

Highland Meadows II

COMMUNITY DEVELOPMENT DISTRICT



REGULAR MEETING

DATE / TIME:

Monday, November 17, 2025
4:30 P.M.

LOCATION:

Shamrock First Baptist Church
2661 Marshall Rd.
Haines City, FL 33844



*Note: The Advanced Meeting Package is a working document and thus all materials are considered **DRAFTS** prior to presentation and Board acceptance, approval, or adoption.*

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

c/o Anchor Stone
255 Primera Boulevard, Suite 160
Lake Mary, FL 32746



Board of Supervisors
Highland Meadows II Community Development District.

Dear Supervisors:

A Meeting of the Board of Supervisors of the Highland Meadows II Community Development District is scheduled for **Monday, November 17, 2025, at 4:30 P.M.** at the **Highland Meadows II CDD, Shamrock First Baptist Church, 2661 Marshall Rd., Haines City, FL 33844.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Patricia Thibault

Patricia Thibault
District Manager

CC: Attorney
Engineer
District Records



HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: November 17, 2025

Time: 4:30 P.M.

Location: Shamrock First Baptist Church
2661 Marshall Rd.
Haines City, FL 33844

TEAMS: [LINK***](#)

Meeting ID: 220 026 443 680 2

Passcode: TL3EW2Xp

CALL IN: +1 323-538-4434

Phone conference ID: 511 147 1#

Mute/Unmute: *6

Agenda

For the full agenda packet, please contact HighlandMeadows2@AnchorStoneMgt.com

I. Call to Order / Roll Call

II. Audience Comments – Agenda Items *(limited to 3 minutes per individual)*

III. Professional Staff Updates

A. Stantec Engineering - Project Manager Greg Woodcock

1. Discussion & Status of Permacast Wall Project & Wall Painting Color *(to be distributed)*
2. Discussion of Concrete Repair Related to Wall Project Installation *(to be distributed)*
3. Approval of Notice of Commencement for Playground Project

[EXHIBIT 1](#)

[EXHIBIT 2](#)

[EXHIBIT 3](#)

B. District Attorney – Kutak Rock

1. Discussion & Status of Appraisal for Polk Regional Water Cooperative

IV. Business Matters

A. Presentation of ECS Proposal – 100 Pool Fobs - \$890

[EXHIBIT 4](#)

B. Consideration of Proposal – Good Home Services for Playground Refurbishment *(to be distributed)*

[EXHIBIT 5](#)

V. JCS Security Updates

VI. Field Services Report

A. Presentation of the Highland Meadows II Task List & Maintenance Inspection Check List

[EXHIBIT 6](#)

VII. Administrative Matters

- A. Consideration for Acceptance– October 2025 Unaudited Financial Statements. *(to be distributed)*
- B. Consideration for Approval – Minutes of the Regular Meeting of the Board of Supervisors – October 23, 2025. *(to be distributed)*
- C. Consideration for Approval – District Counsel Invoice - October 23, 2025 - \$4,069.45
- D. Ratifications:
 - ❖ Cooper Pools – Buoy Holder - \$48.13
 - ❖ Permacast Wall - Mat Panels - \$4,000

[**EXHIBIT 7**](#)

[**EXHIBIT 8**](#)

[**EXHIBIT 9**](#)

[**EXHIBIT 10**](#)

[**EXHIBIT 11**](#)

VIII. Other Matters to be Introduced

IX. District Manager

X. Audience Comments – New Business – *(limited to 3 minutes per individual)*

XI. Supervisor Requests

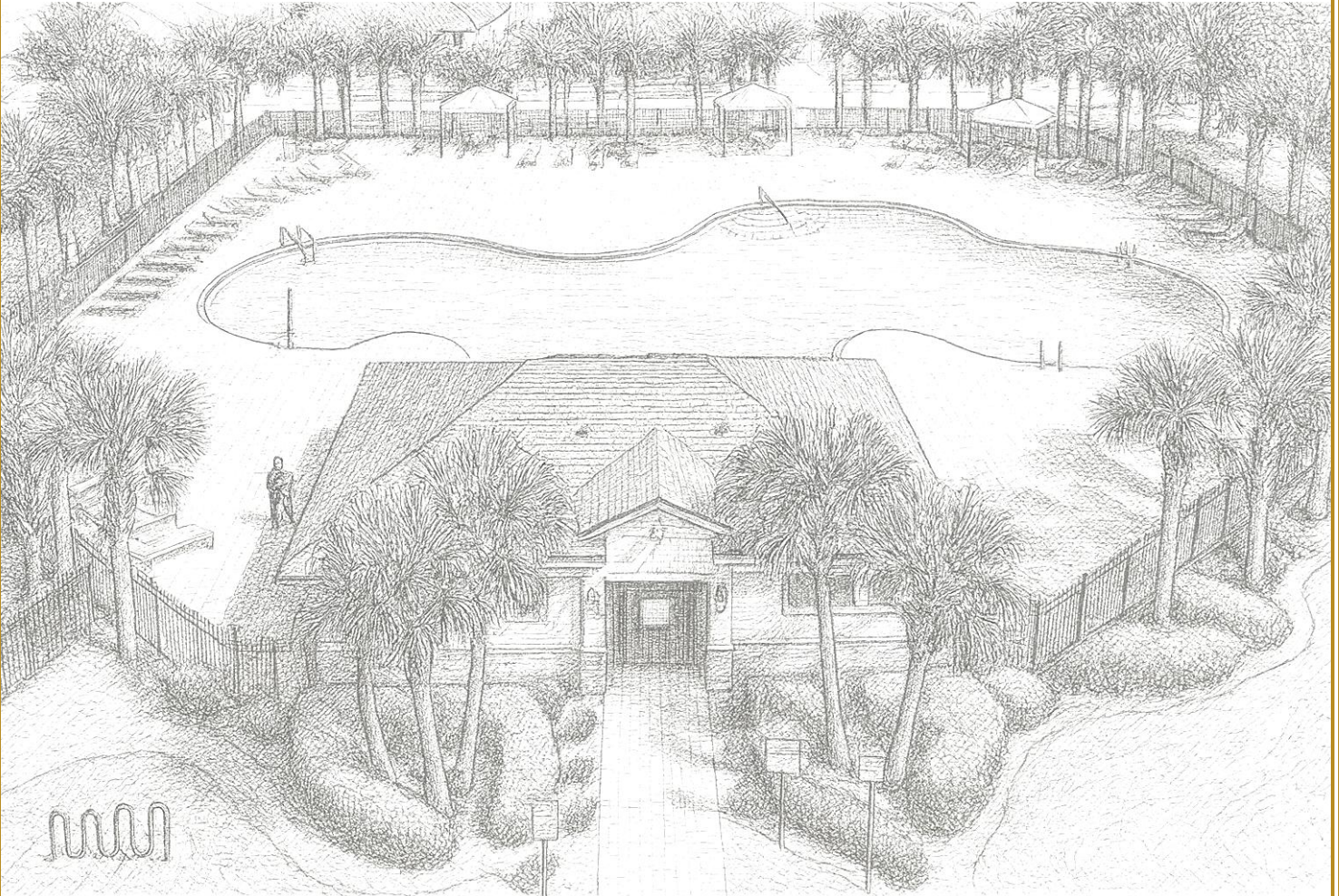
- A. Discussion of Holiday Decorations of District Owned Living Assets

[**EXHIBIT 12**](#)

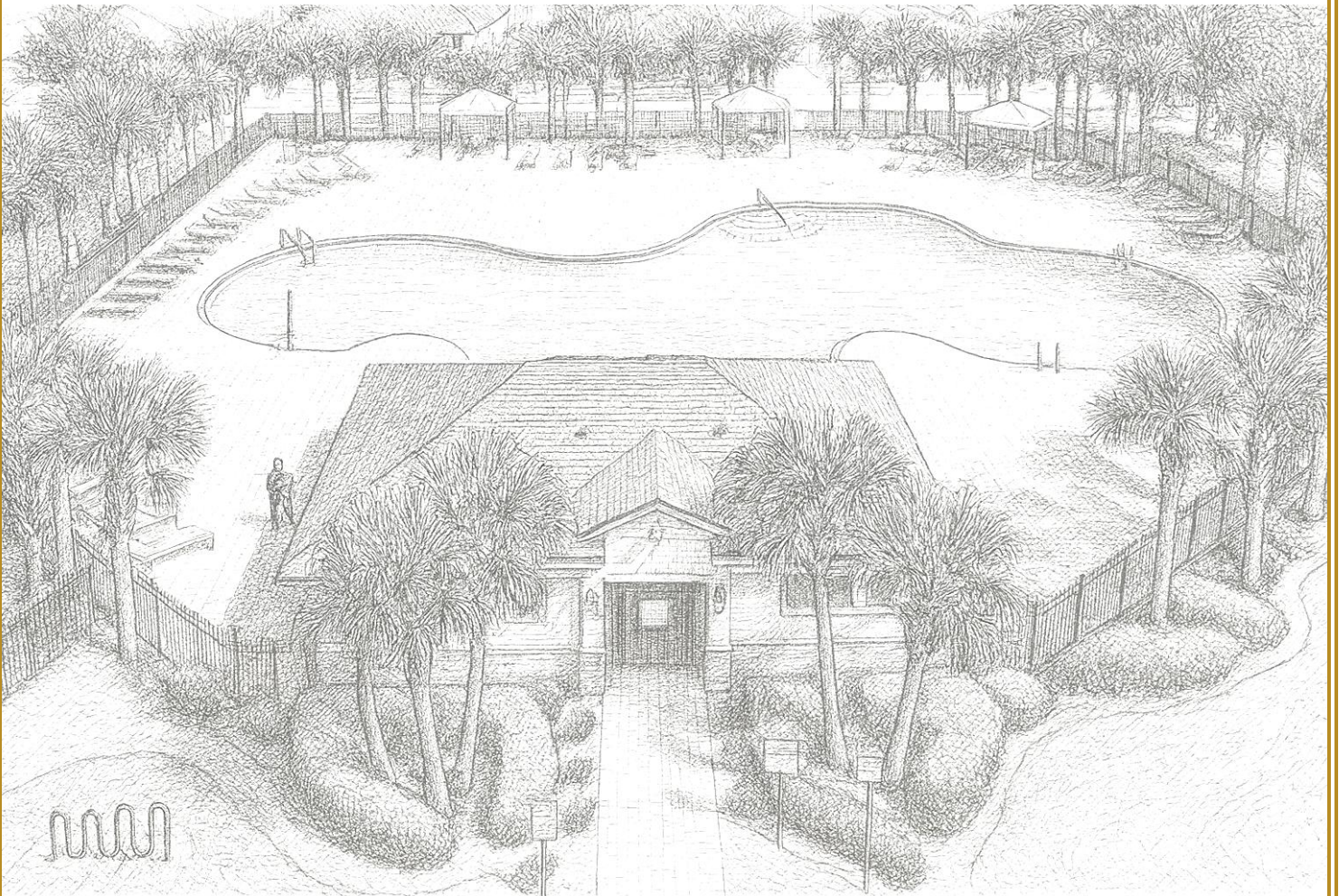
XII. Adjournment

EXHIBIT 1

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

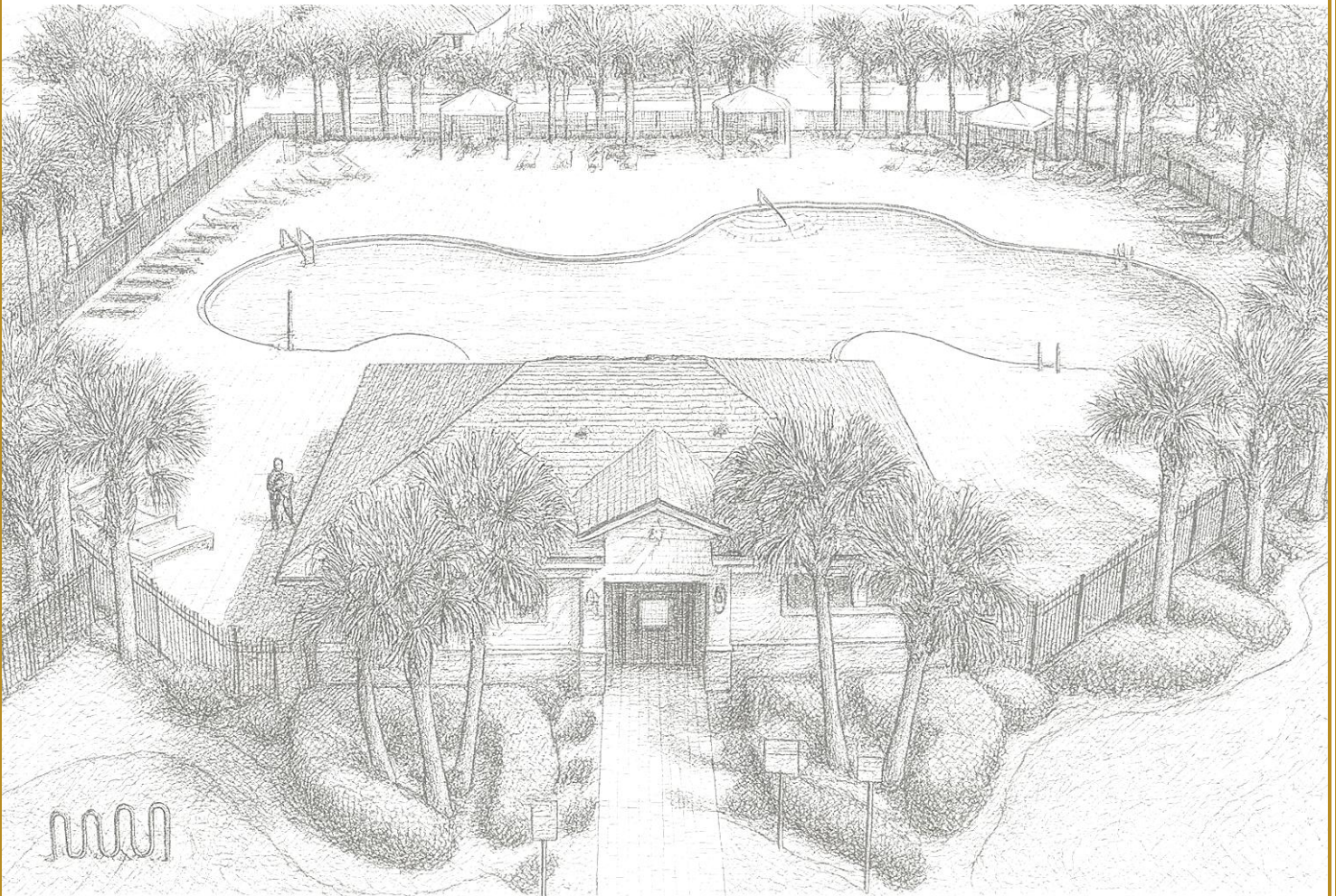


HIGHLAND MEADOWS II

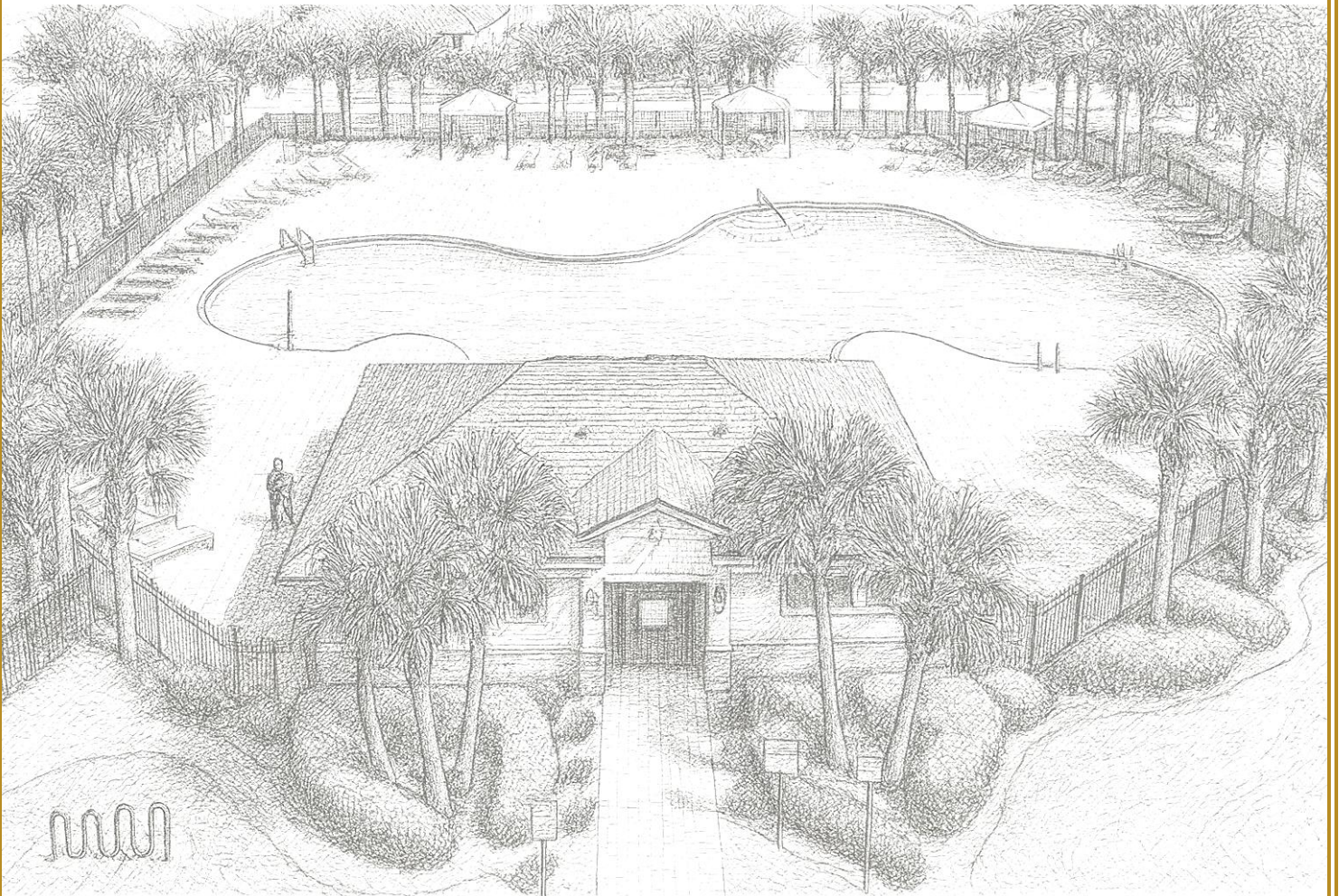
COMMUNITY DEVELOPMENT DISTRICT

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HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

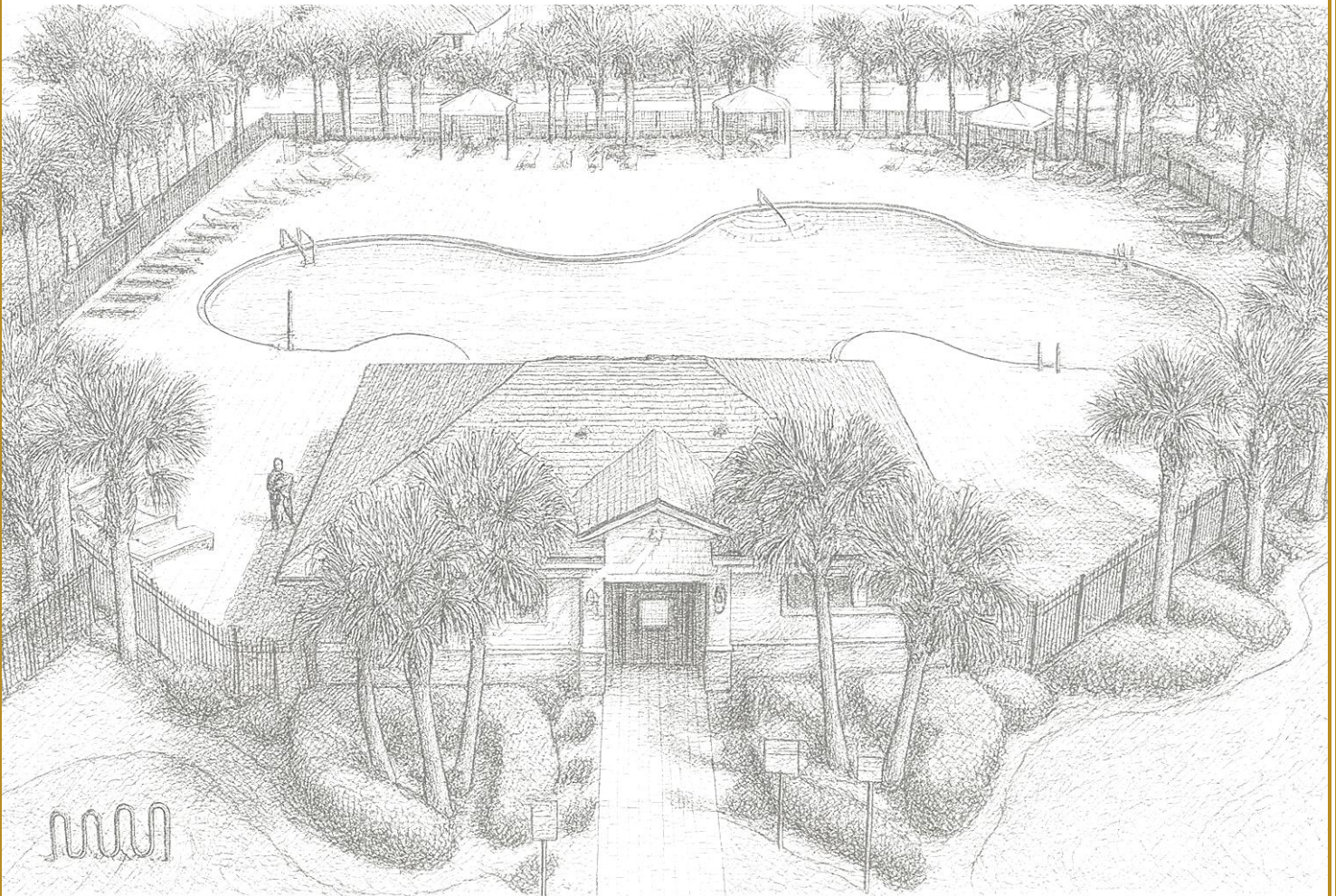


HIGHLAND MEADOWS II

COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 3

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HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

Prepared By Name: _____
Address: _____
City/State/Zip Code: _____
Permit Number: _____

NOTICE OF COMMENCEMENT
STATE OF FLORIDA – COUNT OF POLK

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

- 1 DESCRIPTION OF PROPERTY** (Legal description of property and street address if available)
PARCEL ID NUMBER (Tax Folio Number): _____
Address: _____
Subdivision: _____
- 2 GENERAL DESCRIPTION OF IMPROVEMENT:** _____

- 3 OWNER INFORMATION**
A. Name and address: _____

B. Interest in property: _____
C. Name and address of fee simple title holder (if other than owner) _____

- 4 CONTRACTOR**
A. Name and address: _____

B. Phone Number: _____

- 5 SURETY**
A. Name and address: _____

B. Amount of Bond: _____
C. Phone Number: _____

- 6 LENDER**
A. Name and address: _____

B. Phone Number: _____

- 7** Persons with the State of Florida designated by Owner upon whom notices or other documents may be served as provided in Section 713.13 (1)(a)7., Florida Statutes
A. Name and address: _____

B. Phone Number: _____

- 8** In addition to himself, Owner designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes
A. Name and address: _____

B. Phone Number: _____

- 9** Expiration date of Notice of Commencement (the expiration date is 1 year from the date of recording unless a different date is specified)
Date: _____ Month: _____ Year: 20 _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Sworn to and subscribed before me by _____
Who has produced State of Florida License as identification,
This _____ day of _____, 20 _____.

Signature of Owner

Printed Name of Owner

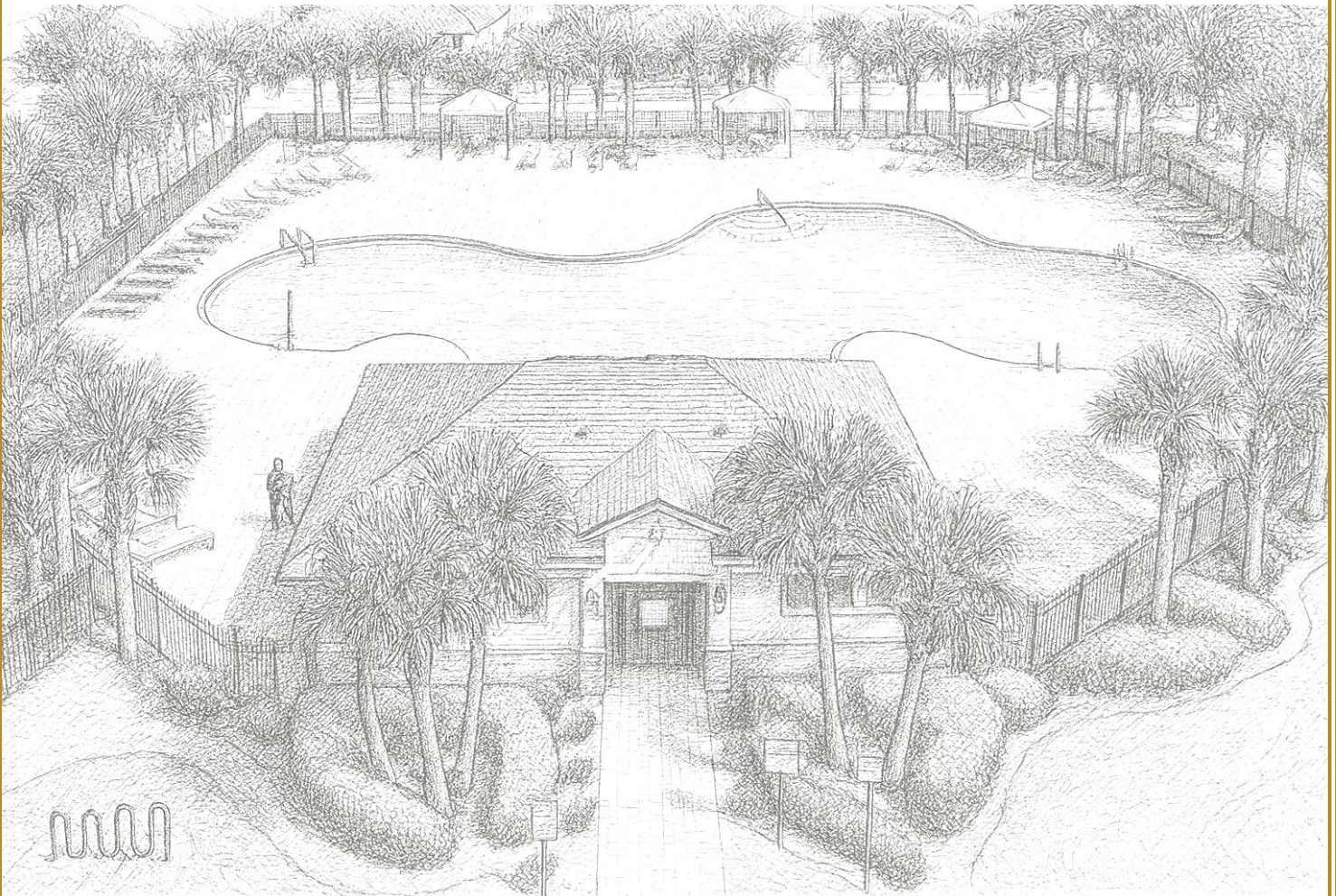
NOTARY PUBLIC, STATE OF FLORIDA

Complete Address

NOTE: Per F.S. 713.13(1)(g) The owner must sign the Notice of Commencement and no one else may be permitted to sign in his or her stead.

EXHIBIT 4

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT



Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

ECSINTEGRATIONS.COM

Highland Meadows 2 CDD / 100 pool fobs



Date:	11/6/2025	PROPOSAL	Proposal No:	TH25878
Submitted to:	Highland Meadows 2 CDD	Job Location:	Highland Meadows 2 CDD / 100 pool fobs	
Attention:	Patricia Thibault Title: DM	Attention:	Patricia Thibault Title:	
Email:	patricia@anchorstonemgt.com	Email:	patricia@anchorstonemgt.com	
Phone:	407-698-5350 Fax:	Phone:	407-698-5350 Fax:	
Address:	255 Primera Blvd # 160	Address:	1015 Condor Drive	
City / ST	LakeMary / FL Zip: 32746	City / ST	Haines City / FL Zip: 33844	

SCOPE OF WORK:

100 - NUMERIC POOL FOBS . QUOTE INCLUDES POSTAGE TO RESIDENT . \$ 8.90 PER FOB / WITH POSTAGE .

INCLUDED MATERIALS:

100 - NUMERIC POOL FOBS . POSTAGE TO RESIDENT .

INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing.
- ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

**Additional notes added at time of acceptance: 50% DEPOSIT
DUE PRIOR TO INSTALL.**

Terms:	First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	GRAND TOTAL:	\$890.00
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This proposal is valid through 12/6/2025

ECSI Sales Rep: _____
(Sales Representative)

ECSI Officer: _____
(Authorizing Officer Signature) Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: _____

Signature: _____

ECS INTEGRATIONS- rev 2021-10-11

Date

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A.

Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External

Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

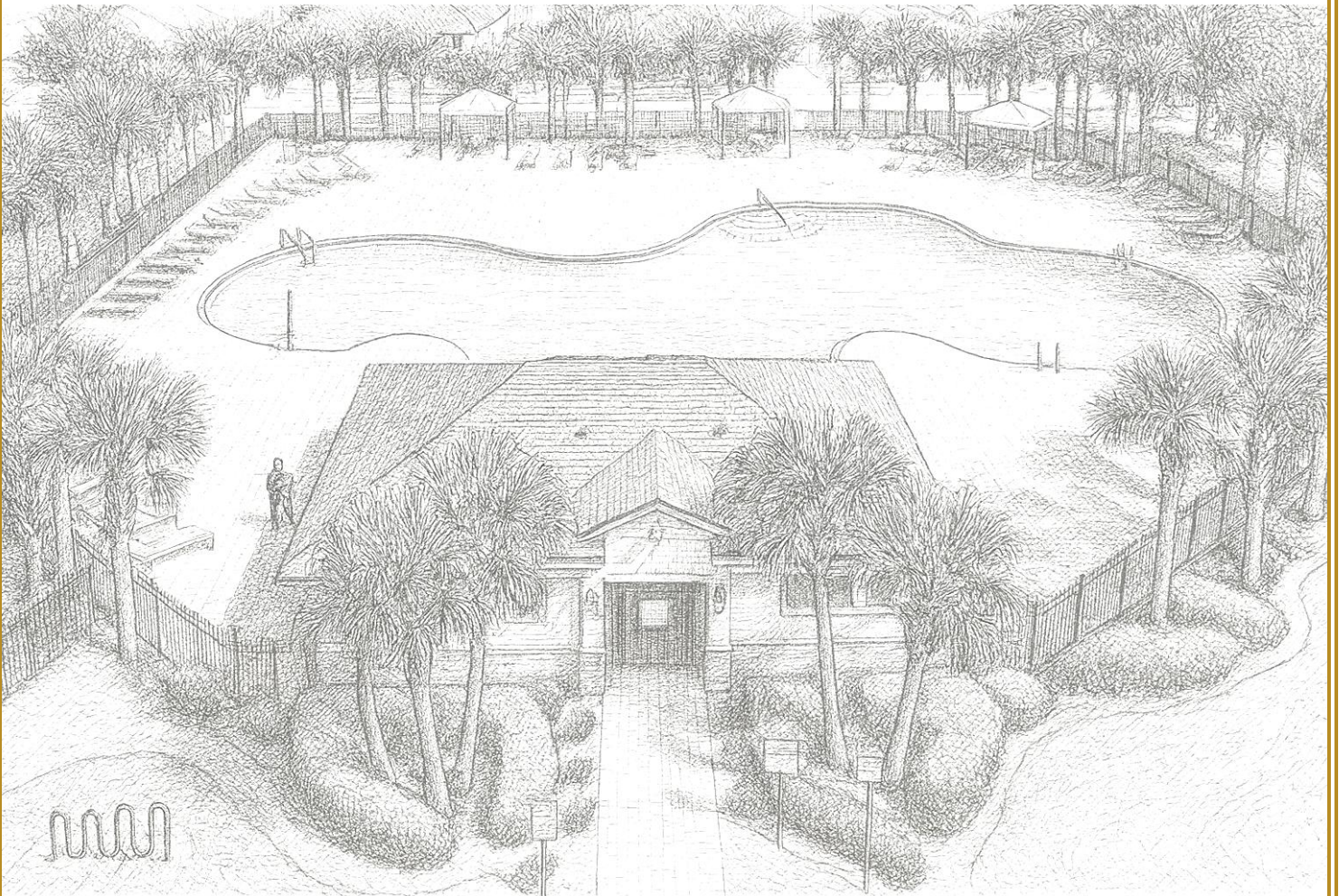
The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary.

8. ECSI'S LIMITS OF LIABILITY:

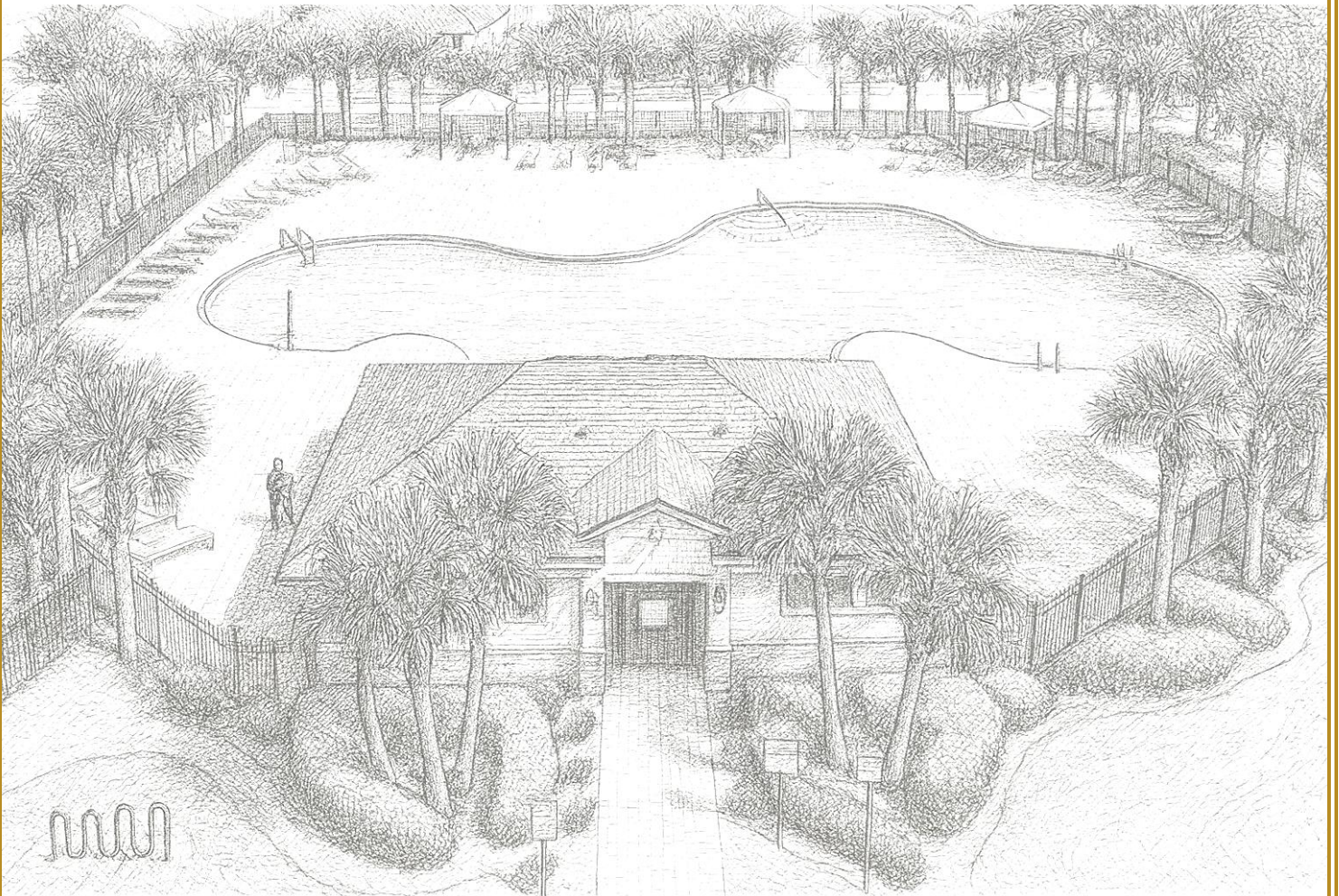
A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

EXHIBIT 5

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

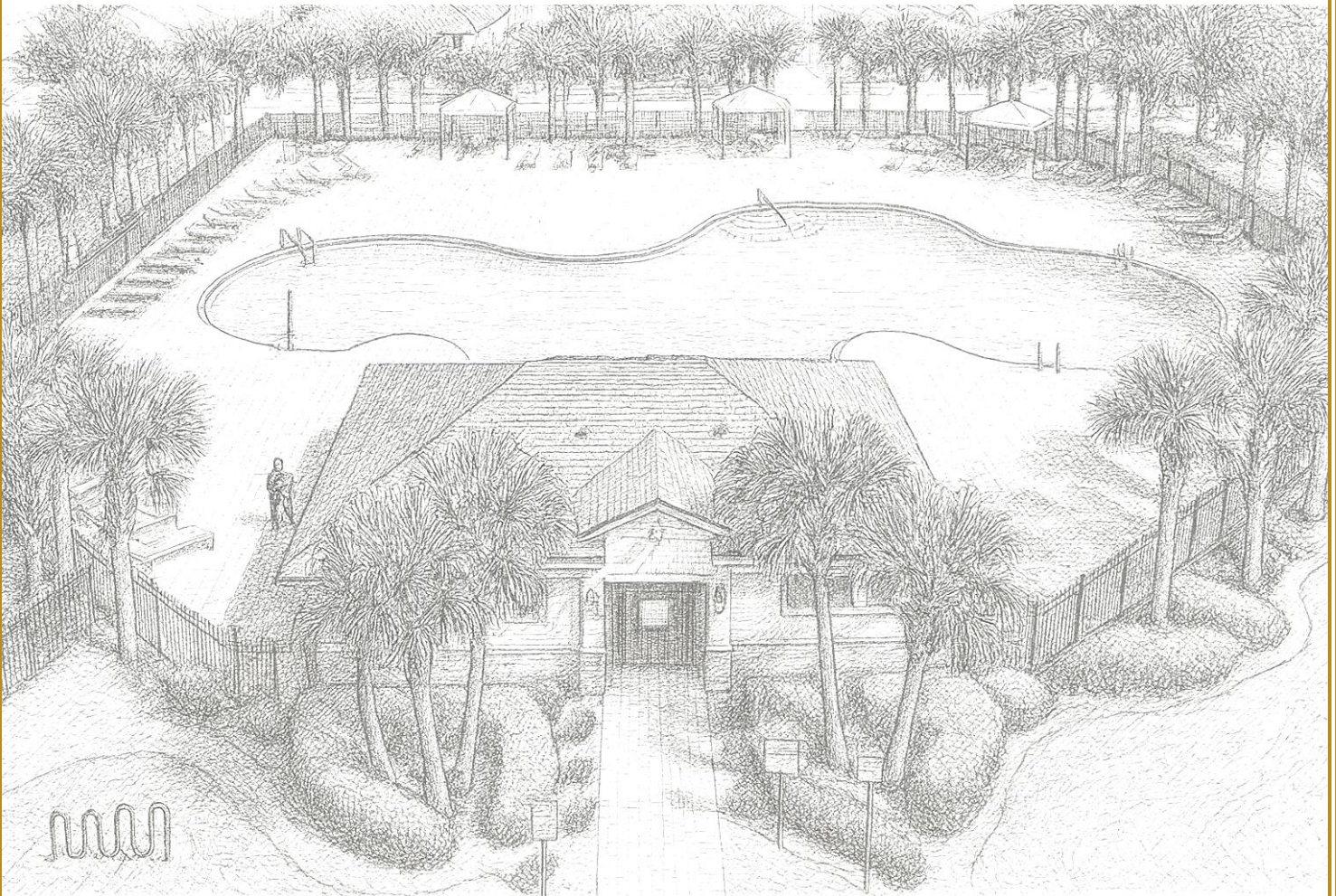


HIGHLAND MEADOWS II

COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 6

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

HIGHLAND MEADOWS II

COMMUNITY DEVELOPMENT DISTRICT

FY 2025 TASK LIST - NOVEMBER

Date	Issue	Matter to be resolved	Assinged To	Notes
6/18/2025	Monumnet Signage Painting	Complete	Complete	Complete
6/26/2025	Playground Repairs	Install by 01.31.2026	Austin	Waiting on site map and permitting
6/26/2025	Pool Signage Install	Need to Hang Sign	Austin	Approval is on the November agenda for the install
6/26/2025	Pay the Church	Scribe a Check	Austin/Patricia	Pay Church After Meeting _ October meeting check sent
6/26/2025	Erosion Proposals	Complete	Complete	Complete
10/23/2025	ADA Mat Proposals	Complete	Complete	Waiting on priroity listing from Stantec
6/26/2025	Budget and Vision Project Update	On Financial Hold	Patricia	Waiting on Erosion Repair Proposal and ADA Mat Propossal to Impact and then will finalize
7/9/2025	Proposal for Monitoring to Sheriff	Complete	Complete	ECS to install on Friday - September 25
7/11/2025	Permacast	On Hold for Paint Choice	Greg	The wall has been completed - waiting on a paint color match for a proposal on the agenda. Painting should start within 2 weeks
7/24/2025	Sign Audit - Down signs	On Financial Hold	Austin	On Pause till After Hurrican Season - a December project
7/24/2025	Pool Cabanas	On Financial Hold	Austin	On hold till financial analysis completed
7/24/2025	Proposal for landscape maintenance	Complete	Complete	Landscape provider started November 1 - Mele Environmental
8/20/2025	Sidewalk Project	Complete	Complete	Greg to provide status in September meeting
8/28/2025	Electricity for Monuments & Monument Lighting	In Process	Austin	Phase 7 entrance -has no power coming thru after the meter on the right side . Duke sent a test signal and says the meter is showing power. Need a formal electrician to come out. Corner of Patterson & Eagle Crest (new entrane not in original proposal) need resident approval needed for backyard access at 249 Citrus Point Drive. Olson - GFCI and timer has been repaired. All other areas have been repaired
8/28/2025	Monument Bush Trimming	Complete	Complete	Direction given to Meleto start to trim down
9/12/2025	No Parking Curb Stencils	Complete	Complete	Met with vendor, completed - punch list items to finish. Greg to provide status
9/12/2025	ADA Mat Install	Complete	Complete	Completed, Ph 7 needs sidewalk install, proposal included in Agenda
9/12/2025	Bench at Park Replacement	Complete	Complete	Job completed 11.10.2025



Anchor Stone Management

Monthly Maintenance Inspection Report

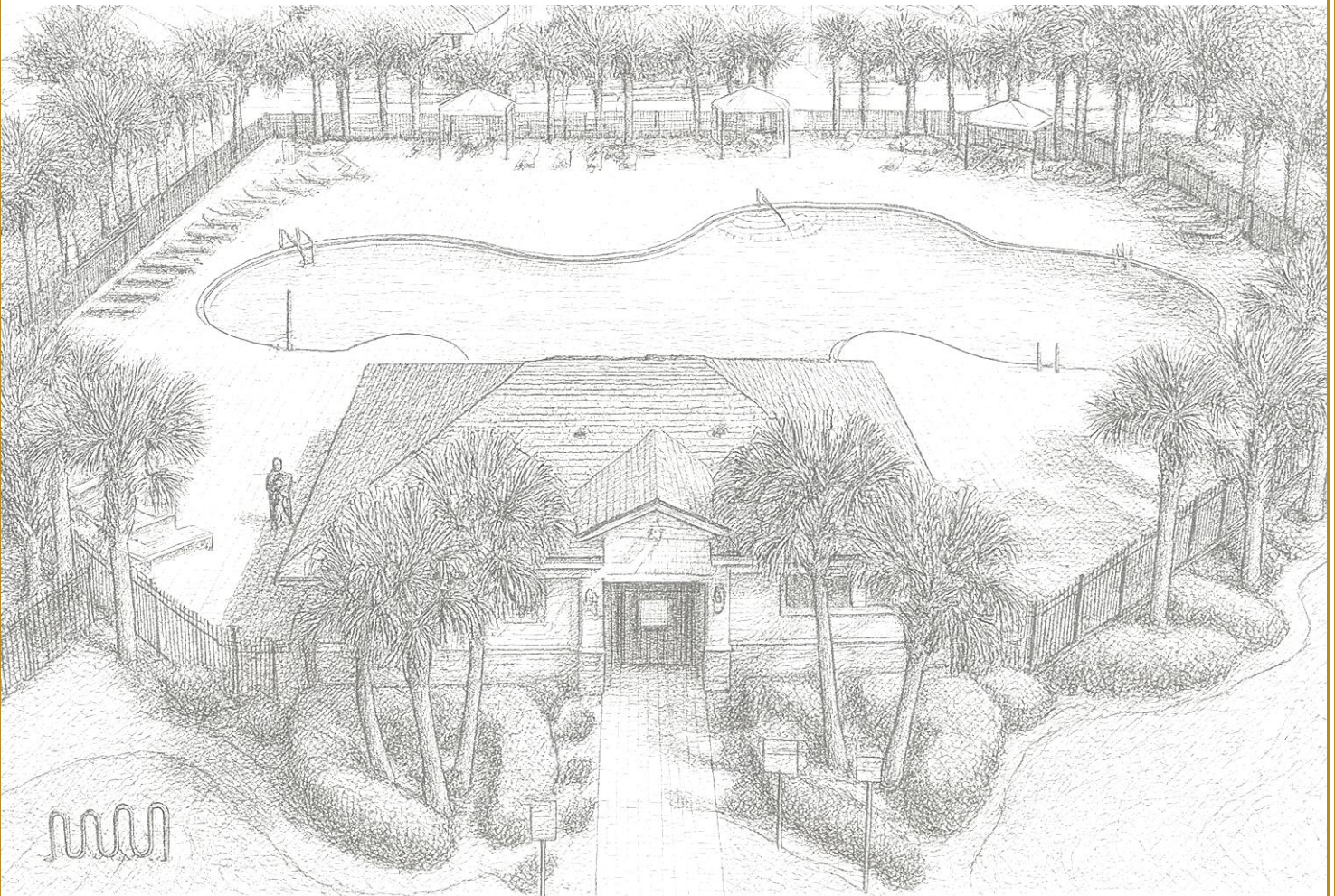
Area: Pool / Playground

Month: October

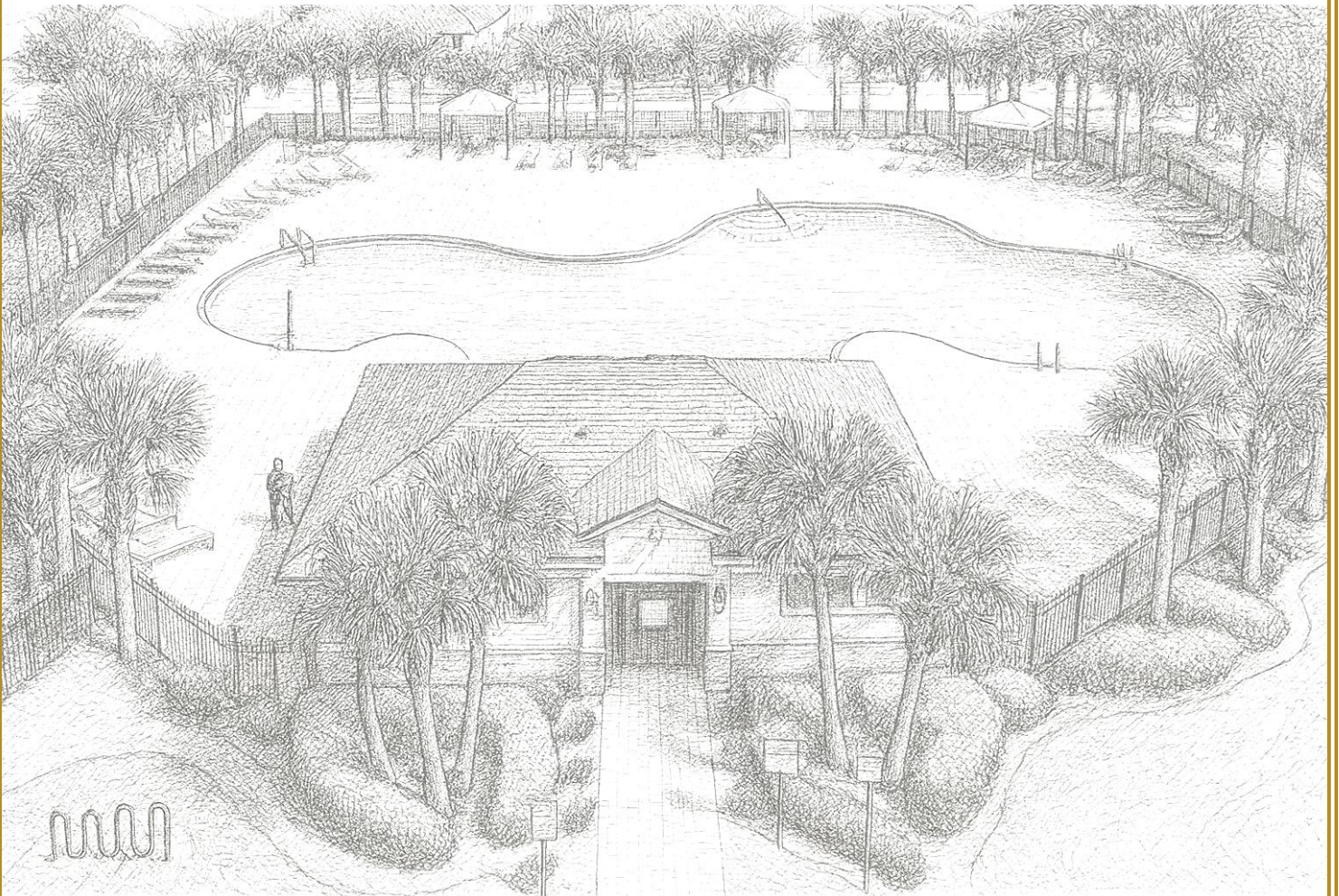
Landscape Inspection Items	Score	Max Points Allowed	Points allocated	Notes
Turf - Mow, Hard Edge, & Blow		10	9	
Turf Mow - Pond Banks - No Grass Clumping or Rutting. Mowed on Schedule		10	9	
Turf Fertility - Bahia - Naturally dormant (brown) in the winter. Color & Growth Density		15	12	
Turf Fertility - Non Bahia - Color and Growth Density		15	12	
Turf Areas - Weed Control		10	7	
Bed Weed Control		10	8	
Shrub & Plant Pruning & Shape - Deadheading & Appearance		10	8	
Shrub Fertility & Vitality		10	8	
Debris & Trash Management		10	10	
Total Points Landscape Inspection Items - Failure is Deemed to be at 80% : 80 or lower	83%	100	83	
Other Landscape Maintenance Items Based on Contract Terms				Notes
Turf Fertilizer & Pesticide Management - Applied Pursuant to Months Cited in Contract Terms		10	10	NA
Plant Material Fertilization Management - Applied Pursuant to Contract Terms		10	10	NA
Tree Pruning - Trees Lifted in Accordance with Contract terms - 10' to 12"		10	9	
Reporting Requirements & District Receipt - Based on Contract Terms		20	10	
Total Points Other Landscape Items - Failure is at 90%: 45 or lower	78%	50	39	
Other Landscape Supplemental Items				Notes
Annuals - Vigor & Appearance - Planted in Accordance with Contract Terms Schedule		10	9	
Mulch - Even Distribution - Not greater than 4 " Deep in Accordance with Contract Terms Schedule		10	7	
Total Points Other Landscape Supplemental Items- Failure is at 80%: 16 or below	80%	20	16	
Pond Inspection Items		Max Points Allowed	Points allocated	
Pond Algae & Growth - Check for the presence of spkerush, torpedo grass and pennywort. Arrowhead				
is good plant material		50		NA
Pond Debris & Trash in Pond and On Pond Bank		50		NA
Total Points Pond Inspection- Failure is at 80%: 80 or below	0%	100	0	
Clubhouse & Amenity Center Inspections				
All bathroom toilet bowls are clean		10	10	
All bathroom Soap and Paper Towel Dispensers are Reasonably Full		10	10	
Bathroom Floors Are Clean		10	10	
All Paper Waste Has Been Thrown Out and Minimum Amount Remains		10	10	
If On Site Staff - Does Pool Furniture Look Wiped Down		10	10	
No Ant Beds Present		10	7	
Pool Appears to Be Cleaned		10	9	
Pool Maintenance Logs are Present		10	10	
Outside Resrtroom Area Trash Receptacles Appear to be Emptied Regularly		10	10	
Pet Waste Stations at the Amenity Center have Waste Station Bags and Appear to Empties Regularily		10	10	
Total Points Amenity Center Inspection. Failure is at 80%		100	96	

EXHIBIT 7

[RETURN TO AGENDA](#)



HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

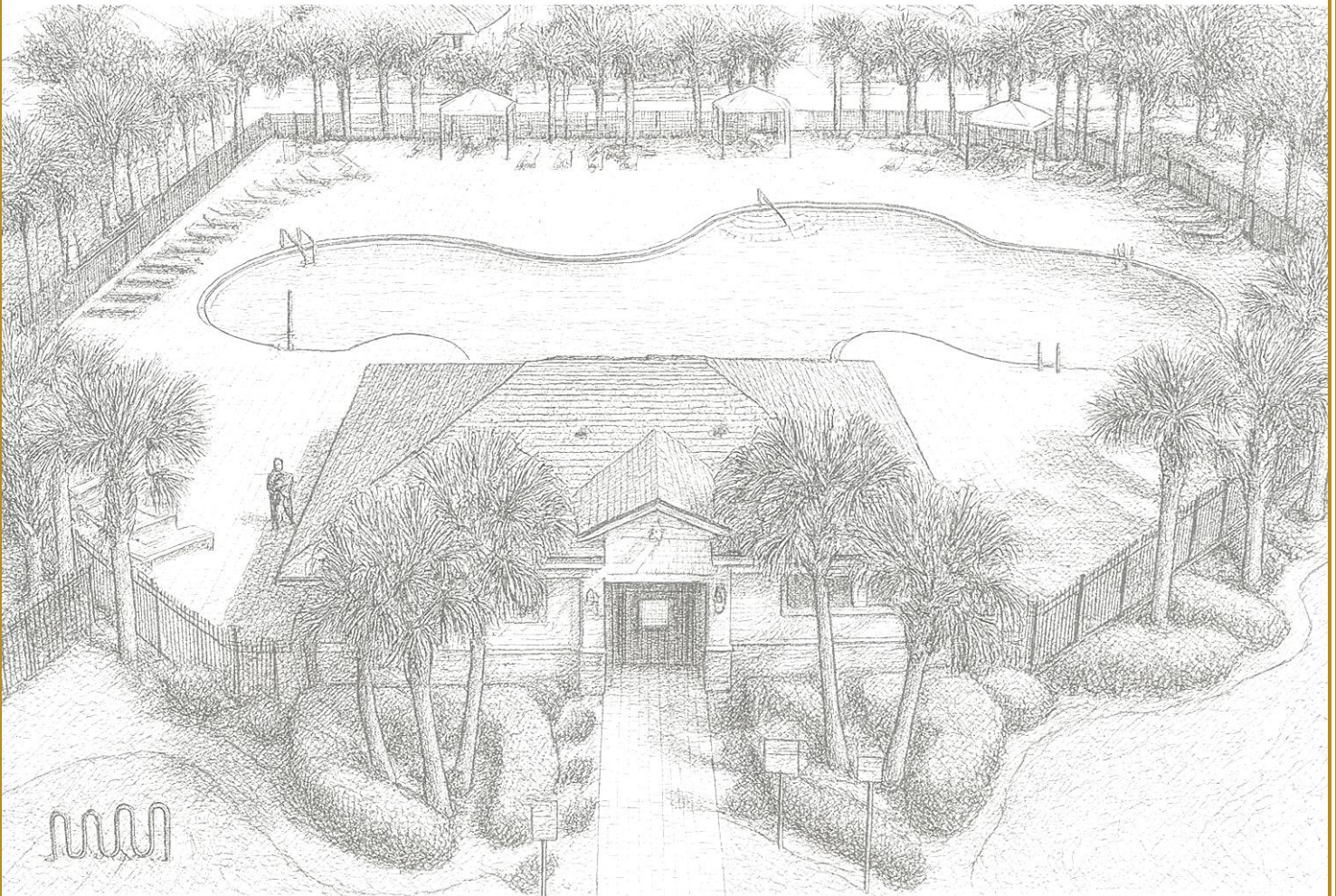


HIGHLAND MEADOWS II

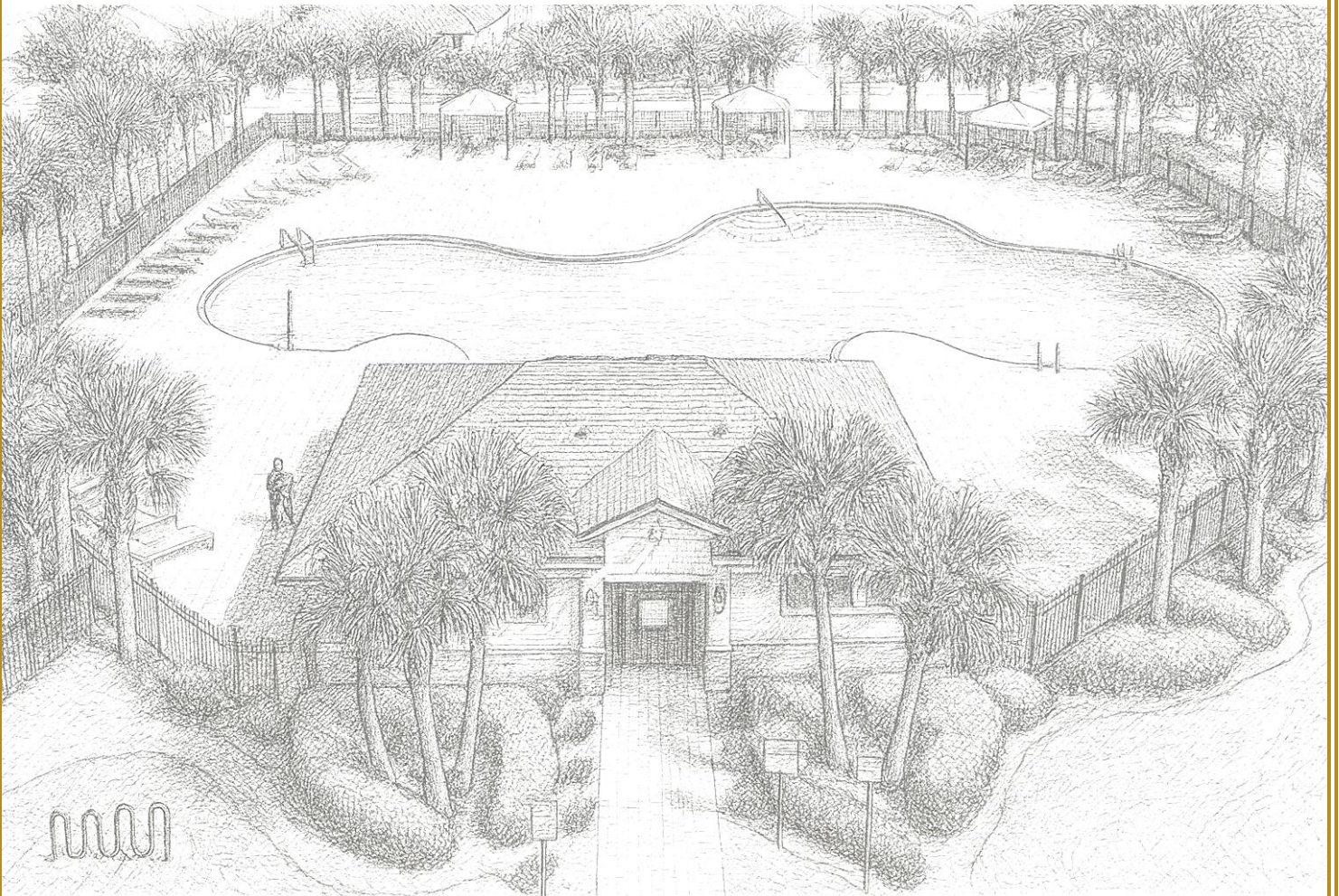
COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 8

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HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

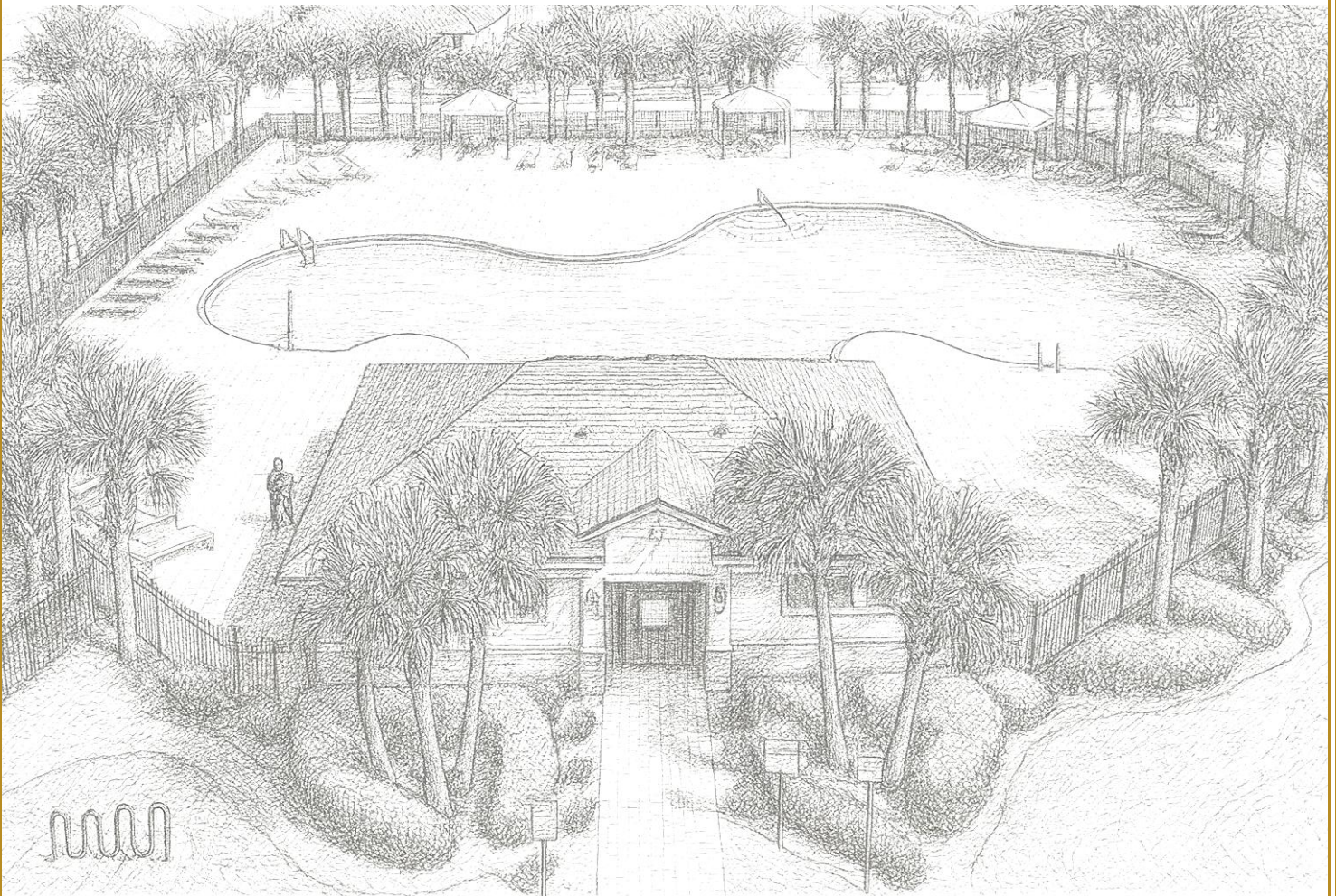


HIGHLAND MEADOWS II

COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 9

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HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 23, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3642100

Client Matter No. 61323-1

Notification Email: eftgroup@kutakrock.com

Highland Meadows II CDD
c/o Anchor Stone Management, LLC
Suite 160
255 Primera Boulevard
Lake Mary, FL 32746

Invoice No. 3642100
61323-1

Re: General Counsel

For Professional Legal Services Rendered

09/06/25	L. Whelan	0.10	33.00	Review effect of legislative changes on District Rules of Procedure and prepare proposed revisions regarding same
09/09/25	K. Magee	0.60	174.00	Draft agreement with Good Homes for fence removal; review and respond to correspondence regarding sidewalk parking
09/10/25	A. Weiland-Sorenson	0.20	32.00	Coordinate execution for fencing removal agreement
09/15/25	J. Earlywine	0.40	144.00	Confer with District Manager regarding invoice claim; follow-up email
09/15/25	K. Magee	0.90	261.00	Review correspondence regarding Kai outstanding invoices; review agreement with Kai and call with District Manager regarding invoices
09/16/25	J. Earlywine	0.30	108.00	Confer with District Manager regarding outstanding invoices; email regarding same

KUTAK ROCK LLP

Highland Meadows II CDD

October 23, 2025

Client Matter No. 61323-1

Invoice No. 3642100

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09/16/25	K. Magee	1.10	319.00	Review state and local ordinances regarding parking on sidewalks; draft correspondence regarding towing of vehicles parked on and blocking District sidewalks
09/17/25	K. Magee	2.20	638.00	Revise towing agreement with Bolton towing; draft temporary access agreement for Permacast wall construction
09/17/25	A. Weiland-Sorenson	0.20	32.00	Circulate executed agreement with American Power Washing
09/18/25	K. Magee	1.80	522.00	Revise and finalize temporary construction access agreement with homeowner information
09/22/25	K. Magee	0.20	58.00	Review correspondence regarding community tree beautification
09/25/25	K. Magee	4.00	1,160.00	Prepare for and attend Board of Supervisors meeting via phone
09/26/25	J. Earlywine	0.20	72.00	Email regarding contract dispute
09/26/25	K. Magee	1.80	522.00	Revise towing agreement with Bolton Towing; review correspondence from Kai regarding final payment of funds; review documentation and minutes regarding Kai payments
09/29/25	K. Magee	0.20	58.00	Review agreement with Southern Green regarding provision of bags and dog park stations
09/30/25	J. Earlywine	0.40	144.00	Conference call regarding management invoices; prepare email regarding same
TOTAL HOURS		14.60		

