

**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, July 22, 2026** at 11:15 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

Brian Walsh	Vice Chairman
Bobbie Shockley	Assistant Secretary
Emily Hazelrig	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Meredith Hammock <i>by Zoom</i>	District Counsel, KVV
Marshall Tindall	Field Manager, GMS
Christine Wells	District Manager, GMS
John Bannon	District Engineer, Quiddity Engineering

The following is a summary of the discussions and actions taken at the July 22, 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.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated there were no comments in person or on zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the April 22, 2026
Board of Supervisors Meeting**

Ms. Burns presented the meeting minutes from April 22, 2026 Board of Supervisors meeting and asked for any corrections, comments, or questions. The Board had no changes to the minutes.

July 22, 2026

VillaMar CDD

On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, the Minutes of the April 22, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Public Hearings****A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget**

Ms. Burns asked for a motion to open the public hearing on the proposed Fiscal Year 2027 budget, which was advertised by mailed notice given a proposed assessment increase.

On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns explained the adopted increase of \$134.90 per unit annually (bringing the total assessment to \$891.74 across all 1,791 platted lots in all seven phases) is lower than the capped amount originally noticed, reflecting updated vendor pricing. Ms. Burns outlined the main drivers for the increase: higher anticipated landscape maintenance costs once a second amenity facility comes online and the contract approaches the state's \$195,000 competitive-bid threshold; a new line item for periodic pond and shoreline trash cleanup in response to resident complaints; a new hog-trapping line item to address wildlife damage seen in other Polk County communities; adjustments to street lighting and utility costs based on actual usage; a new reserve-study line item to be completed once the second amenity is finished; and costs for the second amenity facility (a second pool, expected to roughly double amenity-related expenses such as security, water, and electric).

An extended public comment period followed, with numerous residents raising concerns. Common themes included skepticism that a nearly \$135 per year increase was justified given visible deferred maintenance (broken fountains, damaged fences, pool lighting and cleanliness issues, and a Department of Health inspection flag), doubts about the need for hog trapping and midge treatment given no personal sightings, the cost and value of a leased playground and professional holiday lighting (quoted at roughly \$17,000-\$20,000, about \$11 per household), the adequacy and effectiveness of the amenity security guards, the size of the community's dog park, uncertainty about the second pool's opening timeline given a since-removed builder sign, traffic and lighting concerns along Thompson Nursery Road, and the effect of a former Phase 8 parcel

July 22, 2026

VillaMar CDD

having been sold for commercial rather than residential use. Residents also asked about vendor accountability, sidewalk trip hazards, builder signage left in the community, and the status of a stormwater flooding complaint near Emanuel Drive.

Ms. Burns and staff responded to the public comments, clarifying jurisdictional limits and planned actions. Thompson Nursery Road, Cunningham Road frontage issues beyond the District's easement, and the former Phase 8 parcel are outside CDD control, since those roads are city-owned and Phase 8's sale and zoning were handled by a private landowner and the City, not the District. Semi-trucks and equipment parked on non-CDD roads cannot be towed by the District; residents were encouraged to continue reporting these to city code enforcement and police. The CDD assessment is levied on platted land rather than individual homes, so builders pay the assessment on unsold or unoccupied lots at the same rate as homeowners, meaning new home closings do not change the total assessment base.

On security, Ms. Burns acknowledged ongoing performance problems with the current vendor, the District's second security company in recent years, and agreed to bring a proposal from an alternative provider to the next meeting. Ms. Burns asked residents to continue reporting specific dates, times, and details of guard issues to help document performance for the vendor's site supervisor. She clarified the guards are contracted only for the amenity facility, not roving community patrol, and that the District has no legal authority over crimes or speeding, which residents should report to police.

Regarding other budget line items, Ms. Burns explained that street lights are leased long-term from the utility provider, so the District only pays the electric bill and cannot unilaterally switch to solar or make repairs until a lease term expires; the playground is financed through a lease-to-own structure the Board adopted several years ago, with the District retaining ownership at the end of the term; mosquito and midge control is not currently a CDD service (mosquito spraying is handled by the county), and the proposed midge-treatment line item is optional and subject to Board discretion; and the broken fountain is planned for replacement in the fiscal year 2027 budget, along with ongoing quarterly maintenance once installed. She noted the increased janitorial line item primarily reflects added upkeep for the second amenity facility as well as potential additional dog-waste stations.

