

**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 April 28, 2025 at 1:00 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
Vivek Babbar (via telephone)	District Counsel
Mark Hills	Operations Manager

Residents Present:

Carlos Eulacio	Andrea Wilson	Ed Stephens	Christy Stephens
Raquel Burgos	Angela Wright	Charlie Reid	Sorodjenie Varma
Victor Guzman	Kara Hilt Mead	Karen Perera	Leonardo Gomez
Chase Hansen	Xiomara Flowers	Kyle Runyon	Christopher Morales
Steven Blandon			

**DUE TO TECHNICAL DIFFICULTIES, AUDIO WAS NOT AVAILABLE -
MINUTES TRANSCRIBED FROM THE MEETING NOTES**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 1:01 p.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

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

Mr. Rom presented Resolution 2025-04. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

It was noted that some minor changes will be made to the proposed Fiscal Year 2025 expenditures pertaining to insurance and irrigation.

On MOTION by Mr. Edwards and seconded by Mr. Perlman, with all in favor, Resolution 2025-04, Approving a Proposed Operation and Maintenance Budget for Fiscal Year 2025/2026, as amended; Setting a Public Hearing Thereon Pursuant to Florida Law on August 25, 2025 at 1:00 p.m., at the City of Minneola City Hall, 800 N. US Hwy 27, Minneola, Florida 34715; Addressing Transmittal, Posting, and Publication Requirements; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

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

Mr. Rom presented Resolution 2025-05. The following change was made:

DATE: Change "May 25, 2025" to "May 18, 2025"

On MOTION by Mr. Edwards and seconded by Mr. Dziewior, with all in favor, 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, as amended, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Rom presented Resolution 2025-06.

On MOTION by Mr. White and seconded by Mr. Edwards, with all in favor, Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of The Car Store of West Orange, Inc. Towing Authorization Agreement

Mr. Rom presented The Car Store of West Orange, Inc. Towing Authorization Agreement. Mr. Hills will inquire about adding a provision for limited indemnity to the CDD for the towing company's errors.

SEVENTH ORDER OF BUSINESS

Discussion/Consideration: Playground Fencing

Discussion ensued regarding playground fencing.

Proposals will be presented at the next meeting.

EIGHTH ORDER OF BUSINESS

Consideration/Ratification of Amendment to Agreement to Convey or Dedicate (Series 2024 Bonds – North Parcel Assessment Area 1)

Mr. Rom presented the Amendment to the Agreement to Convey or Dedicate related to the Series 2024 Bonds – North Parcel Assessment Area 1. This involves removal of Tracts FD-1 and FD-2.

On MOTION by Mr. Edwards and seconded by Mr. Perlman, with all in favor, the Amendment to the Agreement to Convey or Dedicate related to the Series 2024 Bonds – North Parcel Assessment Area 1, was ratified and/or approved.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of March 31, 2025**

Mr. Rom presented the Unaudited Financial Statements as of March 31, 2025.

On MOTION by Mr. Jerman and seconded by Ms. Dziewior, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

TENTH ORDER OF BUSINESS**Approval of December 9, 2024 Regular Meeting Minutes**

On MOTION by Mr. Jerman and seconded by Mr. Perlman, with all in favor, the December 9, 2024 Regular 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**
 - **NEXT MEETING DATE: June 23, 2025 at 1:00 PM**
 - **QUORUM CHECK**

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

There were no Board Members' comments or requests.

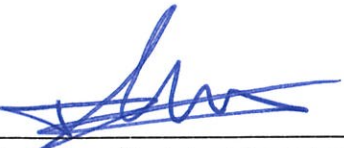
THIRTEENTH ORDER OF BUSINESS**Public Comments**

Residents voiced concerns about the existing grass, irrigation, mulch, trees needing trimmed or corrected, entrance area deficiencies, playground landscaping and fencing. The Developer Board Members acknowledged that, while the sod issues in some areas are due to drought, there are also areas of deficiency that are not up to their own expectations. The Board asked the residents to be patient while the issues are addressed and noted that some corrections will be noticeable sooner than others but assessing and addressing all discussed aspects will begin immediately. The residents in attendance appreciated the Board's willingness to listen and address their concerns. The residents also requested a future meeting time closer to the evening and the Board responded that they will look to accommodate that request for the June meeting.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Edwards and seconded by Mr. Jerman, with all in favor, the meeting adjourned at 2:43 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary

Chair/Vice Chair