses:

**Hills of Minneola
Community Development District**

Name: _____

Address: _____

Richard Jerman
Chair of the Board of Supervisors

Name: _____

Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on April ____, 2025, by Richard Jerman as Chair of the Board of Supervisors of the Hills of Minneola Community Development District, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

[Trustee Signature page for Amendment to the Agreement to Convey or Dedicate]

Witnesses:

Name: _____
Address: _____

Name: _____
Address: _____

Consented to by

**U.S. Bank Trust Company, National
Association**

Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on April ____, 2025
by _____, as _____ of U.S. Bank Trust Company, National
Association, who is personally known to me.

Notary Public Signature

Notary Stamp

Exhibit A

Hills of Minneola CDD
North Parcel Assessment Area 1
Series 2024 Bonds

Legal Description for Agreement to Convey or Dedicate

All the lands in Del Webb Minneola Phase 1, according to the plat thereof, as recorded in Plat Book 80, Pages 1-10, of the public records of Lake County, Florida.

Less and Except all platted lots included therein, specifically:

Lots 1-23
Lots 127-198

And Less and Except Tracts FD-1 and FD-2.

Together With

All the lands in Del Webb Minneola Phase 2, according to the plat thereof, as recorded in Plat Book 81, Pages 76-84, of the public records of Lake County, Florida.

Less and Except all platted lots included therein, specifically:

Lots 24-126

Together With

Pulte Del Webb Minneola Phase 3

That part of Tract FD-3, DEL WEBB MINNEOLA PHASE 1, according to the plat thereof, as recorded in Plat Book 80, Pages 1 through 10, of the Public Records of Lake County, Florida, described as follows:

BEGIN at the Northeast corner of Tract SW-11, according to said plat of DEL WEBB MINNEOLA PHASE 1; thence N00°56'17"E along the Easterly line of said Tract FD-3 and the East line of the Southeast 1/4 of Section 29, Township 21 South, Range 26 East, Lake County, Florida, for a distance of 358.43 feet to the Northeast corner of the Southeast 1/4 of said Section 29; thence N01°03'08"E along said Easterly line of Tract FD-3 and the East line of the Northeast 1/4 of said Section 29, for a distance of 901.37 feet; thence departing said Easterly line of Tract FD-3 and the East line of the Northeast 1/4 of Section 29, run N88°59'55"W, 105.32 feet; thence S28°54'56"W, 94.40 feet; thence

Exhibit A

S45°26'42"W, 94.40 feet; thence S61°57'33"W, 94.40 feet; thence S78°31'31"W, 82.27 feet; thence S84°21'42"W, 50.07 feet; thence N76°39'26"W, 82.52 feet; thence N74°38'26"W, 192.47 feet; thence S85°34'22"W, 55.20 feet; thence S67°08'20"W, 94.46 feet to a non-tangent curve concave Westerly having a radius of 750.00 feet and a chord bearing of S00°11'57"W; thence Southerly along the arc of said curve through a central angle of 21°59'40" for a distance of 287.91 feet to the point of tangency; thence S11°11'46"W, 260.23 feet to the point of curvature of a curve concave Easterly having a radius of 450.00 feet and a chord bearing of S01°11'12"E; thence Southerly along the arc of said curve through a central angle of 24°45'56" for a distance of 194.51 feet to a non-tangent line; thence S76°25'50"W, 57.00 feet to a non-tangent curve concave Easterly having a radius of 507.00 feet and a chord bearing of N06°19'04"W; thence Northerly along the arc of said curve through a central angle of 14°30'12" for a distance of 128.34 feet to a non-tangent line; thence N89°04'30"W, 28.38 feet; thence N78°45'56"W, 138.03 feet; thence N68°54'50"W, 204.28 feet; thence N80°03'00"W, 57.94 feet; thence S79°07'09"W, 59.98 feet; thence S49°03'31"W, 72.24 feet; thence S54°37'55"W, 62.70 feet; thence S84°09'32"W, 134.86 feet; thence N57°39'16"W, 135.34 feet; thence N19°15'13"W, 131.16 feet; thence N01°08'03"E, 291.43 feet; thence N88°51'57"W, 421.79 feet; thence S39°32'19"W, 64.39 feet; thence S68°37'07"W, 32.32 feet; thence S85°20'06"W, 83.10 feet; thence N70°32'56"W, 83.09 feet; thence N88°51'57"W, 178.42 feet to the West line of aforesaid Tract FD-3 and the West line of the East 1/2 of said Section 29; thence S01°08'03"W along said West lines, 913.07 feet; thence departing said West lines, run S88°51'57"E, 187.80 feet; thence N87°40'09"E, 76.78 feet; thence S89°07'40"E, 54.09 feet; thence S88°51'57"E, 80.00 feet; thence S86°01'44"E, 79.09 feet; thence S58°34'44"E, 100.76 feet; thence S30°13'22"E, 101.08 feet; thence S02°04'22"E, 80.64 feet; thence S01°08'03"W, 100.04 feet; thence S89°37'13"E, 99.92 feet; thence S68°18'11"E, 90.98 feet; thence S45°27'00"E, 90.98 feet; thence S22°31'26"E, 67.57 feet; thence S11°27'25"E, 222.43 feet to the Northerly line of DEL WEBB MINNEOLA PHASE 2, as recorded in Plat Book 81, Pages 76 through 84, of the Public Records of Lake County, Florida; thence run the following courses and distances along said Northerly line and the Easterly line of said plat of DEL WEBB MINNEOLA PHASE 2: N58°54'12"E, 187.18 feet; S53°35'31"E, 12.72 feet; S74°45'39"E, 87.84 feet; N84°07'57"E, 87.86 feet; N62°43'15"E, 469.35 feet; N27°16'45"W, 132.55 feet to a non-tangent curve concave Westerly having a radius of 200.00 feet and a chord bearing of N09°49'29"E; thence Northerly along the arc of said curve through a central angle of 74°12'29" for a distance of 259.03 feet to the point of tangency; N27°16'45"W, 120.42 feet to the point of curvature of a curve concave Easterly having a radius of 125.00 feet and a chord bearing of N21°11'51"E; thence Northerly along the arc of said curve through a central angle of 96°57'12" for a distance of 211.52 feet to the point of tangency; N69°40'27"E, 47.00 feet to the point of curvature of a curve concave Southerly having a radius of 25.00 feet and a chord bearing of S68°01'20"E; thence Easterly along the arc of said curve through a central angle of 84°36'26" for a distance of 36.92 feet to the point of

Exhibit A

reverse curvature of a curve concave Northeasterly having a radius of 507.00 feet and a chord bearing of S27°26'18"E; thence Southeasterly along the arc of said curve through a central angle of 03°26'21" for a distance of 30.43 feet to the point of tangency; S29°09'28"E, 184.66 feet to the point of curvature of a curve concave Westerly having a radius of 293.00 feet and a chord bearing of S01°17'22"E; thence Southerly along the arc of said curve through a central angle of 55°44'13" for a distance of 285.03 feet to the point of tangency; S26°34'45"W, 396.27 feet to the point of curvature of a curve concave Easterly having a radius of 807.00 feet and a chord bearing of S00°35'45"E; thence Southerly along the arc of said curve through a central angle of 54°20'59" for a distance of 765.50 feet to the point of tangency; S27°46'14"E, 144.19 feet to the Easterly line of aforesaid Tract FD-3; thence departing said Easterly line of DEL WEBB MINNEOLA PHASE 2, run the following courses and distances along said Easterly line of Tract FD-3: N62°06'32"E, 57.00 feet; N27°46'14"W, 144.07 feet to the point of curvature of a curve concave Easterly having a radius of 750.00 feet and a chord bearing of N00°35'45"W; thence Northerly along the arc of said curve through a central angle of 54°20'59" for a distance of 711.43 feet to the point of tangency; N26°34'45"E, 396.27 feet to the point of curvature of a curve concave Westerly having a radius of 350.00 feet and a chord bearing of N07°55'46"E; thence Northerly along the arc of said curve through a central angle of 37°17'56" for a distance of 227.85 feet to a non-tangent line; N78°43'39"E, 93.81 feet; S29°09'28"E, 58.72 feet; S63°57'23"E, 65.04 feet; S71°31'07"E, 83.94 feet; S89°17'01"E, 84.31 feet; N67°54'36"E, 98.97 feet; N57°31'17"E, 65.11 feet; N60°50'32"E, 117.73 feet; S89°03'43"E, 100.00 feet to the POINT OF BEGINNING.

