

**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, **April 22, 2026** at 10:00 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
Tucker Mackie *by phone*
Major Stacey *by phone*
Rob Szozda

District Manager, GMS
District Counsel, Kutak Rock
District Engineer
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 that only Board members and staff were present at the meeting.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the January 28,
2026 Board of Supervisors Meeting**

Mr. Flint reviewed the January 28, 2026 meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

April 22, 2026

Hicks Ditch CDD

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, the Minutes of the January 28, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2026-03
Approving the Fiscal Year 2027 Proposed
Budget and Setting a Public Hearing to
Adopt**

Mr. Flint reviewed Resolution 2026-03, which approves the proposed budget for Fiscal Year 2027 and sets the date, place, and time of the public hearing for final consideration. He explained that the budget adoption process is a two-step process beginning with approval of a non-binding proposed budget, followed by a public hearing for final adoption. The Board discussed scheduling the public hearing for the July 22, 2026 Board meeting and confirmed that a quorum would still be available despite the Chairman's absence.

During the budget discussion, Mr. Flint noted that the landscape maintenance budget, originally proposed to decrease, should instead be increased from \$42,000 to \$55,000 because one area was estimated at approximately \$900 more per month than expected. To offset that change, developer contributions would increase by \$13,000. He stated that per unit assessments would remain unchanged unless a later decision to increase them requires advance notice and advertising.

On MOTION by Mr. Iorio, seconded by Mr. Blanton, with all in favor, Resolution 2026-03 Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing to Adopt on July 22, 2026, was approved.

FIFTH ORDER OF BUSINESS**Presentation of Series 2024 Arbitrage
Rebate Report**

Mr. Flint explained that the IRS requires verification that the District is not earning more interest than it is paying on the bonds, which would create an arbitrage issue. The District retained Amtec to perform the required annual calculation for the Series 2024 bonds. The report showed a negative net rebatable arbitrage of \$9,924, meaning there was no arbitrage problem.

On MOTION by Mr. Owen, seconded by Mr. Blanton, with all in favor, Accepting the Series 2024 Arbitrage Rebate Report, was approved.

April 22, 2026

Hicks Ditch CDD

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Mackie stated that the property due diligence review related to prior acquisitions is still ongoing. If any cleanup issues are identified, they may be brought back on the next agenda. Other than that, there were no additional legal updates to report, and she offered to answer questions or pass comments along to Ms. Sandy.

B. Engineer

Mr. Stacey reported heavy cattail growth in the compensating storage areas and asked whether the Board wanted that vegetation sprayed or cut back. He noted that unauthorized vehicles have been driving into the area and damaging the berms, while GMS still needs access for inspections, so the Board's guidance was requested on possible access-control options such as removable bollards or a standard gate.

Mr. Iorio stated the engineer should formally send the service proposal to GMS. He recommended leaving the cattails in place rather than spending money to spray them, noting that the vegetation has been beneficial for wildlife in the compensating storage areas. Mr. Iorio emphasized that the berm area is meant to be a walking trail, not for automobile access. To stop vehicles from entering, he recommended a simple barrier solution like posts with a chain across the access point and a no driving and no motorized vehicles sign.

The Board discussed ongoing unauthorized vehicle access into the trail and compensating storage areas. It was reported that existing signs have not prevented vehicles from entering, and that law enforcement has been contacted in the past, although violators were typically gone before officers arrived.

Board members discussed several options to deter vehicle access while preserving pedestrian use of the trail. Options included removable bollards, a hard gate with pedestrian access, trail cameras, and a simpler barrier consisting of a chain suspended between posts. Discussion also included the possible use of visible trail cameras to document unauthorized entry and reduce future damage to the berms and surrounding area.

After discussion, the Board expressed a preference for beginning with the less costly option of a chain and posts, with additional side barriers as needed to prevent vehicles from bypassing

April 22, 2026

Hicks Ditch CDD

the entry point. The Board also discussed placing signage on the chain to improve visibility, particularly at night. More substantial gate options may be considered later if needed.

The Board further noted that engineering services may need to be addressed at a future meeting due to the transition to a new firm and the need to rebid engineering services in accordance with applicable requirements. An interim engineering arrangement is expected to be placed on a future agenda.

C. Field Manager's Report

Mr. Szozda reported that recent bank work around the pond has held up well after the property transition, and that overall conditions in the area look good. He explained that Tract O, near the tennis courts, is expected to be transferred to the CDD, although the property appraiser's website currently shows it under the homeowner's association. The area includes a monument, and while the HOA currently maintains another monument nearby, the expectation is that the CDD may receive all or part of this tract. Mr. Szozda noted that the current higher maintenance pricing already assumes responsibility for the full area, including the monument, landscaping, and irrigation/water, so the District is covered regardless of how the final transfer is structured.

Mr. Iorio noted that it would be more cost-effective for one entity to maintain the full area rather than splitting responsibility between the HOA and the District and emphasized that the area is intended to remain a public space accessible to residents and the community.

Mr. Szozda reported that some vegetation and weeds are growing near retaining walls and through fencing and said the landscape contractor would be brought in to cut that back. He noted that the replacement trees have been installed and appear to be doing well, which Mr. Iorio confirmed.

Mr. Iorio stated that people may mistake the District's trail and public area for the nearby county conservation area / county park, because the space looks similar and includes wildlife and conservation-style surroundings. The Board discussed whether additional signage could help distinguish the District's public walking trail from the county park and possibly direct visitors farther ahead to the correct county location.

April 22, 2026

Hicks Ditch CDD

D. District Manager's Report

i. Approval of Check Register

Mr. Flint stated the check register from December 1, 2025 through March 31, 2026 is in the agenda package for review

On MOTION by Mr. Iorio, seconded by Mr. Owen, all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials. The Board had no questions.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

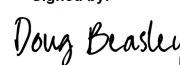
Adjournment

Mr. Flint moved for an adjournment.

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

DocuSigned by:

 B61B5DF431844AD...
 Secretary/Assistant Secretary

Signed by:

 365DC03F87A4445...
 Chairman/Vice Chairman