

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

The Board of Supervisors of the Hills of Minneola Community Development District held a Public Hearing and Regular Meeting on December 17, 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
Max Perlman	Assistant Secretary

Also present:

Daniel Rom	District Manager
Raymond Passaro	Wrathell, Hunt and Associates, LLC
Vivek Babbar (via telephone)	District Counsel
Mark Stehli (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

Supervisors Edwards, Dziewior, and Perlman were present. Supervisors Jerman and White were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Appointment to Fill
Unexpired Term of Seat 1; Term Expires
November 2028**

This item was deferred.

- **Administration of Oath of Office to Appointed Supervisor (the following will be provided under separate cover)**
 - A. **Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
 - 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**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-05, Electing and Removing Officers of the District and Providing for an Effective Date

This item was deferred.

FIFTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

A. Affidavit/Proof of Publication

B. Mailed Notice to Property Owner(s)

These items were included for informational purposes.

C. Presentation of Second Supplemental Engineer’s Report, dated October 21, 2025 (for informational purposes)

This Report was discussed at a prior meeting.

D. Presentation of Revised Master Special Assessment Methodology Report (North Parcel Assessment Area Two), dated October 27, 2025 (for informational purposes)

This Report was discussed at a prior meeting.

- E. **Presentation of Fourth Supplemental Special Assessment Methodology Report (North Parcel Assessment Area Two Project), dated October 27, 2025 (for informational purposes)**

This Report was discussed at a prior meeting.

- F. **Resolution 2026-06, Authorizing the Construction and Acquisition of Certain Public Capital Improvements; Equalizing, Approving, Confirming, and Levying Non-Ad Valorem Special Assessments on the Property Specially Benefited by Such Improvements to Pay the Cost Thereof; Providing a Method for Allocating the Total Assessments Among the Benefited Parcels Within the District; Providing for Penalties, Charges, Discounts, and Collection Procedures; Confirming the District's Intention to Issue its Special Assessment Revenue Bonds; Providing for Challenges and Procedural Irregularities; Providing for Severability, Conflicts, and an Effective Date**

MOTION by Mr. Edwards and seconded by Mr. Perlman, with all in favor, the Public Hearing was opened.

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

No affected property owners or members of the public spoke.

On MOTION by Mr. Edwards and seconded by Ms. Dziejwior, with all in favor, the Public Hearing was closed.

- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**

Mr. Rom asked if the Board, sitting as the Equalizing Board, feels that the assessment levels provided within the Reports are reasonable, proper, just, and right to assess the cost of such North Parcel Assessment Area 2 Project against the properties specially benefited by using the methods determined by the Board.

The Board, sitting as the Equalizing Board, replied affirmatively and did not make any changes to the assessment levels.

- G. **Resolution 2026-06, Authorizing the Construction and Acquisition of Certain Public Capital Improvements; Equalizing, Approving, Confirming, and Levying Non-Ad Valorem Special Assessments on the Property Specially Benefited by Such Improvements to Pay the Cost Thereof; Providing a Method for Allocating the Total Assessments Among the Benefited Parcels Within the District; Providing for Penalties, Charges, Discounts, and Collection Procedures; Confirming the District's Intention to Issue its Special Assessment Revenue Bonds; Providing for Challenges and Procedural Irregularities; Providing for Severability, Conflicts, and an Effective Date**

Mr. Rom presented Resolution 2026-06. Mr. Babbar stated this Resolution is the same form as approved for other bond issuances.

On MOTION by Mr. Perlman and seconded by Mr. Jerman, with all in favor, Resolution 2026-06, Authorizing the Construction and Acquisition of Certain Public Capital Improvements; Equalizing, Approving, Confirming, and Levying Non-Ad Valorem Special Assessments on the Property Specially Benefited by Such Improvements to Pay the Cost Thereof; Providing a Method for Allocating the Total Assessments Among the Benefited Parcels Within the District; Providing for Penalties, Charges, Discounts, and Collection Procedures; Confirming the District's Intention to Issue its Special Assessment Revenue Bonds; Providing for Challenges and Procedural Irregularities; Providing for Severability, Conflicts, and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of November 2026 Election Items

- A. **Resolution 2026-07, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lake County Supervisor of Elections Conduct The District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date [Seats 3 & 5]**

Mr. Rom presented Resolution 2026-07. Seats 3 and 5 will be up for election at the November 2026 General Election. Candidates must be at least 18 years of age, a US citizen, a legal resident of Florida and of the CDD, and be registered to vote with the Lake County

Supervisor of Elections. The candidate qualifying period is from noon June 8, 2026 to noon June 12, 2026.

On MOTION by Mr. Edwards and seconded by Mr. Perlman, with all in favor, Resolution 2026-07, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lake County Supervisor of Elections Conduct The District’s General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

B. Resolution 2026-08, Designating a Date, Time, and Location for Landowners’ Meeting of the District, and Providing for an Effective Date [Seat 4]

Mr. Rom presented Resolution 2026-08. Seat 4 will be up for election at the Landowners’ Election.

On MOTION by Mr. Jerman and seconded by Mr. Edwards, with all in favor, Resolution 2026-08, Designating a Date, Time, and Location of November 3, 2026 at 11:00 a.m., at 1:00 p.m., at the City of Minneola City Hall, 800 N US Highway 27, Minneola, Florida 34715, for a Landowners’ Meeting of the District, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

**Discussion/Consideration/Ratification:
Performance Measures/Standards &
Annual Reporting Form**

A. October 1, 2024 - September 30, 2025 [Posted]

Mr. Rom noted that the 2025 Goals and Objectives Reporting was completed.

On MOTION by Mr. Edwards and seconded by Mr. Perlman, with all in favor, the 2025 Goals and Objectives Reporting, was ratified.

B. October 1, 2025 - September 30, 2026

Mr. Rom presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Perlman and seconded by Mr. Edwards, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2025

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

Discussion ensued regarding when the last audit was completed and the belief that it was submitted to the State on time.

Mr. Jerman stated that, regardless of whether the audit was completed and submitted on time and met the Statutory requirements, he is not satisfied with it not being completed sooner.

Mr. Rom is checking on whether the CDD or HOA are responsible for the operation and maintenance (O&M) the entrance/retainer wall, and whether CDD funds were used to construct it. If it is not the CDD’s responsibility, the property insurance and pressure washing Field Ops line items for the North Parcel will be removed.

Mr. Rom noted an overage in the insurance line item on Page 4 is because a significant number of streetlights came online and needed to be insured.

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

NINTH ORDER OF BUSINESS

Approval of October 27, 2025 Regular Meeting Minutes

On MOTION by Mr. Perlman and seconded by Mr. Edwards, with all in favor, the October 27, 2025 Regular Meeting Minutes, as presented, were approved.

TENTH 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: January 26, 2026 at 1:00 PM**

○ **QUORUM CHECK**

The next meeting will be January 26, 2026, unless cancelled.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments


No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS


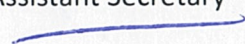
Adjournment

On MOTION by Mr. Jerman and seconded by Ms. Dzewior, with all in favor, the meeting adjourned at 1:23 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair