

District: HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, February 26, 2026

Time: 4:30 P.M.

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

ZOOM: [LINK***](#)

Meeting ID: 944 8883 0954

Passcode: 275232

CALL IN: +1 305 224 1968

Agenda

For the full agenda packet, please contact Patricia@HavenmgtSol.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 Remediation Efforts
2. Discussion & Status of ADA Mat Repairs
3. Memorandum on Playground Project
4. Consideration of Change Order for Engineering Services

EXHIBIT 1A

EXHIBIT 1B

B. District Attorney – Kutak Rock

1. Discussion of Polk Regional Water Cooperative Submitted Appraisals for Board Consideration - \$482,900

IV. Field Services Report

A. Presentation of the Highland Meadows II Field Report

EXHIBIT 2

B. Consideration of Proposals:

- ❖ Accurate Well Drillings - \$1,211.22 [EXHIBIT 3A](#)
- ❖ Mele Environmental – Irrigation Repairs - \$3,491.72 [EXHIBIT 3B](#)
- ❖ Mele Environmental – Branch Remvoa; - \$275 [EXHIBIT 3C](#)
- ❖ Erosion Repair Services (*to be distributed*) [EXHIBIT 3D](#)
- ❖ Pressure Wash Proposal – AVID - (*to be distributed*) [EXHIBIT 3E](#)
- ❖ Consideration of Good Home Proposal for Monument Repair - \$410 [EXHIBIT 3F](#)

V. **Administrative Matters**

- A. Consideration for Acceptance– January 2026 Unaudited Financial Statements. [EXHIBIT 4](#)
- B. Consideration for Approval – The Meeting Minutes of the Regular Board of Supervisors Meeting Held December 15, 2026 [EXHIBIT 5](#)
- C. Consideration for Approval - The Meeting Minutes of the Regular Board of Supervisors Meeting Held January 22, 2026 [EXHIBIT 6](#)
- D. Discussion of Spring Event at Amenity Center
- E. Ratifications:
 - 1. Mele Environmental - Repairs - \$275 [EXHIBIT 7](#)
- F. Private Exempt Security Session
- G. Consideration of Proposal from 813 Security Services [EXHIBIT 8](#)
- H. Consideration of Proposal – Cameras [EXHIBIT 9](#)
- I. Ratification of Trespass Agreement with the City of Davenport [EXHIBIT 10](#)

VI. **District Manager**

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

VIII. **Supervisor Requests**

IX. **Adjournment**

EXHIBIT 1A

[RETURN TO AGENDA](#)

Meeting Notes

Pre-Construction Meeting

Project/File: Highland Meadows 2 – Playground Pre Construction Meeting
Date/Time: January 21, 2026/ 11:00 am
Location: Highland Meadows 2 – Amenity Center Playground Area

Attendees: Brady Ruselink - Game Time Representative
Braydon Woodcock, Stantec Consulting Services

Pre-Construction Meeting Summary of Action Items.

1. Stantec to obtain proposal for removal of excess material from digging footings etc. Approximately 10 CY of fill. Game Time stated that they are not going to remove excess fill from the site.
2. Removal of existing playground by CDD. Completed.
3. Game Time representatives stated that the existing southwest pole support for the shade sails are out of alignment. Game Time stated that it appears that the pole is approximately 16" of out alignment. Through bolt at top of structure has put small holes in the existing fabric. Brady recommended that we do not replace the fabric unless we repair the existing pole that is out of alignment. Brady mentioned that the cost to remove the existing pole, foundation and reset the pole is approximately \$15,000.
4. Installation is scheduled for February 23, 2026.

The foregoing is considered to be a true and accurate record of all items discussed. If any discrepancies or inconsistencies are noted, please contact the writer immediately.

Thanks,

STANTEC CONSULTING SERVICES INC.

Braydon Woodcock

Phone: (352) 346-2957
Braydon.woodcock@stantec.com

EXHIBIT 1B

RETURN TO AGENDA



PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER

Change Order # Change Order No. 2026-1 Date 4 December 2025

“Stantec” Stantec Consulting Services Inc.
Stantec Project # 238202256
380 Park Place Blvd., Suite 300
Clearwater, FL 33760
Ph: (352) 754-1240
email: greg.woodcock@stantec.com

“Client” Highland Meadows II Community Development District
Client Project #
255 Pimera Blvd., Suite 160
Lake Mary, FL 32746
Ph: (813) 565-4663
email: HighlandMeadows2@AnchorStoneMgt.com

Project Name and Location: Agreement for Professional Engineering Services

In accordance with the original Professional Services Agreement dated 22 May 2025 and Change Orders thereto, the Agreement changes as detailed below are hereby authorized.

For General Consulting Services.

Total fees this Change Order	\$	20,000.00
Original agreement amount	\$	10,000.00

Total Agreement	\$	30,000.00
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Effect on Schedule: none

Payments shall be made in accordance with the original agreement terms. All other items and conditions of the original Agreement shall remain in full force and effect.

PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.

Stantec Consulting Services Inc.

Highland Meadows II Community Development District

Greg Woodcock Project Manager

Print Name and Title

Print Name and Title

Signature

Signature

Date Signed:

2-19-2026

Date Signed:

EXHIBIT 2

[RETURN TO AGENDA](#)

Haven Management Solutions - Highland Meadows II

Monthly Maintenance Inspection Report

Area: Pool and Park

Month: February

Landscape Inspection Items	Score	Max Points Allowed	Points allocated	Notes
Turf - Mow, Hard Edge, & Blow		10	8	
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	10	Turf dying after freeze
Turf Fertility - Non Bahia - Color and Growth Density		15	10	Turf dying after freeze
Turf Areas - Weed Control		10	9	
Bed Weed Control		10	9	
Shrub & Plant Pruning & Shape - Deadheading & Appearance		10	5	Shrub and plant material dying after freeze
Shrub Fertility & Vitality		10	5	Shrub and plant material dying after freeze
Debris & Trash Management		10	9	
Total Points Landscape Inspection Items - Failure is Deemed to be at 80% : 80 or lower	74%	100	74	
Other Landscape Maintenance Items Based on Contract Terms				Notes
Turf Fertilizer & Pesticide Management - Applied Pursuant to Months Cited in Contract Terms		10	10	
Plant Material Fertilization Management - Applied Pursuant to Contract Terms		10	10	
Tree Pruning - Trees Lifted in Accordance with Contract terms - 10' to 12"		10	10	
Reporting Requirements & District Receipt - Based on Contract Terms		20	15	
Total Points Other Landscape Items - Failure is at 90%: 45 or lower	90%	50	45	
Other Landscape Supplemental Items				Notes
Annuals - Vigor & Appearance - Planted in Accordance with Contract Terms Schedule		10	7	Plant material dying after freeze
Mulch - Even Distribution - Not greater than 4 " Deep in Accordance with Contract Terms Schedule		10	10	
Total Points Other Landscape Supplemental Items- Failure is at 80%:16 or below	85%	20	17	
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	8	
Pool Appears to Be Cleaned		10	10	
Pool Maintenance Logs are Present		10	10	
Outside Restroom 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%				



Playground install in progress



Playground install in progress



Old playground staged in soccer field



Bushes around the front of clubhouse dying from past freeze



Washout / Erosion of dirt on trees behind the pool



Washout / Erosion of dirt on trees behind the pool



Raised Sidewalk – 249 Citrus Pointe Dr



Raised Sidewalk – 731 Greenshank Dr



Raised Sidewalk – 700 Swallowtail Dr



Raised Sidewalk – 2591 Sanderling St



Raised Sidewalk – 2361 Sanderling St



Raised Sidewalk – 3071 Sanderling St



Cracked Sidewalk – 1271 Woodlark Dr



Raised Sidewalk – 141 Pheasant Dr



Raised Sidewalk – 301 Pheasant Dr



Left Side Monument at Sandestin Dr



Right Monument at Persian Dr



Right Monument at Tanager St



Left Monument at Tanager St



Left Monument at Citrus Pointe Dr



Right Monument at Eaglecrest



Left Monument at Eaglecrest Dr



Left Monument at Sparrowhawk Dr



Left Monument at Golden Eagle Way

EXHIBIT 3A

RETURN TO AGENDA



Accurate Drilling Solutions
 9507 Palm River Road
 Tampa, FL 33619

Phone: (813) 643-6161
 accurate3drilling@gmail.com
 accurate4.com

Bill to
co/Haven Management Solutions
 255 Primera Blvd, Suite 160
 Lake Mary, FL 32746