Containing 65.251 acres more or less.

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2025**

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2025**

	General Fund	SRF North	SRF South	Debt Service Fund 2020	Debt Service Fund 2021	Debt Service Fund 2024	Capital Projects Fund 2020	Capital Projects Fund 2021	Capital Projects Fund 2024	Total Governmental Funds
ASSETS										
Cash	\$ 1,079,911	\$ 6,643	\$ 163,115	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,249,669
Investments										
Revenue	-	-	-	1,139,874	204,491	224,534	-	-	-	1,568,899
Reserve	-	-	-	1,338,413	163,410	265,474	-	-	-	1,767,297
Prepayment	-	-	-	-	195	7,367	-	-	-	7,562
Construction	-	-	-	-	-	-	105,985	15	8,063	114,063
Cost of issuance	-	-	-	-	-	3,002	-	-	-	3,002
Interest	-	-	-	-	-	3,694	-	-	-	3,694
Due from Starlight	630	-	-	-	-	-	-	-	-	630
Due from Ashton Woods	596	-	-	-	-	-	-	-	-	596
Due from LB Minneola	3,689	-	-	-	-	-	-	-	-	3,689
Due from Pulte Group	3,257	-	-	-	-	173,761	-	-	-	177,018
Due from Arroyo CAP II-1, LLC	43	-	414	33,372	-	-	-	-	-	33,829
Due from JEN Florida 49	-	-	103,469	-	81,798	-	-	-	-	185,267
Due from general fund	-	29,902	767,547	111,153	-	27,492	-	-	-	936,094
Utility deposit	20	-	1,565	-	-	-	-	-	-	1,585
Total assets	<u>\$ 1,088,146</u>	<u>\$36,545</u>	<u>\$1,036,110</u>	<u>\$2,622,812</u>	<u>\$449,894</u>	<u>\$705,324</u>	<u>\$105,985</u>	<u>\$ 15</u>	<u>\$ 8,063</u>	<u>\$ 6,052,894</u>
LIABILITIES AND FUND BALANCES										
Liabilities:										
Retainage payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$322,093	\$271,811	\$ -	\$ 593,904
Due to Landowner	-	-	-	12,478	-	-	3,084	-	-	15,562
Due to JEN Florida 49	4,900	-	-	6,536	-	-	-	-	-	11,436
Due to debt service fund 2020	111,153	-	-	-	-	-	-	-	-	111,153
Due to debt service fund 2024	27,492	-	-	-	-	-	-	-	-	27,492
Due to SRF 002	29,902	-	-	-	-	-	-	-	-	29,902
Due to SRF 003	767,547	-	-	-	-	-	-	-	-	767,547
Landowner advance	5,498	-	-	-	-	-	-	-	-	5,498
Total liabilities	<u>946,492</u>	<u>-</u>	<u>-</u>	<u>19,014</u>	<u>-</u>	<u>-</u>	<u>325,177</u>	<u>271,811</u>	<u>-</u>	<u>1,562,494</u>
DEFERRED INFLOWS OF RESOURCES										
Deferred receipts	3,357	-	103,883	26,836	81,798	173,761	-	-	-	389,635
Total deferred inflows of resources	<u>3,357</u>	<u>-</u>	<u>103,883</u>	<u>26,836</u>	<u>81,798</u>	<u>173,761</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>389,635</u>
Fund balances:										
Assigned										
Debt service	-	-	-	2,576,962	368,096	531,563	-	-	-	3,476,621
Capital projects	-	-	-	-	-	-	(219,192)	(271,796)	8,063	(482,925)
3 months working capital	26,366	-	257,088	-	-	-	-	-	-	283,454
Unassigned	111,931	36,545	675,139	-	-	-	-	-	-	823,615
Total fund balances	<u>138,297</u>	<u>36,545</u>	<u>932,227</u>	<u>2,576,962</u>	<u>368,096</u>	<u>531,563</u>	<u>(219,192)</u>	<u>(271,796)</u>	<u>8,063</u>	<u>4,100,765</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,088,146</u>	<u>\$36,545</u>	<u>\$1,036,110</u>	<u>\$2,622,812</u>	<u>\$449,894</u>	<u>\$705,324</u>	<u>\$105,985</u>	<u>\$ 15</u>	<u>\$ 8,063</u>	<u>\$ 6,052,894</u>

