

**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, **August 27, 2025**, at 9:30 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum:

Tony Iorio	Chairman
Doug Beasley	Vice Chairman
Jonas Lonas <i>by phone</i>	Assistant Secretary
Rocky Owen	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Sarah Sandy	District Counsel, Kutak Rock
Rob Szozda	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. Three Board members were present constituting a quorum. Mr. Lonas joined by phone.

**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 May 28, 2025  
Board of Supervisors Meeting**

Mr. Flint presented the minutes from the May 28, 2025, Board of Supervisors meeting and asked for any comments or corrections. The Board had no changes to the minutes.

August 27, 2025

Hicks Ditch CDD

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Minutes of the May 28, 2025, Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Public Hearing**

Mr. Flint stated a motion to open the Budget and Assessment Hearing.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Opening the Public Hearing, was approved.

**A. Consideration of Resolution 2025-08 Adopting the Fiscal Year 2026 Approved Budget and Appropriating Funds**

Mr. Flint stated the resolution is provided and attached to that is Exhibit A, the proposed budget, which can be found in the agenda for Board review. Maintenance costs have been included based on the areas they believe they will be maintaining during the fiscal year. The budget is a combination of on roll, direct built, and developer contributions. The per unit assessments are indicated at the bottom of Page 1. In reference to the numbers associated to irrigation, the Board hopes as landscaping matures, the District will be able to have irrigation heads drawn back to help with cost savings. Mr. Flint stated GMS will keep an eye on that. Due to the District having a developer contribution balancing this budget, which is based on actual costs, they can refine that number going forward into the next year, after having better information gathered. Mr. Flint stated there is no public present to provide comments.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, Resolution 2025-08 Adopting the Fiscal Year 2026 Approved Budget and Appropriating Funds, was approved.

**B. Consideration of Resolution 2025-09 Imposing Fiscal Year 2026 Special Assessments and Certifying Assessment Roll**

Mr. Flint stated the budget the Board just approved is attached to Resolution 2025-09 as well as the assessment roll. There were no members to the public present to comment on that hearing. There were no questions from the Board on the resolution or exhibits.

August 27, 2025

Hicks Ditch CDD

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Resolution 2025-09 Imposing Fiscal Year 2026 Special Assessments and Certifying Assessment Roll, was approved.

Mr. Flint asked for a motion to close the public hearing.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Closing the Public Hearing, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2026 Budget Funding Agreement**

Mr. Flint noted there were no questions regarding the Budget Funding Agreement.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, the Fiscal Year 2026 Budget Funding Agreement, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2026 Direct Collection Agreement**

Mr. Flint noted next is the Direct Collection Agreement because part of the revenues is direct billed. There were no Board questions on the agreement.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Fiscal Year 2026 Direct Collection Agreement, was approved.

**SEVENTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2024 Financial Audit Report**

Mr. Flint noted the FY2024 audit was transmitted to the state of Florida prior to June 30<sup>th</sup>. It is a clean Audit. The Board had no questions at this time. Mr. Flint asked for a motion to accept the audit and ratify its transmittal to the state.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Accepting the Fiscal Year 2024 Financial Audit Report, was approved.

August 27, 2025

Hicks Ditch CDD

**EIGHTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2025 Audit Engagement Letter**

Mr. Flint noted the FY2025 Audit Engagement with Grau & Associates is not to exceed \$4,500 dollars. There were no questions from the Board.

On MOTION by Mr. Owen, seconded by Mr. Beasley, with all in favor, the Fiscal Year 2025 Audit Engagement Letter, was approved.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Sandy had nothing to report.

**B. Engineer**

There being no comments, the next item followed.

**C. District Manager’s Report**

**i. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials through June 30, 2025. No action is required.

**ii. Ratification of Funding Request No. 40-42**

Mr. Flint presented the Ratification Funding Request No. 40-42 that were transmitted under the funding agreement

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, Funding Requests No. 40-42, were ratified.

**iii. Approval of Fiscal Year 2026 Meeting Schedule**

Mr. Flint stated the starting time will be moved to 10:00 a.m. and based on the meeting room availability, they will move the November meeting to November 4, 2025.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, the Fiscal Year 2026 Meeting Schedule and time change to 10:00 a.m., was approved.

August 27, 2025

Hicks Ditch CDD

**iv. District Goals and Objectives**

**a. Adoption of Fiscal Year 2026 Goals & Objectives**

Mr. Flint reminded the Board the FY2026 Goals & Objectives is consistent with the prior year. The infrastructure objectives were also included. There were no questions from the Board.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Adopting the Fiscal Year 2026 Goals & Objectives, was approved.

**b. Presentation of Fiscal Year 2025 Goals & Objectives Authorizing Chair to Execute**

Mr. Flint reminded the Board that FY2025 Goals and Objectives will be brought back to be ratified.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Accepting the Fiscal Year 2025 Goals & Objectives and Authorizing the Chair to Execute, was approved.

**TENTH ORDER OF BUSINESS**

**Other Business**

Mr. Iorio provided a quick construction update stating the construction is at 99% with Phase 1B. Phase 1 A and B has been platted and powered up. Landscaping is finishing up.

Mr. Szozda provided a Field Manager’s Report. Restoration is complete. After walking the walking trails and landscaping, 15 dead trees were discovered along with needed trail maintenance and contours. Required maintenance proposal to not exceed \$4,800. Mr. Szozda noted for pond maintenance, two vendors have provided bids and they are waiting on a third to provide a bid.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, NTE \$4,800 for Aquatic Maintenance, was approved.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

August 27, 2025

Hicks Ditch CDD

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint asked for a motion of adjournment.

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

DocuSigned by:

*George Flint*

Secretary/Assistant Secretary

DocuSigned by:

*Tony Iorio*

Chairman/Vice Chairman