Ship to
Highland Meadow II CDD Sanderling Pump
 2301 Sanderling St.
 Haines City, fl 33844

Quote #: q5135

Quote Date: 2/11/2026

Item	Description	Quantity	Price	Amount
PSR - 52 Start Relay	Hunter PSR - 52 Start Relay	1	\$277.22	\$277.22
2 HP Stand 230v / 1PH	2 HP Grundfos Standard Control Box 230v / 1PH	1	\$479.00	\$479.00
Technician Hourly Service Rate	Technician Hourly Service Rate	2	\$165.00	\$330.00
Misc Fee	Misc Fittings	1	\$125.00	\$125.00
Subtotal:				\$1,211.22
Total:				\$1,211.22

Note:

- Well Quotes are based on an estimated depth and Casing amount determined by wells near your address. Actual charges will be based on actual depth of well and amount of casing used.
- Pump Replacement Quotes: Drop Pipe and Wire footage may vary +/- slightly as our estimate is based on construction data of your well. The actual drop pipe and wire requirements can change with time as static water depths can change.
- Access to Well / Pump Area: Accurate Drilling Solutions is not responsible for damage to Driveways, sidewalks, grass and other obstacles in pathway to well / pump area. Accurate Drilling Solutions will do it's best not to damage sidewalks, grass and other obstacles, but cannot guarantee damage will not occur.
- Well Abandonments: Actual number of bags can vary. Additional Bags required will be charged at \$25.00/Bag

EXHIBIT 3B

RETURN TO AGENDA

Mele Environmental Services LLC
 8911 pine grove dr
 Lakeland, FL 33809 US
 +18633275693
 mele.environmental@gmail.com
 http://www.lakelandlawnmaintenance.com



Estimate

ADDRESS

Highland Meadows II CDD

ESTIMATE # 1172

DATE 01/26/2026

ACTIVITY	QTY	RATE	AMOUNT
Irrigation IRRIGATION INSPECTION: Upon opening timer to plug in remote. No power to screen. Noticed fuse burnt. Replaced fuse. No power still. Opened and released bar to remove power module. Noticed burn marks on tabs. Up for replacement for ADM-99 Module for 2 wire ACC controller. This timer powers over 50+ zones. Had to manually turn on valves to inspect sprinklers. Price is with installation.	1	1,682.32	1,682.32
Irrigation IRRIGATION INSPECTION: Zone 8 valve needs rebuilt internals and new bonnet top to function properly again.	1	592.44	592.44
Irrigation IRRIGATION INSPECTION Zone 21 valve screws have pulled threads on bottom half of valve, unable to secure back down properly. It is leaking a lot. Needs to be completely replaced with new 1" 1/2 valve and repiped.	1	821.70	821.70
Irrigation IRRIGATION INSPECTION: (39) nozzles and filters need replaced on sprinkler heads from zones 1-28 \$292.50	1	395.26	395.26

ACTIVITY	QTY	RATE	AMOUNT
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Irrigation Valve box 12"x24" needs replaced. Someone has ran over it with a truck. (NOTE: we replaced it today. Due to the danger.) \$102.76

Please do not send ACH, PayPal, or Credit Cards payments through Quickbooks. Please send checks to
 Mele Environmental Services
 8911 Pine Grove Dr
 Lakeland Fl, 33809
 NOTE: Inspection cannot be completed until these items are fixed.
 This is what we found so far.

TOTAL **\$3,491.72**

Accepted By

Accepted Date

EXHIBIT 3C

RETURN TO AGENDA



Estimate for Removal of Pile of Branches

Community: Highland Meadows II c/o Haven Management Solutions

Location: Behind 349 Meadow Point Dr

Generated: 9:22 AM on February 16, 2026

Description: We believe homeowner has cut their tree and left debris in pond. Please advise for removal at a cost of \$275.00 to haul off.

Photo Documentation:



EXHIBIT 3D

[RETURN TO AGENDA](#)

EXHIBIT 3E

RETURN TO AGENDA

EXHIBIT 3F

[RETURN TO AGENDA](#)

ESTIMATE



Prepared For

Highland Meadows II
1015 Condor Dr
Haines City, FL 33844

Good Home Services LLC

2674 Dixie Lane
Kissimmee , FL 34744
Phone: (407) 989-8043
Email: Goodhomeservicesllc@gmail.com

Estimate # 439
Date 02/16/2026

Description **Total**

Replace damaged part of Highland Meadows sign at Phase 2A amenities entrance	\$410.00
Removed damaged portion of Highland Meadows sign, secure new custom-made strip, color matched to existing colors on sign.	
***REVISION- I have sourced a different way to replace the damaged monument sign.	
-Custom vinyl strip to be added - \$135	
-Securing anchors, bracket and sealing materials needed to connect new strip to monument -\$95	
Labor to remove, fabricate, and install- \$180	

Subtotal	\$410.00
<hr/>	
Total	\$410.00

By signing this document, the customer agrees to the services and conditions outlined in this document. It is to be noted that repairs that require texturing may not exactly match the texture pattern that is currently present. Matching texture patterns can be very difficult, Good Home Services will do its best to match these patterns. We at Good Home Services LLC have the your best interests in mind while performing work and strive make our clients happy.

Highland Meadows II

EXHIBIT 4

RETURN TO AGENDA

Highland Meadows II Community Development District

**Summary Financial Statements
(Unaudited)**

January 31, 2026

**Highland Meadows II
Balance Sheet
January 31, 2026**

	General Fund	Reserve Fund	Debt Service Funds	Capital Project Funds	Total
1 Assets:					
2 Cash - Operating Account BU	\$ -	\$ -	\$ -	\$ -	\$ -
3 Cash - Money Market Account	2,207,933	506,384	-	-	2,714,317
4 Cash - Money Market Account-Restricted Cash		-	-	-	-
5 Cash - Operating Account South State	243,952	-	-	-	243,952
6 Cash - Reserve Fund					
7 Investments:					
8 Revenue Trust Fund	-	-	599,330	-	599,330
9 Interest Fund	-	-	-	-	-
10 Debt Service Reserve Fund	-	-	718,250	-	718,250
11 Prepayment Fund	-	-	1,630	-	1,630
12 Optional Redemption	-	-	10	-	10
13 Acquisition and Construction	-	-	-	495,140	495,140
13 On Roll Assessments Receivable	21,725	-	25,340	-	47,065
14 Accounts Receivable	-	-	-	-	-
15 Due from Other Funds	-	-	-	-	-
16 Due from General Fund	-	-	1,200,396	15,818	1,216,214
16 Deposits	2,390	-	-	-	2,390
17 Prepaid Items	14,635	-	-	-	14,635
18 Total Assets	\$ 2,490,635	\$ 506,384	\$ 2,544,955	\$ 510,958	\$ 6,052,931
19 Liabilities:					
20 Accounts Payable	\$ 10,926	\$ -	\$ -	\$ -	\$ 10,926
21 Sales Tax Payable	10	-	-	-	10
22 Accrued Payable	-	-	-	-	-
23 Deferred Revenue	21,725	-	25,340	-	47,065
24 Due to Capital Projects	15,818	-	-	-	15,818
25 Due to Debt Service	1,200,396	-	-	-	1,200,396
26 Due to Reserve Fund	-	-	-	-	-
27 Fund Balance:					
28 Non-Spendable:	16,114	-	-	-	16,114
29 Assigned	-	506,384	-	-	506,384
30 Unassigned	230,621	-	-	-	230,621
31 Assigned - Two Months Operating Expenditures	141,338	-	-	-	141,338
32 Assigned - Asset Emergency Reserves	50,000	-	-	-	50,000
33 Assigned - FY25 Budgeted Capital Projects	46,674	-	-	-	46,674
34 Restricted	-	-	2,519,615	510,958	3,030,573
35 Net Change in Fund Balance	757,013	-	-	-	757,013
35 Total Liabilities & Fund Balance	\$ 2,490,635	\$ 506,384	\$ 2,544,955	\$ 510,958	\$ 6,052,931

Highland Meadows II
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through January 31, 2026