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 5,475	\$ 41,376	\$ 50,636	82%
Assessment levy: off-roll	-	28,063	37,418	75%
Total revenues	<u>5,475</u>	<u>69,439</u>	<u>88,054</u>	79%
EXPENDITURES				
Professional & administrative				
Management/recording	4,000	24,000	48,000	50%
Legal - general counsel	1,050	1,913	15,000	13%
Engineering	-	-	7,500	0%
Audit	-	-	5,900	0%
Telephone	17	100	200	50%
Postage	23	172	139	124%
Printing & binding	5	25	50	50%
Legal advertising	-	378	1,500	25%
Annual district filing fee	-	175	175	100%
Insurance: GL & POL	-	6,161	6,334	97%
Contingencies	-	90	750	12%
Hosting & maintenance	-	-	705	0%
ADA compliance	-	199	210	95%
Total professional & administrative	<u>5,095</u>	<u>33,213</u>	<u>86,463</u>	38%
Field operations and maintenance				
Electric:				
Irrigation	-	228	-	N/A
Total field operations & maintenance	<u>-</u>	<u>228</u>	<u>-</u>	N/A
Other fees & charges				
Property appraiser & tax collector	109	828	1,582	52%
Total other fees & charges	<u>109</u>	<u>828</u>	<u>1,582</u>	52%
Total expenditures	<u>5,204</u>	<u>34,269</u>	<u>88,045</u>	39%
Excess/(deficiency) of revenues over/(under) expenditures	271	35,170	9	
Fund balances - beginning	138,026	103,127	123,272	
Fund balance - ending				
Assigned				
3 months working capital	26,366	26,366	26,366	
Unassigned	111,931	111,931	96,915	
Fund balances - ending	<u>\$ 138,297</u>	<u>\$ 138,297</u>	<u>\$ 123,281</u>	

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - NORTH
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ -	\$ 12,569	0%
Assessment levy: off-roll	-	29,902	39,869	75%
Total revenues	-	29,902	52,438	57%
EXPENDITURES				
Professional & administrative				
Arbitrage rebate calculation	-	-	750	0%
Debt service fund - accounting	458	2,750	5,500	50%
Dissemination agent	83	500	1,000	50%
EMMA software services	-	2,500	-	N/A
Total professional & administrative	541	5,750	12,750	45%
Field operations and maintenance				
Pressure washing	-	-	20,000	0%
Landscaping maintenance	1,850	11,484	19,296	60%
Insurance: property	-	10,315	-	N/A
Irrigation repair	142	248	-	N/A
Total field operations & maintenance	1,992	22,047	39,296	56%
Other fees & charges				
Property appraiser & tax collector	-	-	393	0%
Total other fees & charges	-	-	393	0%
Total expenditures	2,533	27,797	52,439	53%
Excess/(deficiency) of revenues over/(under) expenditures	(2,533)	2,105	(1)	
Fund balances - beginning	39,078	34,440	11,665	
Fund balances - ending	\$ 36,545	\$ 36,545	\$ 11,664	

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - SOUTH
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 80,390	\$ 607,548	\$ 730,980	83%
Assessment levy: off-roll	-	205,283	273,716	75%
Total revenues	<u>80,390</u>	<u>812,831</u>	<u>1,004,696</u>	81%
EXPENDITURES				
Professional & administrative				
Arbitrage rebate calculation	-	-	1,500	0%
Debt service fund - accounting	458	2,750	5,500	50%
Dissemination agent	167	1,000	2,000	50%
Trustee	-	-	8,400	0%
Mailed notices	-	-	1,500	0%
Total professional & administrative	<u>625</u>	<u>3,750</u>	<u>18,900</u>	20%
Field operations and maintenance				
Field operations manager	500	3,000	6,000	50%
Field operations accounting	291	1,750	3,500	50%
Landscaping labor	56,638	203,680	499,000	41%
Insurance: property	-	9,299	15,000	62%
Backflow test	-	-	450	0%
Irrigation repair	2,495	14,088	23,000	61%
Plants, shrubs & annuals	-	-	20,000	0%
Tree trimming	-	-	47,000	0%
Mulch	-	-	102,000	0%
Pressure washing	-	-	4,000	0%
Signage	-	-	5,500	0%
General maintenance	-	1,990	13,000	15%
Fence wall repairs	-	-	4,000	0%
Electric:				
Irrigation	-	188	33,000	1%
Street lights	16,346	80,575	150,000	54%
Entrance signs	-	-	2,000	0%
Water irrigation	391	2,330	12,000	19%
Park water fountain	7	40	-	N/A
Mailbox kiosk damage	-	7,005	-	N/A
Total field operations & maintenance	<u>76,668</u>	<u>323,945</u>	<u>964,450</u>	34%
Other fees & charges				
Property appraiser & tax collector	1,608	12,151	22,843	53%
Total other fees & charges	<u>1,608</u>	<u>12,151</u>	<u>22,843</u>	53%
Total expenditures	<u>78,901</u>	<u>339,846</u>	<u>1,006,193</u>	34%
Excess/(deficiency) of revenues over/(under) expenditures	1,489	472,985	(1,497)	
Fund balances - beginning	930,738	459,242	558,559	
3 months working capital	257,088	257,088	257,088	
Unassigned	675,139	675,139	299,974	
Fund balances - ending	<u>\$ 932,227</u>	<u>\$ 932,227</u>	<u>\$ 557,062</u>	

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 113,421	\$ 1,035,329	\$ 1,234,724	84%
Assessment levy: off-roll	-	106,704	142,272	75%
Interest	7,488	38,497	-	N/A
Total revenues	<u>120,909</u>	<u>1,180,530</u>	<u>1,376,996</u>	86%
EXPENDITURES				
Debt service				
Principal	-	-	500,000	0%
Interest	-	422,437	844,875	50%
Total debt service	<u>-</u>	<u>422,437</u>	<u>1,344,875</u>	31%
Other fees & charges				
Tax collector	2,268	20,707	25,723	80%
Total other fees and charges	<u>2,268</u>	<u>20,707</u>	<u>25,723</u>	80%
Total expenditures	<u>2,268</u>	<u>443,144</u>	<u>1,370,598</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	118,641	737,386	6,398	
OTHER FINANCING SOURCES/(USES)				
Transfer out	(4,093)	(28,448)	-	N/A
Total other financing sources	<u>(4,093)</u>	<u>(28,448)</u>	<u>-</u>	N/A
Net change in fund balances	114,548	708,938	6,398	
Fund balances - beginning	2,462,414	1,868,024	1,837,813	
Fund balances - ending	<u>\$ 2,576,962</u>	<u>\$ 2,576,962</u>	<u>\$ 1,844,211</u>	

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 163,595	\$ 327,190	50%
Interest	1,122	6,381	-	N/A
Total revenues	<u>1,122</u>	<u>169,976</u>	<u>327,190</u>	52%
EXPENDITURES				
Debt service				
Principal	-	-	130,000	0%
Interest	-	99,367	200,219	50%
Total debt service	<u>-</u>	<u>99,367</u>	<u>330,219</u>	30%
Excess/(deficiency) of revenues over/(under) expenditures	1,122	70,609	(3,029)	
Fund balances - beginning	366,974	297,487	289,186	
Fund balances - ending	<u>\$ 368,096</u>	<u>\$ 368,096</u>	<u>\$ 286,157</u>	

