

**MINUTES OF MEETING
VILLAMAR
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the VillaMar Community Development District was held on **Wednesday, February 25, 2026** at 11:09 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk	Chairperson
Brian Walsh <i>by Zoom</i>	Vice Chairman
Bobbie Shockley	Assistant Secretary
Emily Hazelrig	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Meredith Hammock	District Counsel, KVV
Savannah Hancock	District Counsel, KVV
Marshall Tindall	Field Manager, GMS

The following is a summary of the discussions and actions taken at the February 25, 2026, VillaMar Community Development District's Regular Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order. Three Supervisors were present in person constituting a quorum and One Supervisor attended via Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated there were members of the public in person and on Zoom and opened the public comment period on agenda items only. There were no comments.

THIRD ORDER OF BUSINESS

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

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VillaMar CDD

Ms. Burns presented the meeting minutes from the January 28, 2026 Board of Supervisors meeting and asked for any corrections, comments, or questions. The Board had no changes to the minutes.

On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, the Minutes of the January 28, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Report for Series 2024 Assessment Area Six Project

Ms. Burns stated the District must ensure that it does not earn more interest than it pays on its bonds to avoid tax liabilities, as required by the Internal Revenue Code and the trust indenture. An independent auditor conducts an annual report to verify this. According to the latest report, a negative value was recorded on page four, confirming there are no tax implications for the current bond series.

On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, Accepting the Arbitrage Rebate Report for Series 2024 Assessment Area Six Project, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Notice of Boundary Amendment

Ms. Burns noted the Boundary Amendment was approved by the city a couple weeks ago. This is just the notice that will be recorded of the amended boundaries.

On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, the Notice of Boundary Amendment, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Notice of Master Assessment Lien Release for Phase 8 Lands – ADDED

Ms. Burns stated this is the area that was removed from the District. It was preciously in the notice of disclosure of public financing, and this is releasing that area considering it is no longer in the District.

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On MOTION by Ms. Schwenk, seconded by Ms. Hazelrig, with all in favor, the Notice of Master Assessment Lien Release for Phase 8 Lands, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock had nothing to report.

B. Engineer

Ms. Burns stated there was no report from the engineer.

C. Field Manager’s Report

Mr. Tindall stated the field manager's report provides updates on ongoing maintenance and repairs. Sidewalk repairs were completed, including fixing a missing section on Vienna and addressing areas damaged by traffic. Additional work included pond trash pickup, minor drain repairs with added rubble and filter for a washout, trenching to connect ponds per engineering recommendations, and minor fence repairs after bad weather. Overall, site maintenance is routine for the season, with dormant grass and low pond levels while awaiting spring for further assessment and necessary plant replacements. Frost damage was observed, and new entrance signs and a dog park are being added in Phase 7. There have been signs of hog activity in Phase 3, and the Board may consider pre-approving a one-month hog trapping service if needed, with a setup and monthly maintenance fee outlined. Ms. Burns suggested the Board make a motion to authorize the Chair to approve the hog trap if it’s deemed necessary after Mr. Tindall does a review of the site.

On MOTION by Ms. Schwenk, seconded by Ms. Shockley, with all in favor, Authorizing the Chair to Approve the hog trap if Mr. Tindall deems it necessary, was approved.

D. District Manager’s Report

i. Approval of Check Registers

Ms. Burns stated the check register is included in the agenda package for review. She offered to take any questions. There being no comments, there was a motion of approval.

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On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns noted financial statements are in the agenda package for review. No action from the Board is necessary.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Burns asked the public for questions or comments.

Jim Hoyt (Laurel area) stated he had a question regarding the second swimming pool. He asked where it was going to be and when it would be installed. He is asking for clarification about Phase 8, noting that the area originally planned for a pool is no longer included.

Christina Perez stated that she had the same question, noting that it said it would be commercial.

Brian Watt (2824 San Marco Wave) stated concerns about the handling of Phase 8, noting that many residents felt there was a lack of transparency and inadequate public notice regarding the decision. He reported that while the city claimed to have posted multiple signs, few residents saw them. Mr. Watt also highlighted worries about increased traffic, taller buildings, and the potential negative impact on property values and quality of life for nearby residents.

Ms. Burns stated there were no more audience comments, so she would address their questions at this time. She started with Phase 8 zoning and clarified that the CDD Board does not have authority over zoning or permitting decisions for phase eight; those responsibilities are managed by the city. Although Phase 8 was removed from the CDD District during a publicly noticed meeting, the zoning and building approvals, including commercial use and building heights, were handled by the city beforehand. The Board emphasized that it was not involved in those decisions. Additionally, the pool remains part of the District and was not affected by the removal of Phase 8.

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Ms. Schwenk noted that the process is currently underway, with building design already completed and the project moving out for contractor bids. Vertical construction will begin after permitting is finalized, as the team is prioritizing swift completion. This project was originally part of Phase 7 but has since been relocated, and efforts are being made to finish it as quickly as possible. She noted that she will get something written up on the timelines and will send that out. She addressed questions regarding the commercial zoning and installation of a traffic light at the back entrance of Phase 8. She confirmed all questions had been covered, encouraged further questions if needed, and noted that if the issue did not fall under their responsibility, they would direct residents to the appropriate authority

Ms. Burns clarified that the second pool is still planned and explained that traffic signal decisions for Thompson Nursery Road fall under county, not CDD, jurisdiction, since the CDD only owns the interior community roads. It was noted that traffic signalization will likely occur when the intersection and railroad track extension are completed.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Schwenk, seconded by Ms. Hazelrig, with all in favor, the meeting was adjourned.

Jill Burns

Secretary/Assistant Secretary

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Laven O. Schenk
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Chairman/Vice Chairman