	<u>Adopted Budget</u>	<u>Budget Year to Date</u>	<u>Actual Year to Date</u>	<u>Variance (Over)/Under Budget</u>
1 Revenues:				
2 Special Assessments	\$ 1,048,025	\$ 838,420	\$ 1,026,301	\$ 187,881
3 Interest Income	-	-	8,754	8,754
4 Miscellaneous Revenue	-	-	761	761
5 Fund Balance Forward	10,000	-	-	-
6 Total Revenues	1,058,025	838,420	1,035,816	197,396
7 Expenditures:				
8 Financial & Administrative				
9 Supervisor Compensation	24,000	8,000	3,600	4,400
10 District Management	51,800	17,267	20,324	(3,058)
11 District Engineer	20,000	6,667	-	6,667
12 Dissimination Agent	7,000	2,333	1,449	884
13 Trustee Fees	26,787	8,929	12,000	(3,071)
17 Dues, Licenses & Fees	175	175	175	-
14 Auditing Services	4,000	1,333	-	1,333
15 Arbitrage Rebate Calculation	2,700	900	-	900
16 Public Officials Liability Insurance	3,214	3,214	-	3,214
17 Legal Advertising	3,000	1,000	-	1,000
18 Website Hosting, Maintenance & Backup	2,015	672	-	672
19 Miscellaneous Fees	-	-	405	(405)
20 Tax Collector/Property Appraiser Fee	22,027	22,027	24,154	(2,127)
21 Postage & Delivery	1,000	333	-	333
22 Assessment Roll	5,200	1,733	1,076	657
23 Administrative Contingency	6,500	2,167	-	2,167
24 District Counsel	40,000	13,333	8,556	4,778
25 Total Financial & Administrative	219,418	90,083	71,739	18,345
26 Security Operations				
27 Security Services & Patrol	55,000	18,333	22,320	(3,987)
28 Access Control Maintenance & Repair	5,000	1,667	1,875	(208)
29 Total Security Operations	60,000	20,000	24,195	(4,195)
30 Utilities				
31 Utility Services	28,000	9,333	844	8,489
32 Utility - Streetlights	70,000	23,333	19,784	3,550
33 Utility Services	6,000	2,000	961	1,039
34 Total Utilities	104,000	34,667	21,588	13,078

Highland Meadows II
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through January 31, 2026

35 Other Physical Environment				
36 Property Insurance	36,000	36,000	33,245	2,755
37 General Liability Insurance	3,625	3,625	3,397	228
38 Landscape Maintenance	192,000	64,000	64,625	(625)
39 Irrigation Maintenance and Repair	16,000	5,333	1,283	4,051
40 Landscape - Fertilizer	36,000	12,000	-	12,000
41 Landscape Replacement Plants & Shrubs	30,000	10,000	-	10,000
42 Miscellaneous Expenditure	5,000	1,667	1,200	467
43 Maintenance Repairs	11,976	3,992	10,267	(6,275)
44 Sidewalk Maintenance & Repair	8,000	2,667	-	2,667
45 Capital Projects	15,000	5,000	-	5,000
46 Field Services	12,000	4,000	2,484	1,516
47	Total Other Physical Environment	365,601	144,284	116,501
		365,601	144,284	31,783
48 Parks & Recreation				
49 Pool Services Contract	63,600	21,200	19,236	1,964
50 Amenity Facility Janitorial Service Contract	21,600	7,200	11,308	(4,108)
51 Telephone, Internet, Cable	3,000	1,000	760	240
52 Maintenance & Repairs	13,807	4,602	424	4,178
53 Pest Control & Termite Bond	1,500	500	312	188
54 Miscellaneous Expenditure	5,000	1,667	12,460	(10,793)
55 Office Supplies	500	167	280	(114)
56	Total Parks & Recreation	109,007	36,336	44,780
		109,007	36,336	(8,445)
57 Total Expenditures before other financing sources (uses)		858,026	325,369	278,803
		858,026	325,369	50,566
58 Other Financing Sources (Uses)				
59 Increase in Asset Reserves	200,000	-	-	-
60 Increase in Emergency Reserves	-	-	-	-
61 Interfund Transfer In	-	-	-	-
62 Interfund Transfer Out	-	-	-	-
63	Total Other Financing Sources (Uses)	200,000	-	-
		200,000	-	-
64 Excess Expenditures Over (Under) Revenues		-	513,051	757,013
		-	513,051	247,963
65 Fund Balance - Beginning			484,747	
Increase In Emergency Reserves			-	
Decrease in Fund Balance Forward			-	
66 Fund Balance - Ending			\$ 1,241,761	

**Highland Meadows II
Capital Reserve Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through January 31, 2026**

	<u>Adopted Budget</u>	<u>Actual Year to Date</u>
1 Revenues:		
2 Interest Earnings	\$ -	\$ -
3 Total Revenues	<u>-</u>	<u>-</u>
4 Expenditures:		
5 Capital Reserves Miscellaneous	-	
6 Total Expenditures before other souces (uses)	<u>-</u>	<u>-</u>
7 Excess Expenditures Over (Under) Revenues	<u>-</u>	<u>-</u>
8 Other Sources (Uses)		
9 Transfer In from General Fund	-	-
10 Transfer out to General Fund		-
11 Total Other Sources (Uses)	<u>-</u>	<u>-</u>
12 Fund Balance - Beginning	-	506,384
13 Fund Balance - Ending	<u>-</u>	<u>\$ 506,383.57</u>

**Highland Meadows II
Debt Service Funds
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through January 31, 2026**

	Adopted Budget	Actual Year to Date
1 Revenues:		
2 Special Assessments	\$ 1,222,442	\$ 1,197,102
3 Interest	-	20,207
4 Total Revenues	1,222,442	1,217,308
5 Expenditures:		
6 Administrative		
7 Debt Service Obligation	1,222,442	697,933
8 Total Administrative	1,222,442	697,933
9 Total Expenditures before other sources (uses)	1,222,442	697,933
10 Excess Expenditures Over (Under) Revenues	-	519,376
11 Other Sources (Uses)		
12 Transfer In	-	0
13 Transfer Out	-	
14 Total Other Sources (Uses)	-	-
15 Fund Balance - Beginning		2,000,239
16 Fund Balance - Ending	-	\$ 2,519,616.35

**Highland Meadows II
Capital Project Funds
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through January 31, 2026**

	<u>Adopted Budget</u>	<u>Actual Year to Date</u>
1 Revenues:		
2 Interest	-	\$ 5,174.14
3 Total Revenues	-	5,174
4 Expenditures:		
5 Requisition Expense	-	115,418
6 Total Administrative	-	115,418
7 Total Expenditures before other sources (uses)	-	115,418
8 Excess Expenditures Over (Under) Revenues	-	(110,244)
9 Other Sources (Uses)		
10 Transfer In	-	
11 Transfer Out	-	-
12 Total Other Sources (Uses)	-	-
13 Fund Balance - Beginning		621,202
14 Fund Balance - Ending	-	\$ 510,956.73

**Highland Meadows II
Check Register
January 31, 2026**

Balance per Bank Statement	\$	2,239,083.75
Plus: Deposits in Transit		-
		-
Less: Outstanding Checks		(31,150.79)
	\$	2,207,932.96

Beginning Balance	\$	2,302,223.20
Receipts		14,098.31
Disbursements		(108,388.55)
<i>Balance per Book</i>	\$	2,207,932.96

**Highland Meadows II
Check Register
FY2026**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
9/30/2025			Beginning Balance	\$ -	\$ -	\$ 24,255.55
10/1/2025		5100 Anchor Stone Management, LLC	Management Fee		6,333.33	17,922.22
10/1/2025		5101 PEREZ-CALHOUN LAW FIRM, P.A.	District Counsel		9,130.00	8,792.22
10/1/2025			Funds Transfer	50,000.00		58,792.22
10/1/2025		5102 ECS INTEGRATIONS LLC	camera mgmt		280.00	58,512.22
10/1/2025		5103 ECS INTEGRATIONS LLC	access control		555.00	57,957.22
10/1/2025		5104 Prince & Sons Inc	Oct Landscape Maint		16,000.00	41,957.22
10/1/2025		5105 Cooper Pools	Monhthly Pool Maint		4,600.00	37,357.22
10/1/2025		5106 JCS Investigations	Security		6,140.00	31,217.22
10/2/2025	10025ach	Duke Energy	600 Eaglecrest Dr, 8/9-9/9/25		32.48	31,184.74
10/2/2025	10025ach2	Duke Energy	2901 N 10th St Well, 8/9-9/9/25		32.48	31,152.26
10/2/2025	1002525ach	Duke Energy	2901 N 10th St Entry, 8/9-9/9/25		32.50	31,119.76
10/2/2025			Funds Transfer	100,000.00		131,119.76
10/2/2025		5110 Advanced Drainage Solutions	Repairs/Maint		4,200.00	126,919.76
10/3/2025			Deposit	761.24		127,681.00
10/7/2025		5112 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,200.00	125,481.00
10/8/2025		5113 Prince & Sons Inc	Irrigation Repair		733.22	124,747.78
10/9/2025			Service Charge		4.88	124,742.90
10/10/2025		5114 Good Home Services, LLC	Replace lightbulbs in restrooms		250.00	124,492.90
10/10/2025		5123 Danielle Fence	repair work-fence		5,725.00	118,767.90
10/13/2025		5116 Orkin	Pest Control-Monthly		104.00	118,663.90
10/14/2025		5115 Advanced Drainage Solutions	Repairs/Maint		39,150.00	79,513.90
10/15/2025		5117 POLK COUNTY PROPERTY APPRAISER	Property Appraiser		24,153.91	55,359.99
10/15/2025		5118 Mele Environmental Services LLC	Bush Hogging Services		1,200.00	54,159.99
10/15/2025	10/15/2025	Florida Dept of Economic Opportunity	Special District Filling Fee. FY 2026		175.00	53,984.99
10/17/2025	101725ach	Duke Energy	541 Pheasant Dr Entry Lighting, 8/26-9/26		26.24	53,958.75
10/17/2025	101725ach	Duke Energy	1015 Condor Dr, 8/26-9/24		1,295.23	52,663.52
10/20/2025		5119 Shamrock First Baptist Church	Meeting Space		100.00	52,563.52
10/20/2025		5120 Danielle Fence	take down/removal 24" danamaged almond		1,602.00	50,961.52
10/20/2025		5121 House Doctors	Malfunction valve for urinal		424.45	50,537.07
10/20/2025	10/20/2025	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844, Oct		190.00	50,347.07
10/21/2025	102125ach	Duke Energy	0 PATTERSON RD Lite 8/29-9/29		842.93	49,504.14
10/22/2025		5122 Good Home Services, LLC	Fence removal		1,020.00	48,484.14
10/23/2025			Funds Transfer	50,000.00		98,484.14
10/23/2025		5124 Egis Insurance Advisors LLC	Policy 100125206		36,642.00	61,842.14
10/26/2025		5125 Deborah Galbraith	10-23-25 BOS MTG		200.00	61,642.14
10/26/2025		5126 Kristen Anderson	10-23-25 BOS MTG		200.00	61,442.14
10/26/2025		5127 Mario Munoz	10-23-25 BOS MTG		200.00	61,242.14
10/26/2025		5128 Marilyn Colon Arce	10-23-25 BOS MTG		200.00	61,042.14
10/26/2025		5129 Joellen Dibrango	10-23-25 BOS MTG		200.00	60,842.14
10/26/2025		5130 Cooper Pools	Pool Repairs/Maint		688.00	60,154.14
10/26/2025		5131 Cooper Pools	Pool Repairs/Maint		99.45	60,054.69
10/27/2025	102725ach	Duke Energy	00 PATTERSON RD 9/5-10/3		280.95	59,773.74
10/28/2025		5136 Stivender Surveying, Inc.	Wall Stakeout		1,545.00	58,228.74
10/28/2025		5137 Prince & Sons Inc	Irrigation Repair		497.74	57,731.00
10/28/2025		5133 Good Home Services, LLC	repairs/maint		310.00	57,421.00
10/28/2025		5134 Good Home Services, LLC	repairs/maint		215.00	57,206.00
10/28/2025		5140 Good Home Services, LLC	repairs/maint		200.00	57,006.00
10/28/2025	102825ach	Duke Energy	0000 PATTERSON RD 9/6-10/6		166.11	56,839.89
10/28/2025	102825ach	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL 9/6-10/6		388.90	56,450.99
10/28/2025	102825ach2	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A 09/6-10/6		425.45	56,025.54
10/28/2025	102825ach	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A 9-6-10-6		604.46	55,421.08
10/28/2025	102825ach3	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL 9/6-10/6		702.83	54,718.25
10/28/2025	102825ach4	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL 9/6-10/6		1,148.37	53,569.88

**Highland Meadows II
Check Register
FY2026**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
10/29/2025		5132 Good Home Services, LLC	repairs/maint		165.00	53,404.88
10/29/2025	102925ach	Duke Energy	1000 DUNLIN ST. SIGN A 9/6-10/6		24.17	53,380.71
10/30/2025		5139 Good Home Services, LLC	repairs/maint		485.00	52,895.71
10/30/2025	103025ach	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B		584.03	52,311.68
10/30/2025	051		To book FY 2025 excess fees received	5,521.11		57,832.79
10/31/2025				206,282.35	172,705.11	57,832.79
11/1/2025	110125ach	CITY OF DAVENPORT	Reference: 3 Highland Meadows Phase 3 Park, 9-5-10/4/25		19.54	57,813.25
11/1/2025	110125ach2	CITY OF DAVENPORT	1019 Condor Dr Pool (9/5-10/4/25)		107.57	57,705.68
11/1/2025	110125ach3	CITY OF DAVENPORT	1015 Condor Dr Cabana (9/5-10/4/25)		144.37	57,561.31
11/1/2025	110125ach4	CITY OF DAVENPORT	3001 Golden Eagle Way (9/5-10/4/25)		42.82	57,518.49
11/3/2025		5142 JCS Investigations	Security		6,220.00	51,298.49
11/3/2025		5143 Anchor Stone Management, LLC	Management Fee		6,333.33	44,965.16
11/3/2025	110325ACH	Duke Energy	990 Condor Dr Entry, ENTRANCE LIGHTS		26.19	44,938.97
11/3/2025	110325ACH2	Duke Energy	2901 N 10th St Well,		32.49	44,906.48
11/3/2025	110325ACH3	Duke Energy	600 Eaglecrest Dr,		32.49	44,873.99
11/3/2025	110325ACH4	Duke Energy	2901 N 10th St Entry,		32.49	44,841.50
11/3/2025	110325ACH5	Duke Energy	3950 N 10th St,		26.41	44,815.09
11/3/2025	110325ACH7	Duke Energy	1200 Patterson Rd Lite, For service		26.19	44,788.90
11/3/2025	11/3/2025	Duke Energy	Reference: 108 Tanager St, Irrigation,7/9-8/7/25		26.21	44,762.69
11/4/2025			Funds Transfer	75,000.00		119,762.69
11/4/2025		5144 Good Home Services, LLC	<Monument lighting		570.00	119,192.69
11/5/2025		5146 Orkin	Pest Control-Monthly		104.00	119,088.69
11/7/2025		5145 Good Home Services, LLC	repairs/maint		165.00	118,923.69
11/10/2025		5147 Mele Environmental Services LLC	landscape monthly		16,208.33	102,715.36
11/10/2025		5148 Good Home Services, LLC	remove broken metal bench		245.00	102,470.36
11/10/2025		5149 Orkin	Pest Control-Monthly		104.00	102,366.36
11/10/2025		5150 Shamrock First Baptist Church	Meeting Space October		100.00	102,266.36
11/10/2025			Deposit	5,488.97		107,755.33
11/11/2025		5151 Cooper Pools	Pool Repairs/Maint		48.13	107,707.20
11/11/2025		5152 Kutak Rock LLP	Legal Services		3,745.50	103,961.70
11/11/2025		5153 Kutak Rock LLP	Legal Services		4,412.00	99,549.70
11/11/2025		5154 Danielle Fence	remaining blance		534.00	99,015.70
11/14/2025			Deposit	1,515.46		100,531.16
11/17/2025		5155 KIMLEY-HORN AND ASSOCIATES, INC.	Svcs through 4/30/25		2,107.69	98,423.47
11/17/2025		5156 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,200.00	96,223.47
11/19/2025	11/19/2025	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844, Nov		190.00	96,033.47
11/19/2025	111925ACH	Duke Energy	541 Pheasant Dr Entry Lighting,		32.49	96,000.98
11/19/2025	111925ACH2	Duke Energy	1015 Condor Dr,		1,630.46	94,370.52
11/21/2025			Deposit	25,532.91		119,903.43
11/21/2025	112125ACH	Duke Energy	0 PATTERSON RD Lite		842.93	119,060.50
11/23/2025		5157 Stantec Consulting Services Inc	Engineering Services Period Ending 9.30.25		19,988.54	99,071.96
11/23/2025		5158 Business Observer	Notice of special mtg		61.25	99,010.71
11/23/2025		5159 Business Observer	notice of special mtg		41.56	98,969.15
11/23/2025		5160 Kai Connected LLC	district mgt svcs/field svcs		8,549.68	90,419.47
11/23/2025		5161 Deborah Galbraith	111825 bos mtg		200.00	90,219.47
11/23/2025		5162 Kristen Anderson	bos mtg 111825		200.00	90,019.47
11/23/2025		5163 Mario Munoz	111825 BOS MTG		200.00	89,819.47
11/23/2025		5164 Marilyn Colon Arce	111825 BOS MTG		200.00	89,619.47
11/23/2025		5165 Shamrock First Baptist Church	Meeting Space Nov		100.00	89,519.47
11/25/2025		5166 Good Home Services, LLC	Hang Pool Sign		50.00	89,469.47
11/26/2025			Deposit	21,270.67		110,740.14
11/30/2025		5168 Business Observer	legal adv		286.56	110,453.58
11/30/2025				128,808.01	76,187.22	110,453.58
12/1/2025		5167 JCS Investigations	Security		5,180.00	105,273.58

**Highland Meadows II
Check Register
FY2026**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
12/1/2025	120125ach	CITY OF DAVENPORT	3 hihgland meadows phase 3 park 10/5/25-11/4/25		22.34	105,251.24
12/1/2025	120125ach2	CITY OF DAVENPORT	1019 Condor Dr Pool (10/5-11//4/25)		113.38	105,137.86
12/1/2025	120125ach4	CITY OF DAVENPORT	1015 Condor Dr Cabana (10/5-11/4/25)		99.86	105,038.00
12/1/2025	120125ach6	CITY OF DAVENPORT	3001 Golden Eagle Way (10/5-11/4/25)		49.84	104,988.16
12/1/2025	120125ach	Duke Energy	108 tanager st		32.50	104,955.66
12/1/2025	120125ach2	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL		1,148.37	103,807.29
12/1/2025	120125ach11	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL		702.83	103,104.46
12/1/2025	120125ach12	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B		584.03	102,520.43
12/1/2025	120125ach13	Duke Energy	0000 PATTERSON RD		166.11	102,354.32
12/1/2025	120125ACH14	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A		604.46	101,749.86
12/1/2025	120125ACH15	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL		388.90	101,360.96
12/1/2025	120125ACH16	Duke Energy	00 PATTERSON RD		280.95	101,080.01
12/1/2025	120125ACH17	Duke Energy	1000 DUNLIN ST. SIGN A		32.49	101,047.52
12/1/2025	120125ACH18	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 4ASL		425.45	100,622.07
12/2/2025	120025ACJ	Duke Energy	990 Condor Dr Entry, ENTRANCE LIGHTS		32.50	100,589.57
12/2/2025	120225ACH1	Duke Energy	2901 N 10th St Well,		32.49	100,557.08
12/2/2025	120225ACH3	Duke Energy	600 Eaglecrest Dr,		32.49	100,524.59
12/2/2025	120225ACH4	Duke Energy	2901 N 10th St Entry,		32.48	100,492.11
12/2/2025	120225ACH5	Duke Energy	3950 N 10th St,		32.49	100,459.62
12/2/2025	120225ACH6	Duke Energy	1200 Patterson Rd Lite,		32.48	100,427.14
12/7/2025		5171 ECS INTEGRATIONS LLC	cdvi maint		205.00	100,222.14
12/8/2025		5172 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,200.00	98,022.14
12/8/2025			Funds Transfer	75,000.00		173,022.14
12/8/2025		5173 Orkin	Pest Control-Monthly		104.00	172,918.14
12/8/2025			Deposit	77,572.54		250,490.68
12/12/2025		5175 KIMLEY-HORN AND ASSOCIATES, INC.	Svcs through 5-31-25		7,709.02	242,781.66
12/12/2025		5176 KIMLEY-HORN AND ASSOCIATES, INC.	Svcs through 06/30/25		745.28	242,036.38
12/13/2025		5174 Anchor Stone Management, LLC	Management Fee prorated		3,064.52	238,971.86
12/15/2025		5178 Joellen Dibrango	11-17-25 BOS MTG		200.00	238,771.86
12/16/2025	121625ach	Duke Energy	1015 Condor Dr,		1,202.53	237,569.33
12/16/2025	12/16/2026	Duke Energy	541 Pheasant Dr Entry Lighting,		32.49	237,536.84
12/19/2025	121925ach	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844, Dec		190.00	237,346.84
12/19/2025			Deposit	2,051,873.86		2,289,220.70
12/22/2025	122225ach1	Duke Energy	0 PATTERSON RD Lite		842.93	2,288,377.77
12/22/2025		5179 Haven Management Solutions, LLC	Management Services December 16th - 31st		3,268.82	2,285,108.95
12/22/2025		5180 Deborah Galbraith	BOS MTG 12-15-23		200.00	2,284,908.95
12/22/2025		5181 Joellen Dibrango	121523 BOS MTG		200.00	2,284,708.95
12/22/2025		5182 Mario Munoz	121523 BOS MTG		200.00	2,284,508.95
12/22/2025		5183 Kristen Anderson	121523 BOS MTG		200.00	2,284,308.95
12/26/2025	122625ach1	Duke Energy	00 PATTERSON RD		280.95	2,284,028.00
12/29/2025	122925ach	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL		1,148.37	2,282,879.63
12/29/2025	122925ach3	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL		702.83	2,282,176.80
12/29/2025	122925ach2	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B		584.03	2,281,592.77
12/29/2025	122925ach3	Duke Energy	0000 PATTERSON RD		166.11	2,281,426.66
12/29/2025	122925ach5	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A		604.46	2,280,822.20
12/29/2025	122925ach6	Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL		388.90	2,280,433.30
12/29/2025	122925ach8	Duke Energy	1000 DUNLIN ST. SIGN A		32.49	2,280,400.81
12/29/2025	122925ach8	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 4A		425.45	2,279,975.36
12/30/2025	123025ach	Duke Energy	108 tanger st irrigation		32.49	2,279,942.87
12/30/2025		5184 Good Home Services, LLC	Playground removal		400.00	2,279,542.87
12/30/2025		5185 Good Home Services, LLC	Deposit for playground removal		3,175.00	2,276,367.87
12/31/2025	123125ach1	Duke Energy	990 Condor Dr Entry, ENTRANCE LIGHT		32.50	2,276,335.37
12/31/2025	123125ach2	Duke Energy	2901 N 10th St Well, May		32.49	2,276,302.88
12/31/2025	123125ach5	Duke Energy	600 Eaglecrest Dr, May -		32.49	2,276,270.39