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 28,053	\$ 256,072	\$ 305,387	84%
Assessment levy: off-roll	-	-	231,682	0%
Interest	1,525	8,300	-	N/A
Total revenues	<u>29,578</u>	<u>264,372</u>	<u>537,069</u>	49%
EXPENDITURES				
Debt service				
Principal	-	-	105,000	0%
Interest	-	177,588	389,284	46%
Tax collector	561	5,121	-	N/A
Total debt service	<u>561</u>	<u>182,709</u>	<u>494,284</u>	37%
Excess/(deficiency) of revenues over/(under) expenditures	29,017	81,663	42,785	
Fund balances - beginning	502,546	449,900	441,351	
Fund balances - ending	<u>\$ 531,563</u>	<u>\$ 531,563</u>	<u>\$ 484,136</u>	

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2020
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 309	\$ 1,866
Total revenues	<u>309</u>	<u>1,866</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	309	1,866
OTHER FINANCING SOURCES/(USES)		
Transfer in	4,093	28,449
Total other financing sources/(uses)	<u>4,093</u>	<u>28,449</u>
Net change in fund balances	4,402	30,315
Fund balances - beginning	<u>(223,594)</u>	<u>(249,507)</u>
Fund balances - ending	<u><u>\$ (219,192)</u></u>	<u><u>\$ (219,192)</u></u>

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2021
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(271,796)	(271,796)
Fund balances - ending	<u><u>\$ (271,796)</u></u>	<u><u>\$ (271,796)</u></u>

**HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 24	\$ 85,013
Total revenues	<u>24</u>	<u>85,013</u>
EXPENDITURES		
Construction Costs	<u>-</u>	<u>76,950</u>
Total expenditures	<u>-</u>	<u>76,950</u>
Excess/(deficiency) of revenues over/(under) expenditures	24	8,063
Fund balances - beginning	8,039	-
Fund balances - ending	<u><u>\$ 8,063</u></u>	<u><u>\$ 8,063</u></u>

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
HILLS OF MINNEOLA
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Hills of Minneola Community Development District held a Regular Meeting on December 9, 2024 at 2:00 p.m., at the City of Minneola City Hall, 800 N US Hwy 27, Minneola, Florida 34715.

Present:

Richard Jerman	Chair
Daniel Edwards	Vice Chair
Trina Dziewior	Assistant Secretary
Matthew White	Assistant Secretary
Max Perlman	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates, LLC
Vivek Babbar (via telephone)	District Counsel
Mark Hills (via telephone)	Operations Manager
Chase Hanson	Resident
Carlos Eulacio	Resident
Jan Strother-Lindberg	Resident
Dr. Caitlin Combs	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 2:07 p.m. All Supervisors were present.

The Oath of Office was administered to Supervisors White, Edwards and Dwiewior prior to the meeting; therefore, a quorum was established for today's meeting.

DUE TO AUDIO INTERFERENCE, MANY PUBLIC COMMENTS WERE INAUDIBLE.

SECOND ORDER OF BUSINESS

Public Comments

Resident Jan Strother-Lindberg discussed street parking safety concerns related to vehicles left in the street at the entrance to the community and near the school.

Resident Caitlin Combs discussed safety concerns about street parking.

It was noted that signs were posted.

Mr. Jerman noted that the CDD does not have jurisdiction over public roadways. He suggested residents call the City to voice their concerns.

Safety concerns about cars blocking sidewalks and the preference for no street parking were discussed.

Ms. Combs suggested replacing mulch with rubber recycled ground surface at the playground areas. She suggested installing a sunshade in the playground areas and over the water bowls provided for dogs, which are not shaded and unusable during summer.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors [Matt White - Seat 1, Daniel Edwards - Seat 2, Trina Dziewior - Seat 3] (the following to be provided in separate package)

Mr. Rom stated that the Oath of Office to Supervisors White, Edwards and Dwiewior prior to the meeting. All Supervisors are familiar with the following:

- A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

Mr. Rom stated that members of the public can view the agenda package, approved meeting minutes and financials on the CDD website, www.hillsofminneolacdd.net.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Mr. Rom presented Resolution 2025-01. The results of the Landowners' Election will be inserted into Sections 1 and 2. The Landowners' Election results were as follows:

Seat 3	Matt White	475 Votes	4-Year Term
Seat 4	Dan Edwards	475 Votes	4-Year Term
Seat 5	Trina Dziwior	474 Votes	2-Year Term