On hog trapping, Ms. Burns and Field Manager Marshall Tindall explained that a hog was in fact captured in April in the Phase 3/4 area, and that unaddressed hog activity in

July 22, 2026

VillaMar CDD

comparable communities has caused tens of thousands of dollars in pond bank and yard damage; the line item is intended to get ahead of that risk. On holiday lighting and other optional amenity costs, Ms. Burns noted the Board could scale back or eliminate these discretionary items if it wished, providing a rough per-household cost for context, and confirmed the timeline for the second amenity facility is still targeted for early 2027 per the developer, though the District does not control that construction schedule.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Walsh, seconded by Ms. Shockley, with all in favor, Closing the Public Hearing, was approved.

i. Consideration of Resolution 2026-06 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds

Ms. Burns asked for a motion to approve Resolution 2026-06 adopting the District's Fiscal Year 2026/2027 budget and appropriating funds.

On MOTION by Ms. Shockley, seconded by Mr. Walsh, with all in favor, Resolution 2026-06 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds, was approved.

B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

Ms. Burns asked for a motion to open the public hearing on Resolution 2026-07, imposing special assessments and certifying the assessment roll for collection on the county tax bill to fund the adopted budget and existing debt service.

On MOTION by Mr. Walsh, seconded by Ms. Shockley, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Walsh, seconded by Ms. Shockley, with all in favor, Closing the Public Hearing, was approved.

July 22, 2026

VillaMar CDD

i. Consideration of Resolution 2026-07 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns asked for a motion to approve the resolution.

On MOTION by Mr. Walsh, seconded by Ms. Shockley, with all in favor, Resolution 2026-07 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-08 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027

Ms. Burns stated presented Resolution 2026-08, establishing the Fiscal Year 2027 regular meeting schedule on the same fourth-Wednesday pattern, with the November and December meetings shifted to the third Wednesday to avoid the Thanksgiving and Christmas holiday weeks.

On MOTION by Mr. Walsh, seconded by Ms. Hazelrig, with all in favor, Resolution 2026-08 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-09 Designating a Date, Time, and Location for a Landowners' Meeting and Election (Wednesday, November 18, 2026)(Seat #3)

Ms. Burns stated presented Resolution 2026-09, setting the date, time, and location for the landowners' election, to coincide with the November 18, 2026 regular meeting. Ms. Burns explained that two Board seats are separately transitioning to general election seats this cycle, but no candidates qualified for either seat by the deadline, so those seats will be declared vacant after the November election and filled by Board appointment of interested residents.

On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, Resolution 2026-09 Designating a Date, Time, and

July 22, 2026

VillaMar CDD

Location for a Landowners' Meeting and Election on Wednesday, November 18, 2026 (Seat #3), was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Amended Pool Maintenance Services Agreement

Ms. Burns asked the Board to ratify an amendment to the pool maintenance services agreement reflecting a temporary vendor fuel surcharge.

On MOTION by Ms. Shockley, seconded by Ms. Hazelrig, with all in favor, the Amended Pool Maintenance Services Agreement for Fuel Surcharge, was ratified.

EIGHTH ORDER OF BUSINESS

Ratification of Corrective Quit Claim Deed

Ms. Burns asked the Board to ratify a corrective quit claim deed resolving a legal description error in a previously recorded document, as confirmed by District Counsel.

On MOTION by Mr. Walsh, seconded by Ms. Hazelrig, with all in favor, the Corrective Quit Claim Deed, was ratified.

NINTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Reports from AMTEC

- A. Series 2022 (Phase 3) Project Bonds**
- B. Series 2022 (Phase 4) Project Bonds**

Ms. Burns presented the annual arbitrage rebate reports for the Series 2022 Phase 3 and Phase 4 bonds, which confirmed the District has not earned more interest than it pays on the bonds, as required by the bond trust indenture.

On MOTION by Mr. Walsh, seconded by Ms. Shockley, with all in favor, Accepting the Arbitrage Rebate Reports from AMTEC, was approved.

TENTH ORDER OF BUSINESS

Presentation of Fiscal Year 2025 Audit Report

July 22, 2026

VillaMar CDD

Ms. Burns presented the Fiscal Year 2025 independent audit report, which found no instances of non-compliance, no findings, and no indicators of financial emergency; the audit was timely submitted to the state ahead of the June 30 deadline.