**Highland Meadows II
Check Register
FY2026**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
12/31/2025	123125ach6	Duke Energy	2901 N 10th St Well,		32.49	2,276,237.90
12/31/2025	123125ach6	Duke Energy	3950 N 10th St,		32.48	2,276,205.42
12/31/2025	123125ach11	Duke Energy	1200 Patterson Rd Lite, For service		32.49	2,276,172.93
12/31/2025			Deposit	26,050.27		2,302,223.20
12/31/2025				2,230,496.67	38,727.05	2,302,223.20
1/1/2026	010126ach	CITY OF DAVENPORT	3 hihgland meadows phase 3 park 11/5-12/4/25		22.34	2,302,200.86
1/1/2026	010126ach3	CITY OF DAVENPORT	1019 Condor Dr Pool (11/5-12/4/25)		110.00	2,302,090.86
1/1/2026	010126ach3	CITY OF DAVENPORT	1015 Condor Dr Cabana (11/5-12/4/25)		178.87	2,301,911.99
1/1/2026	010126ach4	CITY OF DAVENPORT	3001 Golden Eagle Way (11/5-12/4/25)		49.84	2,301,862.15
1/1/2026		5187 ECS INTEGRATIONS LLC	camera mgmt		280.00	2,301,582.15
1/1/2026		5188 ECS INTEGRATIONS LLC	access control		555.00	2,301,027.15
1/1/2026		5189 Mele Environmental Services LLC	landscape monthly		16,208.33	2,284,818.82
1/1/2026		5190 Mele Environmental Services LLC	landscape monthly		16,208.33	2,268,610.49
1/1/2026		5195 Haven Management Solutions, LLC	January Management Services		6,333.33	2,262,277.16
1/4/2026		5191 Cooper Pools	Monhthly Pool Maint		4,600.00	2,257,677.16
1/4/2026		5192 Cooper Pools	Monhthly Pool Maint		4,600.00	2,253,077.16
1/5/2026		5193 Kutak Rock LLP	Legal Services		3,418.00	2,249,659.16
1/6/2026		5194 JCS Investigations	Security		4,780.00	2,244,879.16
1/8/2026		5196 Cooper Pools	Monhthly Pool Maint		4,600.00	2,240,279.16
1/8/2026		5197 Cooper Pools	poor repairs		1,747.56	2,238,531.60
1/9/2026			Deposit	10,064.02		2,248,595.62
1/10/2026		5198 Good Home Services, LLC	Repair/mant-mailboxes		115.00	2,248,480.62
1/12/2026		1/12/2026 FI Dept of Health in Polk County	Dept of Health Pool Fee		280.35	2,248,200.27
1/13/2026		5201 Mele Environmental Services LLC	irrigation repairs		785.00	2,247,415.27
1/13/2026		5202 Danielle Fence	Estimate 2187		1,406.00	2,246,009.27
1/14/2026		5199 Bay Island Contracting & Repair LLC	Repair-Concrete/Sidewalk		17,320.00	2,228,689.27
1/15/2026		5200 Good Home Services, LLC	Temporary valve box coer		90.00	2,228,599.27
1/15/2026		5203 Shamrock First Baptist Church	Meeting Space Dec		100.00	2,228,499.27
1/15/2026		5204 Shamrock First Baptist Church	Meeting Space Jan		100.00	2,228,399.27
1/20/2026	012026ach	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844, Jan		190.00	2,228,209.27
1/20/2026	012026ach	Duke Energy	541 Pheasant Dr Entry Lighting,		32.50	2,228,176.77
1/20/2026	012026ach2	Duke Energy	1015 Condor Dr,		1,235.39	2,226,941.38
1/20/2026	012026ach3	Duke Energy	0 PATTERSON RD Lite		842.93	2,226,098.45
1/20/2026	012026ach4	Duke Energy	00 PATTERSON RD		283.15	2,225,815.30
1/22/2026		5205 EV Pro Solutions	Elec svc call		1,000.00	2,224,815.30
1/25/2026		5207 Deborah Galbraith	BOS MTG 1-22-26		200.00	2,224,615.30
1/25/2026		5208 Joellen Dibrango	01-22-26 BOS MTG		200.00	2,224,415.30
1/25/2026		5209 Kristen Anderson	01-22-26 BOS MTG		200.00	2,224,215.30
1/25/2026		5210 Mario Munoz	01-22-26 BOS MTG		200.00	2,224,015.30
1/25/2026		5211 813 Security & Protective Services	CDD facilites/adminstration		240.00	2,223,775.30
1/25/2026		5212 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,354.00	2,221,421.30
1/26/2026		5213 U.S. BANK	trustee fees series 2014		4,310.00	2,217,111.30
1/26/2026		5214 U.S. BANK	trustee fees series 2014 II INT		4,310.00	2,212,801.30
1/26/2026		5215 U.S. BANK	Trustee Fees 2017 Series		4,290.63	2,208,510.67
1/27/2026		5216 Kutak Rock LLP	Legal Services		1,392.00	2,207,118.67
1/29/2026			Deposit	4,034.29		2,211,152.96
1/30/2026		5218 Good Home Services, LLC	Dog park lock install		45.00	2,211,107.96
1/30/2026		5219 Good Home Services, LLC	Playground removal		3,175.00	2,207,932.96
1/31/2026				14,098.31	108,388.55	2,207,932.96

EXHIBIT 5

[RETURN TO AGENDA](#)

**MINUTES OF 12/15/25 REGULAR MEETING
HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Highland Meadows II Community Development District was held Monday, December 15, 2025 at 4:30 p.m. at Shamrock First Church, 2661 Marshall Rd., Haines City, Florida 33844. The public was able to listen and/or participate in-person or live via conference.

I. Call to Order and Roll Call

The meeting was called to order by the District Manager Ms. Thibault. Roll was called and a quorum was confirmed with the following Supervisors present:

- Deborah Galbraith.....Board of Supervisors, Chairwoman
- Joellen DiBranco Board of Supervisors, Vice Chair
- Kristen AndersonBoard of Supervisors, Assistant Secretary
- Mario Munoz (via virtual means)Board of Supervisors, Assistant Secretary

Also present were:

- Patricia Thibault..... District Manager, Haven Management Solutions
- Greg Woodcock (via virtual means)..... District Project Manager, Stantec
- Kyle Magee (via virtual means).....District Counsel, Kutak Rock
- Vinny Palevich (via virtual means)..... Maintenance
- Anna Lyalina (via virtual means)..... Anchor Stone Management, Member
- James Paleveda Anchor Stone Management, Owner
- Adam King.....Board of Supervisors, Supervisor Elect

It was acknowledged that a quorum was established with Chairwoman Galbraith, Supervisor Anderson, and Supervisor DiBranco in person, with Supervisor Munoz joining via virtual means.

II. Audience Questions and Comments on Agenda Items (limited to 3 minutes per individual)

- An audience member had a question regarding garbage collection and street parking. He informed the Board that he lives on the side of the street where residents are allowed to park, meaning his trash bins get moved to an area they cannot be picked up. He noted that he had spoken to the city and to James Keane, the deputy city manager, who suggested he move his bins to the opposite side of the street. He stated he was fine with that but wanted to check to make sure there are no issues with the CDD. Numerous supervisors have stated they’ve done the same. Ms. Thibault explained the parking situation to Mr. Magee before inquiring if they would be allowed to move the bins into the street by another resident’s yard. He advised it should be fine as long as it’s in the street. Ms. Thibault’s suggested process was some sort of request from, which residents could send in on a case-by-case basis. Supervisor DiBranco questioned if people would bring their cans in right away or if the other residents would have their cans sitting in front of their houses. Ms. Thibault suggested a case-by-case basis would allow them to add stipulations to the forms people are signing, for example, if the residents haven’t picked up their bin by the end of the day, they would lose their privileges. Mr. Magee agreed it would be good to have documentation. The Board determined the first step moving forward would be to draft a legal document, to which Chairwoman Galbraith argued would cost the Board more money and upset residents because they will be spending more money. Supervisor Anderson suggested district management send the HOA an email informing them that they are allowing it and they will need to enforce the trash can being stored in a timely manner. Chairwoman Galbraith stated that would fall on the district manager before suggesting turning the issue over to the HOA property management instead, as the HOA is the one who sends violations and citations, not the CDD. Mr. Magee advised that that would be fine, it just depends on how involved the CDD wants to be. Chairwoman Galbraith noted the residents moving their bins will need to respect the 3-foot rule or none of the bins can be picked up.

48 On a MOTION by Chairwoman Galbraith, SECONDED by Supervisor DiBranco, WITH ALL IN FAVOR, the Board
49 Approved the Turning Over of Garbage Receptacles to the HOA, with District Management to Send a Reminder to the
50 Property Managers Reiterating their Responsibilities and Informing them of CDD Permissions to Place Bins on the Even
51 Side of the Street for the Highland Meadows II Community Development District.

- 52 - The audience member who raised the issue in the first place informed the Board that he thinks this will help the
53 issue, and plans to get decals for his bins so they do not get mixed up with those across the street. Ms. Thibault
54 requested someone send her the rules the different HOA's have for trash cans.
- 55 - Another audience member (John, no last name given) came forward, asking for clarification about the change from
56 Anchor Stone Management to Haven Management Solutions. Ms. Thibault informed him they have had a change of
57 partners, but her team came with her. He also asked about the voting policy changes and no street parking with an
58 expired tag. Ms. Thibault informed him that's a City of Davenport issue. The audience member wanted to make sure
59 he wasn't superseding his limitations by telling people they'll be towed. The Board informed him that they are giving
60 clear instruction to Bolton's Towing because of the five-day rule (letting a car sit out for five days).
- 61 - A third audience member requested a letter of interest for the supervisor vacancy. Ms. Thibault asked him a few
62 basic requirement questions, before informing him of the next steps.

63 III. Vendor & Professional Reports –

64 A. Stantec Engineering – Project Manager Greg Woodcock

65 1. Discussion & Status of Permacast Wall Project

66 Mr. Woodcock confirmed the installation has been done and the painting is complete. He informed Ms. Thibault that
67 they will be submitting a final invoice. Chairwoman Galbraith requested Mr. Woodcock look over the November meeting
68 minutes for accuracy. The Chair wants to make sure the way the payments are done, scheduling is done, who pays and
69 who doesn't, and anything like that is correct. Mr. Woodcock agreed.

