

**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 June 23, 2025 at 5:00 p.m., at the City of Minneola City, Council Chambers, 800 N US Hwy 27, Minneola, Florida 34715.

Present:

Richard Jerman
Daniel Edwards
Trina Dziewior
Matthew White
Max Perlman

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Daniel Rom
Kristen Thomas (via telephone)
Vivek Babbar (via telephone)
Mark Hills

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
Operations Manager

Residents present:

Ed Stephens
Pam Hickman
Erin Hays
Karen Perera
Charlie Ferrer

Angelik Munoz
John Hickman
Tyler Bruener
Chase Hansen

Caroline Alvarez
Yamuna Romero
Mike Benjamin
Carissa Dickson

Christy Stephens
Andrew Halliwell
Kara Hilt Mead
Stephanie Cammuso

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 5:05 p.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Update: Towing Contract

Mr. Rom stated that only one towing company expressed interest in this. District Counsel prepared a Towing Authorization Agreement. At the Board's request, District

Management notified the towing company of the desire to add a provision to indemnify the CDD, as reflected in the Agreement in the agenda as Section 10. The towing company was reluctant to agree to the CDD's request.

Discussion ensued regarding the towing company's reluctance, impact of removing Section 10, lack of interest from other towing companies, illegally parked vehicles and who would be responsible for calling for vehicles to be towed.

On MOTION by Mr. Perlman and seconded by Mr. Edwards, with all in favor, the Towing Authorization Agreement, as amended to strike Section 10 related to indemnification, was approved.

FOURTH ORDER OF BUSINESS**Consideration of Jammin Playgrounds Inc
Quotes for Mulch**

- A. QU-4447 [The Hills Playground \$45,631.40]**
- B. QU-4448 [Gold St Playground \$26,928.60]**
- C. QU-4449 [The Hills Playground \$63,359.90]**
- D. QU-4450 [Gold St Playground \$37,068.10]**
- E. QU-4456 [The Hills Playground \$103,018.00]**
- F. QU-4457 [[Gold St Playground \$59,473.00]**

Discussion ensued regarding the mulch types, scopes of work in the quotes and another quote that is anticipated.

These items were deferred.

FIFTH ORDER OF BUSINESS**Consideration of Jammin Playgrounds Inc
Quotes for Turf**

- A. QU-4469 [The Hills Playground \$75,770.00]**
- B. QU-4470 [Gold St Playground \$45,655.00]**

These items were deferred.

SIXTH ORDER OF BUSINESS**Ratification Items**

- A. Yellowstone Landscape Proposal #553200 [Pine Bark Install Phase 1 and 2, 2394 Gold Dust Drive, \$52,275.38]**

On MOTION by Mr. Edwards and seconded by Mr. Jerman, with all in favor, Yellowstone Landscape Proposal #553200 for Pine Bark Install Phase 1 and 2, 2394 Gold Dust Drive, in the amount of \$52,275.38, was ratified.

B. Allstar Fence Florida

- I. Playground Fence Installation Services Agreement**
- II. First Amendment to Playground Installation Services Agreement**

On MOTION by Mr. Edwards and seconded by Ms. Dziejwior, with all in favor, the Allstar Fence Florida Playground Fence Installation Services Agreement in the amount of \$7,790, and the First Amendment to Playground Installation Services Agreement for an additional amount of \$950, were ratified.

SEVENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of May 31, 2025**

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

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

EIGHTH ORDER OF BUSINESS

**Approval of April 28, 2025 Regular Meeting
Minutes**

On MOTION by Mr. Perlman and seconded by Mr. White, with all in favor, the April 28, 2025 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Straley Robin Vericker**
- B. District Engineer: Poulos & Bennett, LLC**

There were no District Counsel or District Engineer reports.

- C. Field Operations: Mark Hills**

Mr. Hills reported the following:

- Mulching was completed.

- 28,500 square feet of sod was replaced and a few patches remain. The areas are being irrigated, as necessary.
- All the trees were staked and straightened.
- Cutting will be back on schedule soon.
- Various maintenance work is underway at the playgrounds.
- Weeds will be addressed where necessary.

Mr. Rom stated that he spoke with a resident about the area of Juniper Berry where a row of streetlights were out. SECO was able to fix the cause of the outage.

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

- **2,154 Registered Voters in District as of April 15, 2025**
- **NEXT MEETING DATE**
 - **July 28, 2025 at 1:00 PM**
 - **August 25, 2025 at 1:00 PM [Adoption of FY2026 Budget]**
 - **QUORUM CHECK**

The next meeting will be July 28, 2025, unless canceled.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

Resident Chase Hansen discussed the mulch proposals and noted that the EPDM "pour in place" product might be more durable and last longer than mulch. He asked if public comments can be taken after each agenda item. Mr. Rom stated that public comments are taken at the beginning of the meeting and at the end; public comments are taken during a public hearing, at meetings when there is a public hearing.

Resident John Hickman asked about installing signage stating that parking is not allowed during a certain time, with a notice that the vehicle will be ticketed/towed. He thinks the policy of not towing a vehicle until it has been illegally parked for 24 hours will not work. Mr. Hills discussed the policy and how it will be enforced. Mr. Hickman asked if some meetings can be at 5:00 p.m. instead of 1:00 p.m. It was noted that some meetings will be scheduled for 5:00 p.m., but not all of them.

Resident Angelik Munoz asked for the CDD to make sure that the mulch or whatever is installed on the playgrounds to be environmentally friendly.

Resident Christy Stephens thanked the Board and Staff for the progress being made and for passing the Towing Policy. She noted youth activity at the park at night, when it is unlit, and asked if the park can be lit at night. She also noted weed growth in the medians on Hancock and asked if they can be cut; no agency is accepting responsibility and told her it is the Developer's responsibility. A Board Member voiced his opinion that it is the Turnpike's responsibility but he will check on the weed problem. She asked if lawn company bids will be obtained and if anything will be done with the easements between the homes. Mr. Rom stated that landscaping will be addressed when the term of the current contract expires. A Board Member stated that there are a few bad areas between homes; he will discuss it with the builders, as it is the builders' responsibility. Regarding installing nighttime lights at the park, it will be researched.

Resident Kara Hilt Mead thanked the Board and Staff for their efforts with improving the community. She discussed items and the tarp left behind her home that have been there for two years.

Resident Erin Hays discussed the terrain of the community and weed growth. The areas will be inspected.

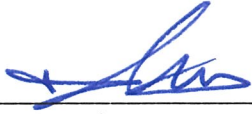
A resident asked if more shade can be installed at the playgrounds. Shade options will be researched.

A resident discussed a fence in the area between Hancock and the Dream Finders homes that is overgrown; he thinks someone should address it.

Resident Ed Stephens thanked the Board and Staff for the work that has been done. Regarding landscape maintenance, he asked for the plan to make sure the CDD is not in the same position next year as it is this year. He asked if there is an opportunity to aerate and seed the common areas. He asked if the current lawn service sprays. It was noted that the current contract does not involve aerating and seeding but mowing and spraying are included. Mr. Hills discussed new oversight processes implemented to improve landscape maintenance.

TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. White and seconded by Ms. Dziewior, with all in favor, the meeting adjourned at 5:58 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair