

**MINUTES OF MEETING  
HICKS DITCH  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Hicks Ditch Community Development District was held Wednesday, **March 26, 2025**, at 9:30 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum:

Tony Iorio  
Doug Beasley  
Jonas Lonas *by phone*  
Rocky Owen  
Shane Blanton

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also present were:

George Flint  
Sarah Sandy  
Major Stacy  
Sete Zare *by phone*  
Rob Szozda

District Manager, GMS  
District Counsel, Kutak Rock  
District Engineer  
MBS  
Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. Four Board members were present, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint stated only Board members and staff were present at the meeting.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the November 19,  
2024 Board of Supervisors Meeting**

Mr. Flint presented the November 19, 2024 Board of Supervisors meeting minutes and asked if the Board had any comments, corrections, or changes. The Board had no changes to the minutes.

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On MOTION by Mr. Owen, seconded by Mr. Beasley, with all in favor, the Minutes of the November 19, 2024 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2025-04 Bond Ratification Resolution**

Ms. Sandy stated this ratifies the actions taken by Board and staff that issued the bonds. She added this recognizes the fact that number of documents that are executed by the District in conjunction with the bond closing and approved the cost of issuance.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, Resolution 2025-04 Bond Ratification Resolution, was approved.

**FIFTH ORDER OF BUSINESS****Consideration of Disclosure of Public Financing**

Mr. Flint noted the statutes require certain steps be taken to disclose the CDD and any bonds that are issued by the CDD. He noted this document will be recorded so when anyone buys a home in Hicks Ditch, the title will show up.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Disclosure of Public Financing, was approved.

**SIXTH ORDER OF BUSINESS****Consideration of Resolution 2025-05 Authorizing Final Requisition**

Ms. Sandy stated the value of the components that were required greatly exceeded the bond proceeds they had. She added once they hit certain release conditions, there are amounts in the reserve account that will be put into the construction account. She noted this provides a requisition of when those proceeds will be released in the future.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Resolution 2025-05 Authorizing Final Requisition, was approved.

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## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

##### **a. Stormwater Ratification Bill and O&M Requirements Memo**

Ms. Sandy presented the memo on page 32 of the agenda package for the Stormwater Ratification Bill O&M requirements. She stated this does not affect permits that are already in place but will in the future. She noted there might be additional costs for stormwater in the future.

#### **B. Engineer**

Mr. Stacy had nothing further to report.

#### **C. Field Manager**

**Mr. Szozda stated Phase 1B is under construction and they are hoping for a late 3<sup>rd</sup> quarter completion.**

#### **D. District Manager**

##### **i. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials through January 31, 2025.

##### **ii. Ratification of Funding Request No. 30-33**

**Mr. Flint presented Funding Request No. 30-33. He offered to answer any questions.**

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, Funding Requests No. 30-33, were ratified.

##### **iii. Approval of Capital Projects Funding Request No. 1**

**Mr. Flint stated this funding request is for Kutak Rock and the costs are related to the bond issue that are being paid under the developer funding agreement.**

On MOTION by Mr. Iorio, seconded by Mr. Blanton, with all in favor, the Capital Projects Funding Request No. 1, was approved.

## **EIGHTH ORDER OF BUSINESS**

### **Other Business**

There being no comments, the next item followed.

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**NINTH ORDER OF BUSINESS**

**Supervisors Requests and Audience  
Comments**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint asked for a motion of adjournment.

On MOTION by Mr. Beasley, seconded by Mr. Blanton, with all in favor, the meeting was adjourned.

DocuSigned by:

*George Flint*

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Secretary/Assistant Secretary

DocuSigned by:

*Tony Iorio*

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Chairman/Vice Chairman