70 2. Discussion of Concrete Driveway Repair Related to Wall Project Installation

71 Mr. Woodcock informed the Board that he received a proposal from ADS with a total of \$11,715 to replace the 5
72 broken sidewalk panels and the driveway on Merlin. He noted that he had reached out to Finn Outdoor and Site Masters
73 but had not heard anything back. Ms. Thibault asked if there were two driveways, one on Merlin and one on Pentas, to
74 which the Board and Mr. Woodcock informed her it's the sidewalk on Pentas and Merlin, and a driveway on Merlin. Mr.
75 Woodcock mentioned not seeing any sidewalk cracks on Merlin. Supervisor DiBranco requested clarification on the
76 sidewalk repair. Mr. Woodcock responded, stating there is sidewalk repair on Pentas but not on Merlin. Merlin only needs
77 driveway repair. The Board discussed the pros and cons of waiting or not waiting to see if Mr. Woodcock could get a
78 better deal. Ms. Thibault stated the pros are advancing with the project at a lower price, and the cons are someone
79 complaining, even though they haven't heard anything from the residents with the broken driveway. It was mentioned
80 that they are probably renters, but the homeowners had signed an agreement.

81 Ms. Thibault asked Mr. Magee what the legal ramifications of waiting a month would be. He advised that they would
82 not advance unless they received one more [proposal]. The Board agreed to wait until the January meeting for additional
83 proposals.

84 3. Installation & Proposal from ADS for 7 Curb Ramps & Mats

85 Mr. Woodcock agreed to go after the bundle to see if the mats price will come down if they add the sidewalk and the
86 driveway.

87 4. Discussion of Playground Relocation/Reinstalling the Existing Playground

88 Mr. Woodcock has found two companies that do relocation: one based out of Minnesota and one out of Florida. He
89 advised that the Minnesota company would have to remove the playground, relocate it, and then reinstall it. He has not

90 received any pricing or proposals from the other company. He noted not being sure if they would allow another company
91 to take it down and relocate it. Ms. Thibault inquired as to why, to which Mr. Woodcock explained it is a liability issue.
92 The other company does not want to be responsible for reinstalling any damage or pieces lost in translation. If they take
93 it all down and put it all back up, they can be assured that everything is there and as it should be. He does not have a
94 price point for the deconstruction of the playground yet, although the company did inform him it would roughly be
95 approximately half the cost of buying a new set. Mr. Woodcock hoped the in-state company would give them better
96 pricing.

97 Ms. Thibault reminded the Board that the playground was already coming, which sparked conversation about the
98 budget. Chairwoman Galbraith noted that she knows where they are in the budget, but would also hate to get rid of
99 something [the playground] that can be refurbished and reused when another phase has already requested that this come
100 in. She suggested finding a way to get the playground to phase 7, as they had requested a playground. Ms. Thibault
101 reminded the Board that Good Home Services said they could pull it down and he would make a video. The Board
102 clarified that the \$5,500 proposal was to remove the playground, relocate it, and take the video. The \$4,800 proposal was
103 to refurbish the playground. They noted that they will still require permits and someone to install the playground. Ms.
104 Thibault questioned whether they should have the playground taken down, as they don't know where they can store it, if
105 they can have it installed somewhere, and they don't want to pay to refurbish it if it can't be put up somewhere else, but
106 it needs to go. Mr. Woodcock asked when it has to be out by, to which Ms. Thibault told him the vendor was thinking the
107 second or third week of January. She then asked him if a permit would require a site plan, to which he answered yes.

108 Ms. Thibault informed the Board that the reason Good Home Services hasn't completed the project is because they
109 can't get a permit and do not want to be in charge of grading it and pouring the footers. She questioned having someone
110 else take care of those items and having Good Home Services resurrect it so it is broken into a few small projects, but
111 Mr. Woodcock noted that it might be too expensive. He informed the Board that he is trying to find a company who can
112 do it all but is struggling to locate one and explained that the expensive part of this project is the engineering associated
113 with all of the pieces and parts and drawings of each one. Ms. Thibault suggested Mr. Woodcock take photos and the
114 schematics of the existing playground, as that should lower the cost. Mr. Woodcock explained that they would still have
115 to involve the engineers in designing the size of the footers. Ms. Thibault asked Mr. Woodcock to check with his team
116 and see how much it might cost. The Board discussed possible storage/moving options, including the soccer field, selling
117 it for scrap metal, and moving it to Phase 7. Mr. Woodcock said he should have an answer from the structural team by
118 the end of the week. Ms. Thibault asked Mr. Woodcock if they would be able to build the playground under supervision
119 of the handyman if they got it permitted and outsources the footers. His answer was no. She asked him what would be
120 needed beyond the permit stage, the footer stage, and the site drawing stage, to which he replied, they would just need a
121 licensed general contractor in the state of Florida. One of the audience members mentioned having a brother who builds
122 high-rises; Ms. Thibault requested he speak to him. She suggested making the building of the playground a community
123 event, that way they can operate under a general contractor, but Mr. Woodcock shared concerns over possible legal issues
124 with having residents work on a construction project. Mr. Magee inquired whether Ms. Thibault meant having residents
125 build the playground or move it, to which she explained they would just be picking up a part/piece and putting it down
126 so a professional can put it together. Mr. Magee advised he would want a very thorough liability waiver for everyone,
127 and Ms. Thibault noted they would need to pick up the worker's comp insurance, costing about \$700. Ms. Thibault laid
128 out a few options, noting the first plan was to see if Mr. Woodcock could do it, the second to see if they can find a GC,
129 and the third is moving forward with Mr. Magee. Mr. Magee emphasized the need for a very thorough liability waiver
130 and advised Ms. Thibault to run these ideas by the district's insurance carrier. She confirmed her intention to do so once
131 the first steps are completed.

132 Ms. Thibault mentioned a proposal to resurrect the old playground for \$30,000. The Board discussed their range of
133 options, from storing the playground on the unused soccer field to selling it for scrap metal.

134 On a MOTION by Supervisor Anderson SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board
135 Approved the Removal of Playground for \$5,500 and Video Filming for \$850 for the Highland Meadows II Community
136 Development District.

137 **B. District Attorney – Kutak Rock**

138 **1. Discussion & Status of Polk Regional Water Cooperative**

139 Mr. Magee noted he had reached out to their representative and informed them the Board had voted to accept the
140 offers. He also noted that Melissa, the property attorney, will be going through the paperwork.

141 **IV. Business Matters**

142 **AVID Management Proposal – Walk On**

143 Mr. Avelino introduced himself and began his presentation. He noted that AVID Management are compliant with the
144 current CDD budget, and that they currently manage the HOA portion of Highland Oaks (corrected to Highland
145 Meadows) 4B. The Board asked if they still do the finances for another CDD, to which Mr. Avelino informed them that
146 they do not do business with them or the other CDD at all. Chairwoman Galbraith questioned him, expressing her
147 concerns over legal matters associated at Concord. He informed the Board that they had just found a budget on their
148 website that was made by AVID, but he is going to try and get that removed because they have not made any budgets for
149 Concord. Mr. Avelino informed the Board that they received the budget directly from one of their chairpersons and the
150 attorney, Gina Calhoun, who tweaked it and brought it over to them. He confirmed that AVID was not involved in any
151 of the issues with Concord and those finances, also informing the Board that two departments in the state of Florida and
152 the local Sheriff’s Office were involved but that they can’t say more than that. Mr. Avelino confirmed they had terminated
153 their contract with Concord in October or November of 2024 but continued to do business with them for 3 months after
154 because they [Concord] couldn’t find anyone else. AVID maintained basic operations, only paying the bills they felt
155 comfortable paying, and not conducting site inspections or other duties like that.

156 Mr. Avelino informed the Board that the City of Davenport reached out to them to sign traffic control on private
157 roads, however that is CDD business and not HOA, so they’re leaving it for Ms. Thibault to take care of. He also noted
158 that they [the City of Davenport] are trying to sign a jurisdiction traffic agreement for within the community, which is
159 also a CDD matter. The Board asked him to drive by and check the monuments on his way out, which he agreed was on
160 his agenda. A Board member mentioned the right side of her lights aren’t working, which Mr. Avelino noted is probably
161 a tilted sensor. He recommended the Board shut off the second timer on the opposite side of Patterson and have both of
162 the lights on regular sensors. Chairwoman Galbraith asked if they could leave the lights on for 12 hours so she can see
163 if the problem is the plug or the sensors. Mr. Avelino advised that the timer jumps from 6 to 8 to dusk to dawn, and
164 Chairwoman Galbraith agreed on leaving the timer set from dusk to dawn.