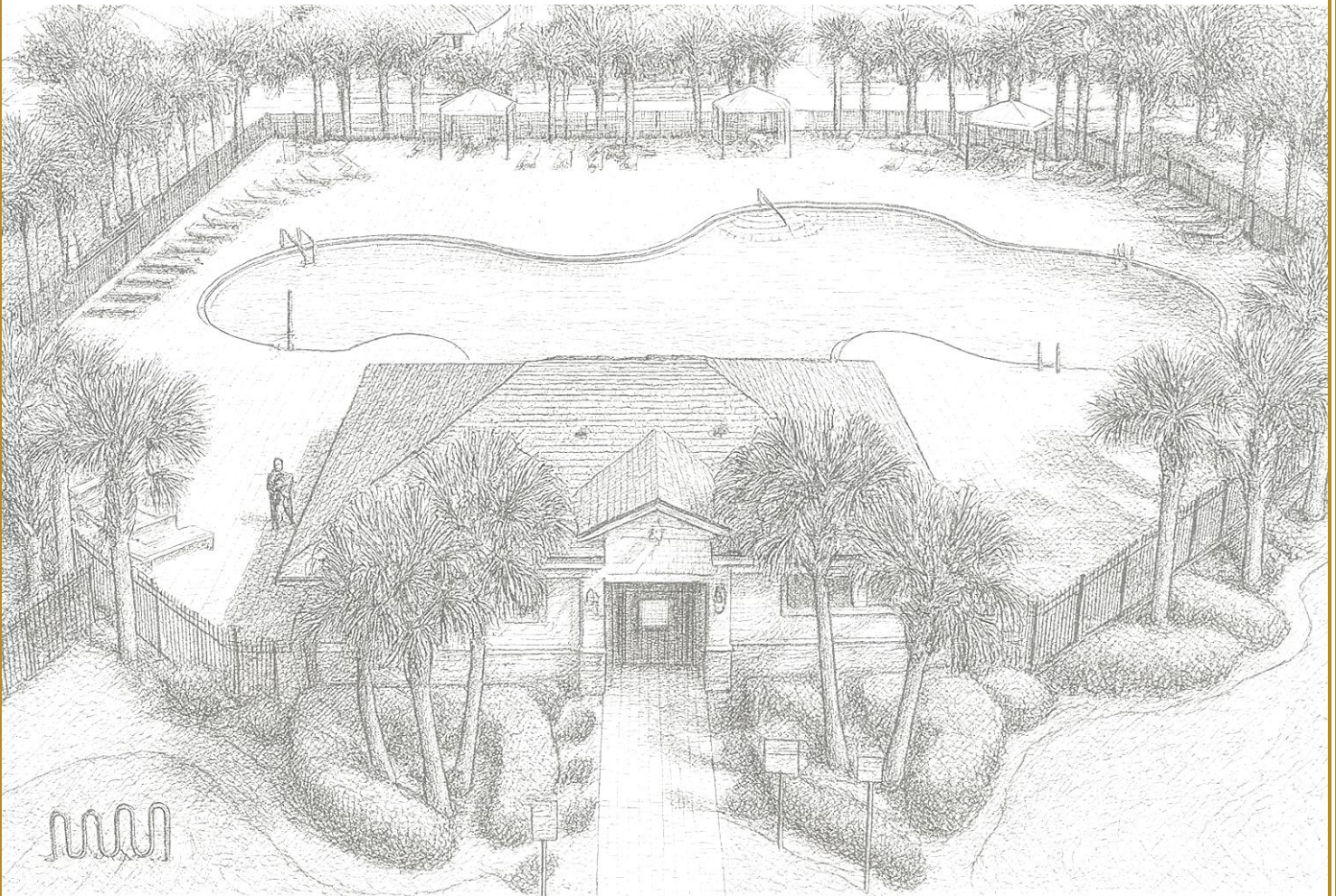
KUTAK ROCK LLP

Highland Meadows II CDD
October 23, 2025
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Invoice No. 3642100
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TOTAL FOR SERVICES RENDERED	\$4,277.00
Less credit for travel charge on invoice 3597801	<u>(-207.55)</u>
SUBTOTAL	\$4,069.45
TOTAL CURRENT AMOUNT DUE	\$4,069.45
UNPAID INVOICES:	
September 5, 2025	Invoice No. 3623702
October 6, 2025	Invoice No. 3638470
	4,412.00
	3,745.50
TOTAL DUE	<u>\$12,226.95</u>

EXHIBIT 10

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HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

ESTIMATE

Cooper Pools, CP Remodeling &
Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

info@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Anchor Stone Management LLC:Highland Meadows II

Bill to
Highland Meadows II
255 Primera Blvd Suite 160
Lake City, FL 32746

Ship to
Highland Meadows II
1015 Condor Dr
Haines City, FL 33844

Estimate details
Estimate no.: 2025-580
Estimate date: 11/07/2025
Expiration date: 12/07/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		PS374 BUOY HOLDER W/60' HEAVING LINE	PS374 BUOY HOLDER W/60' HEAVING LINE	1	\$48.13	\$48.13

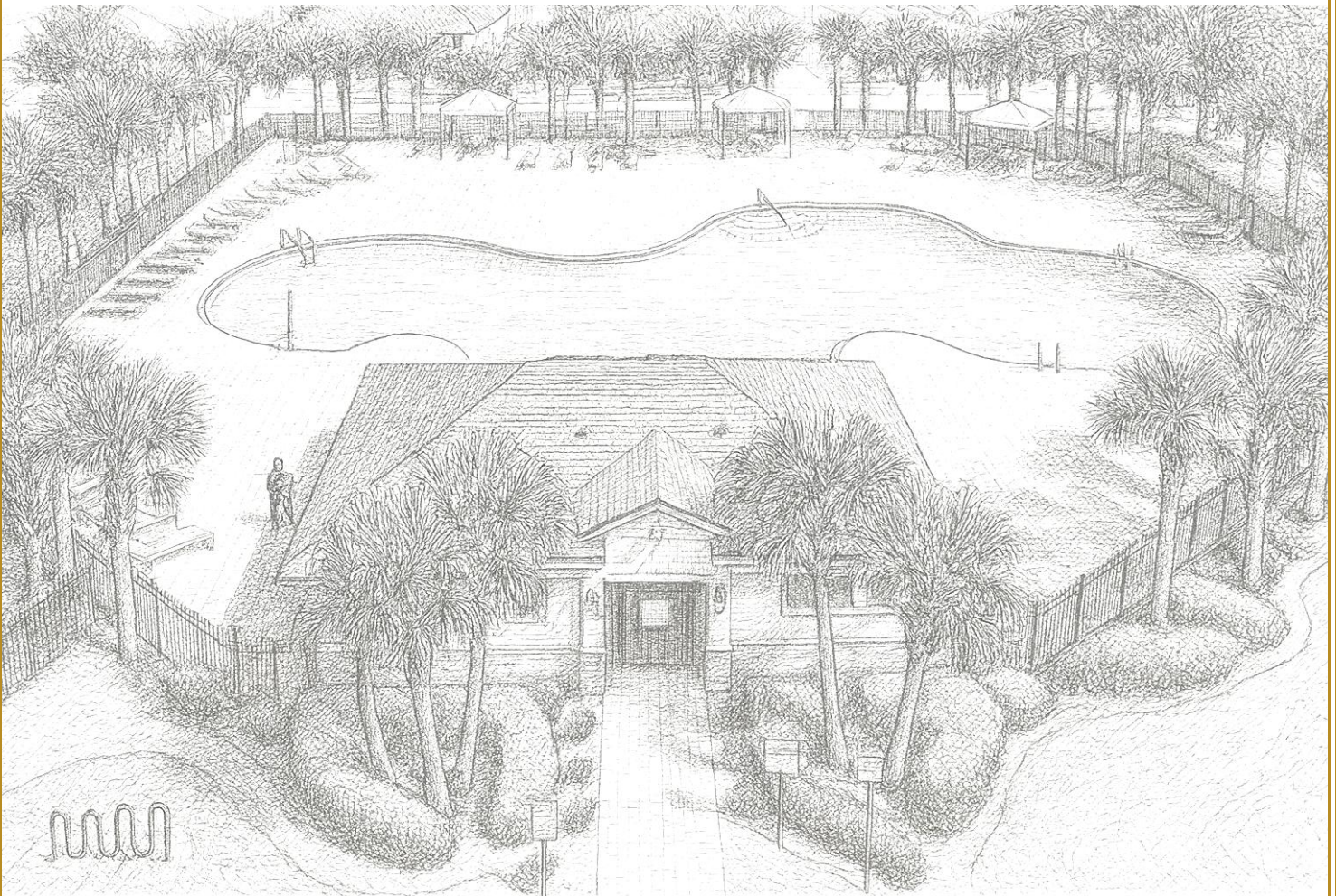
Total \$48.13

Approved by Chairman Galbraith via email on 11.07 Expiry date 12/07/2025

Accepted date Accepted by

EXHIBIT 11

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HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT



We invite you to visit our plant and experience the production process of our precast concrete walls firsthand, gaining valuable insight into our manufacturing and quality control practices. Contact us for details or to schedule an appointment.

Permacast LLC State License #: CBC 1256823
Precast Walls Systems, Inc. State License #: CBC1265224

Project Name: CO #2 Highland Meadows CDD
Project #: 8498

Proposal Number: 00005850
Quote Date: 2025-10-28 10:59:50
Expiration Date: 2025-11-04

Permacast LLC / Precast Wall Systems, Inc.

Contact Information

Primary Contact: Kenny Harnden
Email: kenny@permacastwalls.com
Mobile: +1 9415441978

Contract Coordinator: Shannon Rhew
Email: shannon@permacastwalls.com
Phone: +1 888-977-9255
Mobile: +1 941-415-2538

Sales Manager: Chris Borkowski
Email: chris@permacastwalls.com
Mobile: +1 941-415-2665

Main Contact and Job Site Address

Contact Name: Greg Woodcock
Email: greg.woodcock@stantec.com
Mobile: 352-777-0183

Job Site Street: Pentas Lane
Job Site City: Davenport
Job Site State: FL
Job Site Zip: 33844
Job Site County: Polk

Billing Information

Bill To: Highland Meadows II CDD
225 Primera Boulevard
Suite 160
Lake Mary, FL, 32746

Project Line Items

Product Name	Description	Qty	Sales Price	Notes	Total Price
Custom Service Requested	Custom Service Requested - Two pallets of mats.	1.0	\$4,000.00		\$4,000.00
			Quote Total		\$4,000.00

I hereby agree to all specifications, terms, and conditions of this proposal for contract. Change Order pricing is valid for 3 business days from the Created Date listed above.