On MOTION by Mr. Edwards and seconded by Mr. White, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Rom presented Resolution 2024-12. Mr. Perlman nominated the following:

Richard Jerman	Chair
Dan Edwards	Vice Chair
Max Perlman	Assistant Secretary
Trina Dziwior	Assistant Secretary
Matthew White	Assistant Secretary

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary
Kristen Thomas	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Perlman and seconded by Mr. Dziwior, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Ratifying the Actions of the District

**Manager in Redesignating the Time for
Landowners' Meeting; Providing for
Publication, Providing for an Effective Date**

Mr. Rom presented Resolution 2025-03.

**On MOTION by Mr. Jerman and seconded by Mr. Edwards, with all in favor,
Resolution 2025-03, Ratifying the Actions of the District Manager in
Redesignating the Time for Landowners' Meeting; Providing for Publication,
Providing for an Effective Date, was adopted.**

SEVENTH ORDER OF BUSINESS

**Discussion/Consideration: Common Areas
Policies**

Mr. Rom stated that Common Area Policies were discussed at the last meeting and public comments were received and taken into consideration. The Board asked Staff and District Counsel to revise the Common Area Policies to incorporate necessary revisions related to parking, towing and specific uses.

Mr. Babbar presented the Common Area Policies dated December 9, 2024. He stated that the CDD is responsible for a limited number of assets; the Common Areas Policies document is intended to address the policies and identify to whom issues should be reported.

The Board and Staff discussed additional revisions to the policies and whether to post policies. Mr. Babbar stated that policies will be posted on the CDD website.

The consensus was that parking and towing policies should be posted.

Towing policies, measures to be taken by Authorized Representatives, verbiage to be posted and communicating policies to property owners were discussed.

Mr. Jerman stated that he would like property owners to receive the Policy and noted that they might provide suggestions. Mr. Rom suggested the HOA include the policy in a future mailing. Mr. Babbar thinks that would be helpful and suggested including words to the effect of "The CDD has requested that we send this information for your benefit; please follow up with the CDD directly with any questions."

The following change was made:

Page 7, Item 4: Change "fist-time" to "first-time"

Page 4, Item 1: Delete extraneous "f"

On MOTION by Mr. Jerman and seconded by Mr. White, with all in favor, the "Common Areas Policies" dated December 9, 2024, in substantial form and subject to future amendment, were approved.

EIGHTH ORDER OF BUSINESS**Consideration of Minneola Hills Homeowners' Association, Inc. Quit Claim Deed**

Mr. Rom presented the Minneola Hills Homeowners' Association, Inc. Quit Claim Deed pertaining to tracts in the HOA being conveyed to the CDD.

Mr. Jerman stated this document will correct errors to the Plat.

It was noted that the CDD has been maintaining the tracts and the tracts are contemplated in the CDD budget.

On MOTION by Mr. Edwards and seconded by Mr. White, with all in favor, the Minneola Hills Homeowners' Association, Inc. Quit Claim Deed, was approved.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of October 31, 2024**

Mr. Rom presented the Unaudited Financial Statements as of October 31, 2024. He noted that the \$29,408 "Landscaping labor" expenditure, on Page 4, for the concourse north parcel was mistakenly booked to the south parcel. The error has already been corrected and will be reflected in the November financials.

On MOTION by Mr. Jerman and seconded by Ms. Dziewior, with all in favor, the Unaudited Financial Statements as of October 31, 2024, as amended, were accepted.

TENTH ORDER OF BUSINESS**Approval of Minutes**

Mr. Rom presented the following:

- A. September 23, 2024 Continued Public Hearings and Regular Meeting**
- B. November 5, 2024 Landowners' Meeting**

On MOTION by Mr. Jerman and seconded by Mr. Perlman, with all in favor, the September 23, 2024 Continued Public Hearings and Regular Meeting Minutes and the November 5, 2024 Landowners' Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: Straley Robin Vericker**
- B. District Engineer: Poulos & Bennett, LLC**
- C. Field Operations: Mark Hills**

There were no District Counsel, District Engineer or Field Operations Manager reports.