On MOTION by Mr. Walsh, seconded by Ms. Hazelrig, with all in favor, Accepting the Fiscal Year 2025 Audit Report, was approved.

ELEVENTH ORDER OF BUSINESS

Goals and Objectives

A. Adoption of Fiscal Year 2027 Goals & Objectives

Ms. Burns presented the District's Fiscal Year 2027 goals and objectives, which mirror the prior year's goals as required under Florida Statutes.

On MOTION by Mr. Walsh, seconded by Ms. Hazelrig, with all in favor, Adopting the Fiscal Year 2027 Goals & Objectives, was approved.

B. Review of Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form

Ms. Burns reviewed the Fiscal Year 2026 goals and objectives and asked the Board to authorize the Chair to execute the final form.

On MOTION by Mr. Walsh, seconded by Ms. Hazelrig, with all in favor, Approving the Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form, was approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock had nothing to report.

B. Engineer

Mr. Bannon presented four stormwater correction projects with cost estimates for the Board's future budgeting: a permanent outfall structure to replace an eroding mitered-end pipe at the Phase 1 pond near Emanuel Drive; regrading and re-lining a drainage swale behind lots on Emanuel Drive that has lost capacity due to sediment buildup and fence encroachment; piping stormwater near Corso Loop and Cunningham Road to resolve flooding on Vittorio Drive caused

July 22, 2026

VillaMar CDD

by a partially blocked swale; and flushing and inspecting more than 50% sediment-blocked stormwater lines along Carnoustie Road in Phase 3. He is also tracking more minor pond bank erosion in Phase 6 near Chloe Court for future recommendations, and will review all community sidewalks, streets, and CDD-owned fences as part of the annual engineering evaluation. Staff will obtain contractor proposals for these repairs and bring them back to a future meeting.

C. Field Manager's Report

Mr. Tindall reported ongoing routine maintenance, including sidewalk panel replacements, playground cleaning, and increased pond and shoreline trash cleanup driven by recent heavy rains and nearby construction debris. He reported that the landscape contractor is performing adequately overall, with occasional missed spots addressed upon notice, and that planned plant fillings and mulching will occur mainly along the main boulevard. He also presented a plan to add roughly five additional dog waste stations next year, building on six added earlier this year, with candidate locations including a Phase 6D pocket park and areas along the community's north and west sides, and noted decorative parking bollards at the amenity lot are being replaced. He confirmed a Department of Health note about reduced pool flow rate followed a high-traffic holiday weekend, was not a closure, and was resolved the next business day.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns stated the check register is included in the agenda package for review.

On MOTION by Ms. Hazelrig, seconded by Ms. Shockley, 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.

THIRTEENTH ORDER OF BUSINESS

Other Business

There being no comments the next item followed.

July 22, 2026

VillaMar CDD

FOURTEENTH ORDER OF BUSINESS**Supervisors Requests and Audience Comments**

Residents raised additional items, including concerns about future traffic routing if the former Phase 8 parcel is developed for commercial use, and a request to gate community roads, which staff explained is not legally permitted for public rights-of-way.

Two residents asked to be considered for appointment to the two Board seats that will become vacant after the November election given the lack of qualified candidates.

Feedback on holiday decorations was mixed, with praise for the front-entrance display but requests to extend similar quality to the newer back-half phases.

A longtime resident reported chronic, severe standing water in front of their home for three years, citing health and safety concerns and asking for a firm resolution; staff noted this would be addressed as part of the broader stormwater evaluation with the District Engineer.

Other residents raised concerns about builder equipment and vehicles blocking narrow streets in Phases 6 and 7, unauthorized concrete dumping at a non-CDD-owned parcel, and lack of clarity on parking availability at the future second amenity site; staff confirmed the District has no authority over builders' equipment or non-CDD property but agreed to contact builder representatives directly and to request site plans for the second amenity's parking once available.

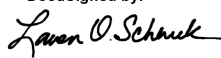
Ms. Burns reiterated that carryforward funds are not a significant surplus this year and are primarily needed to bridge cash flow between the end of the fiscal year and the District's receipt of tax assessment collections in December, and that any true surplus can be allocated by the Board to reserves or future projects.

FIFTEENTH ORDER OF BUSINESS**Adjournment**

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



 Secretary/Assistant Secretary

DocuSigned by:

 D2332DE9DE5A400...

 Chairman/Vice Chairman