Buyer : Highland Meadows II CDD
Name
Title:
Signature

Permacast LLC / Precast Wall Systems, Inc.
Contract Coordinator: Shannon Rhew
Email: shannon@permacastwalls.com
Signature

Shannon Rhew

Timestamp

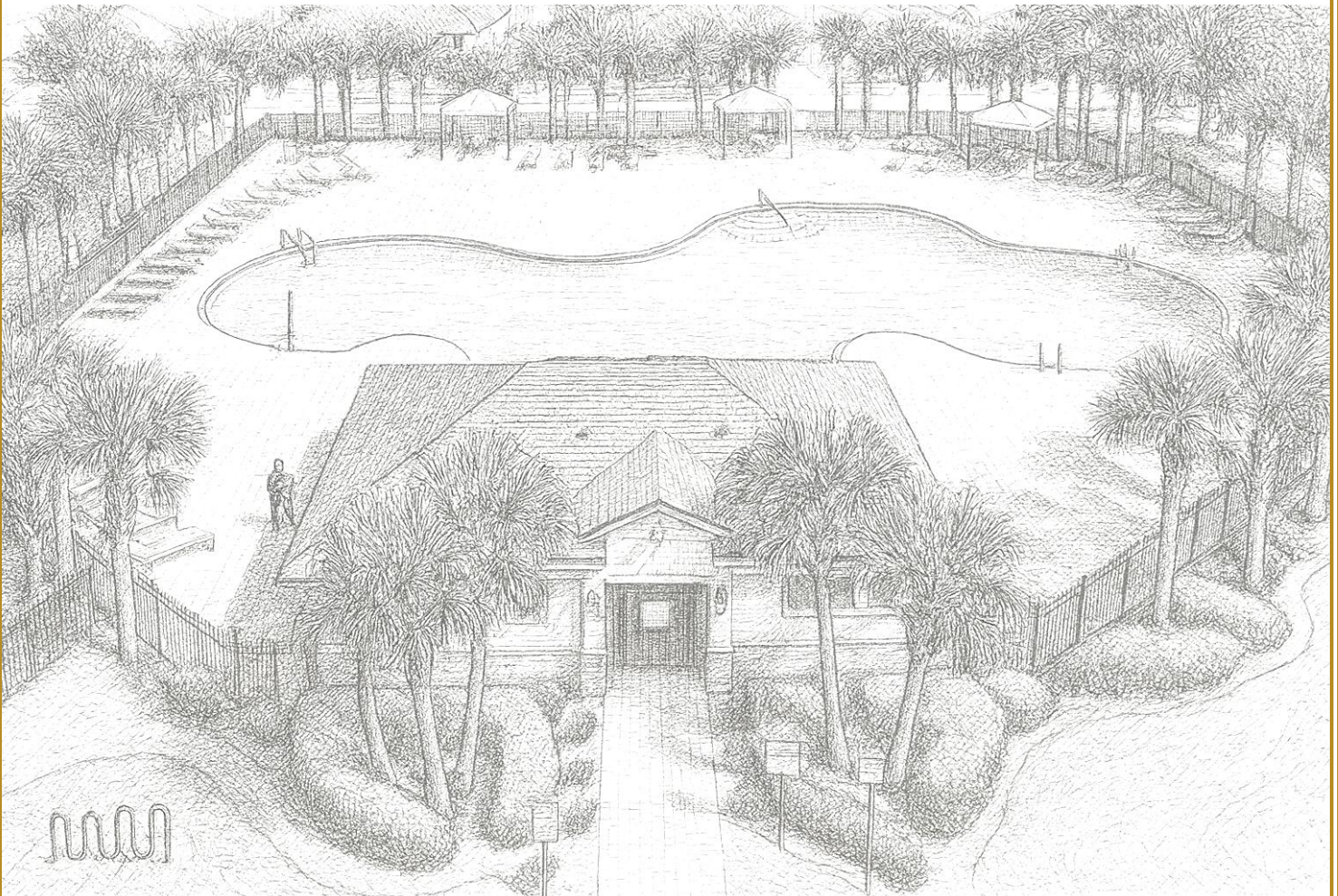
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2025-10-28 10:59:50

Deborah Galbraith

10/28/2025

EXHIBIT 12

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HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

HOLIDAY DECORATION

TITLE: District Holiday Decorations

AREAS: Common Areas, Community Entrances and Right of Ways

The district will allow the Common Areas, Community Entrances and Right of Ways to be decorated by residents and community groups during the holidays. The areas of postal stations are excluded. Holiday decorations allow residents to show their holiday spirit and develop esprit de corps within the community.

Highland Meadows residents and community groups contribute to the festivity and holidays and season celebrations. A Holiday Decoration request is established to ensure the protection of District infrastructure, as well as promote the safety of residents installing and removing decorations. All Holiday decorations must not pose a safety hazard to its residents. Prior to installation, residents must submit a signed liability release form to the District Property Management.

All individuals installing decorations must sign the release prior to installation or it must be signed by the "Resident Group" leader who is accepting liability for the Holiday Decorations. Holiday Decorations without a signed liability release form will be removed.

The following needs to be submitted to District Property Management prior to any decoration being placed.

1. Signed Liability Release Form
2. Decoration dimensions and proposed location(s).

HOLIDAY DECORATION RELEASE OF LIABILITY

I acknowledge and agree that by allowing the residents' holiday decorating activities to set forth above, the Highland Meadows II Community Development District does not assume any responsibility or liability for bodily injury, property damage or other loss or injury to me, my property or third parties in connection with such activities. In consideration of being able to participate in the activities described, I, for myself and for my executors, administrators, personal representatives, assigns, heirs, and next of kin hereby agree to:

1. Release, hold harmless, covenant not to sue, and forever discharge the Released Parties and all their officers, employees, directors, members, executives, agents, affiliates, representatives, successors and assigns from any claims and demands arising out of, or in connection with the activities set forth above, including but not limited to any injury, damage or loss caused or contributed to, in whole or in part, by a negligent act or omission of the Released Parties.

2. Indemnify the Released Parties from and against any loss, liability, damage or cost caused by or in connection with the holiday decoration or installation thereof, whether caused by negligence, action or inaction of the Released Parties or other individual or entity.

3. Agree the foregoing release and waiver is intended to be as broad and inclusive as permitted by Florida law, and that if any portion is held invalid for any reason, the balance should continue in full legal force and effect.

(Signature)

Signature

(Print Name)

(Print name)

Date: _____

Date: _____

HOLIDAY DECORATIONS

Decorations can be displayed on the following observed holidays:

- Presidents' Day
- Memorial Day
- Flag Day
- Independence Day
- Labor Day
- Patriot Day
- Halloween
- Veterans Day
- Winter Holiday
- Any other observed Holiday shall be submitted to the District Manager

Except for the winter holiday, decorations can be installed five (10) days before the holiday and must be removed within three (3) days after the holiday.

Winter Holiday decorations can be installed within the month of November and removed no later than January 10th. The district reserves the right to remove, alter, or relocate decorations for public safety or the protection of District property. The district is not responsible for removed, lost, stolen or damaged decorations. Decorations which are removed by District Staff due to non-compliance shall be ordered to be removed.

Decorations must be positioned to allow for 3' of free space from roadways, paths or multi-modal paths in the event they fall or are blown down by wind. No decorations will be authorized if it creates a line-of-sight obstruction to residents, drivers or pedestrians

HONOR SYSTEM

The Holiday Decoration request is designed to allow our residents to show their holiday spirit and develop esprit de corps within the community. It is done on an Honor System basis that requires a liability release and review process and thus requires minimal enforcement. Residents who participate in the Holiday Decoration are required to accept the terms of the liability release form. Failure to do so will result in non-compliant or unapproved Holiday Decorations being removed or relocated.



2024 Decorations

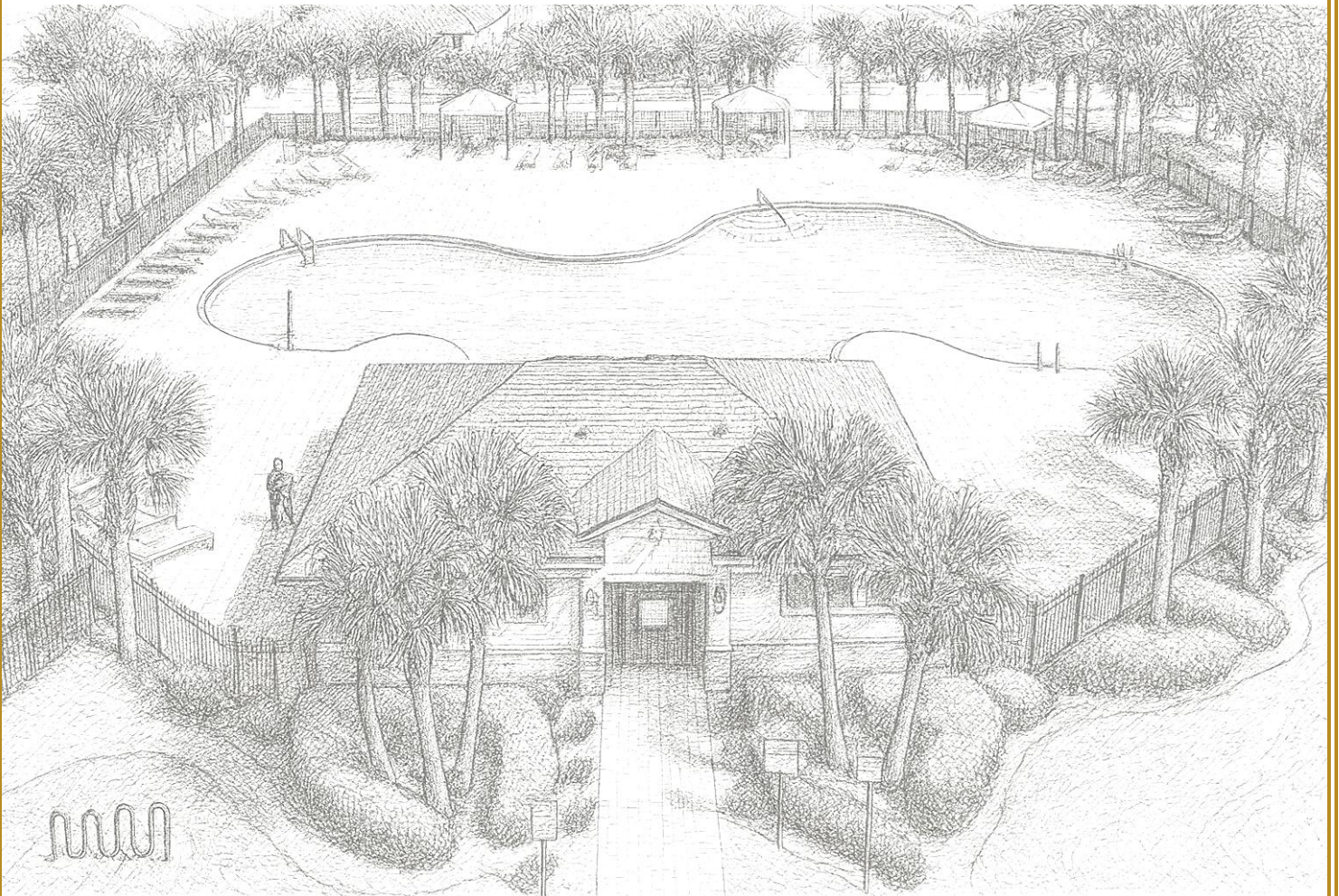


2025 Decorations

A group of residents on Merlin Street are to decorate our Flamboyant tree for the Winter Holiday. This tree was planted by neighbors and has always been cared for. The area to decorate is the tree itself and the land below (circle). This area in front of 250 Merlin Street at the end of Merlin Street (cul-de-sac).

Group decoration Leader – Luis Cruz – 253 Merlin Street

Neighbor participation - 250, 246, 226, 210 and 225 Merlin Street (others will join as we begin)



HIGHLAND MEADOWS II

COMMUNITY DEVELOPMENT DISTRICT