- D. District Manager: Wrathell, Hunt and Associates, LLC**

Mr. Rom stated that he received four emails from residents asking for the meetings to be moved to the evening. He advised residents that it is very rare for Developers to hold evening CDD meetings and the meeting schedule was already adopted and advertised.

- **NEXT MEETING DATE: January 27, 2025 at 1:00 PM**

- **QUORUM CHECK**

The next meeting will be held on January 27, 2025, unless canceled.

TWELFTH ORDER OF BUSINESS**Board Members' Comments/Requests**

Mr. Jerman stated he will look into the mulch and the request related to shade. He asked if signs were posted to indicate that parking at the parks is limited to residents. It was noted that signs are still needed for the small park. Mr. Jerman will advise Mr. Hills accordingly.

A Board Member stated that he will forward the retaining wall Exhibit to Mr. Rom for future discussions related to insurance.

Mr. Rom stated that the mailbox kiosks have finally been installed.

THIRTEENTH ORDER OF BUSINESS**Public Comments**

Resident Carissa Dickson asked if the aesthetic appearance of signs is considered.

A Board Member stated that can be taken into consideration in the park areas.

Mr. Jerman stated that City-approved signs are outside the CDD's purview. With regard to specific areas that residents ask the City to designate as "No Parking", the CDD will support residents in these matters. The City can designate such areas in cooperation with the City Council, but the CDD Board cannot.

Resident Chase Hanson asked if an audit can be done to address signs damaged and/or taken down by construction crews during construction. He stated that the majority of the "No Parking" signs on one side of Gold Dust Drive are missing and reported that a sign was moved in Ashton Woods, resulting in a ticket being issued.

Mr. Jerman stated that he was unaware of the issue; he thinks it is a good suggestion and he will have Engineering review the plans.

Ms. Caitlin Combs asked for an update on the Amenity Center timeline and noted that the CDD rate has increased this year.

Mr. Jerman stated the parking lot has been installed, and the building construction will begin this month.

Mr. Rom stated the increase is related to new phases coming online and new expenditures being included in the budget.

Mr. Jerman noted that, while the north and south areas of the CDD share administrative costs, actual Operation & Maintenance (O&M) costs are separated.

A Board Member stated the Amenity Building Permit is approved and the pool permit should be approved shortly. Slab repair will begin soon.

Ms. Lindberg asked if rates will continue to increase and who determines the rates. Mr. Jerman stated that rates depend on the budget and what is added. Additionally, it was stated that operations and maintenance never go away.

Ms. Lindberg asked for meetings to be moved to the evening, as many residents work. Meeting times were discussed. Mr. Jerman stated that requests and issues can also be communicated in writing. Mr. Rom noted the administrative nature of most CDD meetings

FOURTEENTH ORDER OF BUSINESS

Adjournment

<p>On MOTION by Mr. Jerman and seconded by Mr. Edwards, with all in favor, the meeting adjourned at 2:45 p.m.</p>

250

251

252

253

254

255 _____
Secretary/Assistant Secretary

Chair/Vice Chair

HILLS OF MINNEOLA

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

HILLS OF MINNEOLA COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>City of Minneola City Hall, 800 N US Hwy 27, Minneola, FL 34715</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 28, 2024 CANCELED	Regular Meeting	1:00 PM
November 5, 2024	Landowners' Meeting	9:00 AM
November 25, 2024 <i>rescheduled to December 9, 2024</i>	Regular Meeting	1:00 PM
December 9, 2024	Regular Meeting	2:00 PM
January 27, 2025 CANCELED	Regular Meeting	1:00 PM
February 24, 2025 CANCELED	Regular Meeting	1:00 PM
March 24, 2025 CANCELED	Regular Meeting	1:00 PM
April 28, 2025	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	1:00 PM
June 23, 2025	Regular Meeting	1:00 PM
July 28, 2025	Regular Meeting	1:00 PM
August 25, 2025	Public Hearing and Regular Meeting <i>Adoption of FY2026 Proposed Budget</i>	1:00 PM
September 22, 2025	Regular Meeting	1:00 PM