165 **A. Consideration for Approval: Contract for District Management Services with Haven Management Solutions**
166 **(Revised to Reflect Corporate Address, 15 Meetings and Two Field Service Mo. Visits)**

167 Ms. Thibault introduced herself and shared some of her professional background with the Board. She confirmed she
168 will be bringing a review of everything the Board spent money on in the last year and how it has impacted their current
169 finances. Ms. Thibault discussed her strengths and those of her team, focusing on all they’ve been able to do in 3 months.
170 She informed the Board that as their district manager she would still handle their finances, and she’s added a guarantee
171 to their contract, giving them a 30 or 60 day out for district management, meaning if they terminate her contract all
172 services will be free. Ms. Thibault shared her new email address and confirmed the transition should be completed by
173 noon the following day.

174 On a MOTION by Supervisor Anderson SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board
175 Approved the Contract for District Management Services with Haven Management for the Highland Meadows II
176 Community Development District.

177 ○ **Consideration for Adoption Resolution 2026-01, A Designation of Officers New Vice Chair DiBrango**

178 The resignation of Supervisor Colon was on the table. Ms. Thibault reiterated the designation of officers to the
179 Board, the only change being Supervisor DiBrango as Vice Chair.

180 On a MOTION by Chairwoman Galbraith SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board
181 Adopted Resolution 2026-01, A Designation of Officers for Supervisor DiBrango to Take the Position of Vice Chair for
182 the Highland Meadows II Community Development District.

183 ○ **Consideration for Adoption Resolution 2026-02, A Designation of Authorized Signors**

184 To embrace transparency, Ms. Thibault asked the Board if they would like to appoint a Board member to the bank
185 account so that they'll have complete access to everything. A supervisor noted that none of them liked that idea very
186 much and questioned why it would be a good idea. Ms. Thibault reiterated her intention to be transparent with the Board,
187 confirming that access to the bank account will remain with her and Mr. Comings for right now. Chairwoman Galbraith
188 is to be a viewer on the account.

189 On a MOTION by Supervisor DiBrango SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board
190 Adopted Resolution 2026-02, A Designation of Authorized Signers to remain Ms. Thibault and Mr. Comings for the
191 Highland Meadows II Community Development District.

192 ○ **Consideration for Adoption Resolution 2026-03, Designating the Dissemination Agent**

193 Ms. Thibault explained that a dissemination agent populates the information for the bondholder on the bondholder
194 website. This resolution would appoint Haven Management to be able to do that.

195 On a MOTION by Chairwoman Galbraith SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, the Board
196 Adopted Resolution 2026-03, Designating the Dissemination Agent for the Highland Meadows II Community
197 Development District.

198 **V. Field Services Report**

199 **A. Presentation of the Highland Meadows II Maintenance Inspection Check List**

200 Ms. Thibault suggested starting with a proposal for the leaning stop signs. Mr. Comings suggested starting with the
201 missing signs instead. He explained the process of getting new signage, noting that it usually takes about a month as
202 they'll have to get a list of all the signs they need, get their proposal approved, and will have to mail the signage company
203 (Image 360) a check as a deposit. Sometimes the signs need tweaking, and that will add some time to the process as well.
204 Mr. Comings noted the vendor was able to get them a revision quickly, but it was another two weeks before the sign was
205 delivered.

206 **B. Discussion & Status of Sign Audit**

207 Supervisor Galbraith explained that the signs have been a year-long issue. Mr. Comings informed the Board that he
208 did drive through every intersection, and he believes getting the signs fixed should be easier than replacing the others,
209 though they might have to buy new hardware. Supervisor DiBrango agreed with breaking up the proposals, that way if
210 they are able to fix the leaning signs first, the residents can see that something is being done. The Board noted a missing
211 stop sign at Golden Eagle Way. Mr. Comings encouraged the Board to work on both proposals at the same time.
212 Supervisor Galbraith reiterated the need for sturdy hardware that will not have to be replaced again anytime soon. She
213 also asked about cost, which Ms. Thibault informed her they do not know yet as they don't have any proposals yet. The
214 Board wants 3 proposals, with a minimum of 2.

215 **C. Consideration for Approval – Cooper Pools Motor - \$3,120**

216 Ms. Thibault explained that this motor is different from the one that was previously replaced. The Board asked what
217 the difference between the motors is, noting that the other motor had to do with the filtering, and how many motors there

218 are. Ms. Thibault informed them this motor works on the pumping. This item is on hold until January until a response to
219 their questions is given.

220 On a MOTION by Chairwoman Galbraith SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board
221 Approved Cooper Pools Motor for \$3,120 Pending Responses to the Board's Questions and Advancing with
222 Chairwoman's Approval if Satisfied with the Responses for the Highland Meadows II Community Development District.

223 Chairwoman Galbraith explained to the Board the information about the pool Mr. Cooper had explained to her. Ms.
224 Thibault informed the Board that there was a clanging coming out of the motor, meaning the bearings aren't good. The
225 Board wanted to know why the bearing issue wasn't noticed before it became a problem, a question they have for Mr.
226 Cooper. There was nothing about it in his last report, as the bearings had not been clanging yet. The Board wants someone
227 from Cooper Pools at the next meeting.

228 **D. Discussion of Fence Repairs and Individuals Continuing to Jump the Fence**

229 Ms. Thibault informed the Board that individuals are jumping the concrete wall and busting out fence panels to
230 access areas of the community. The CDD does have a guard service who patrols a whole fence line for an hour. The
231 break-ins are happening in the afternoon. Ms. Thibault instructed Mr. Comings to get a hold of Danielle Fence. On the
232 topic of trespassing, she informed the Board that JCS has been advising these people that they will start trespassing them.
233 She added that she had called the school and left a message to tell them that district management will start trespassing
234 their children if they keep breaking through the fence. She urged them to call back so they can come up with a suitable
235 plan. Ms. Thibault suggested hiring an off-duty officer from the City of Davenport to walk the fence line because JCS
236 cannot legally charge people for trespassing. JCS has been doing a good job of deterring trespassers, but that's likely
237 why there are so many break-ins in the remote areas of the fence line. Ms. Thibault confirmed she will bring a proposal
238 to the Board next month after reaching out to the City of Davenport and Polk County Sheriff's Office if she doesn't hear
239 from the city.

240 **VI. Administrative Matters**

241 **A. Consideration for Acceptance – November Unaudited Financial Statements**

242 Chairwoman Galbraith noted she wanted to make sure Supervisor DiBrango got her check. The Board made several
243 humorous remarks about extra checks, which Ms. Thibault clarified on the record.

244 On a MOTION by Supervisor Munoz SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board
245 Accepted the November 2025 Unaudited Financial Statements for the Highland Meadows II Community Development
246 District.

247 **B. Consideration for Approval – Minutes of the Regular Meeting of the Board of Supervisors – November 17, 248 2025.**

249 Chairwoman Galbraith reiterated her dislike for minutes drafted by Artificial Intelligence, as it can incorporate
250 comments that weren't there or misconstrue comments made by other people. She brought an exact reference to the Board,
251 citing a spot where the minutes stated Mr. Woodcock had said Permacast was going to cover the cost of all repairs when
252 they all knew that that was never said. She also mentioned a statement about James Paleveda from Anchor Stone and
253 wanting it to be on record that the way the Board reacted to him was not normal and was solely because they didn't know
254 who he was or why he was talking over everyone. Chairwoman Galbraith confirmed that she'll motion to send their
255 check when the minutes are 100% corrected.

256 On a MOTION by Chairwoman Galbraith SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board
257 Voted Not to Approve the Minutes of the Regular Meeting of the Board of Supervisors for November 17th, 2025, for the
258 Highland Meadows II Community Development District.

259 The vote was interrupted by virtual attendee Anna Lyalina before being carried to completion.

260 Supervisor Anderson shared her critique over using AI for government entity minutes. Ms. Thibault clarified that it
261 is a common practice for an AI transcript to be perfected by human interaction, even in city government.

262 **C. Discussion of Changes to the Towing Policy – No Parking on the Street with Expired Tags or No Tags**

263 Ms. Thibault explained that it is a City of Davenport and City of Haines City law before asking the Board if they
264 would like to change their towing policy to incorporate that law. Chairwoman Galbraith agreed before discussing a
265 previous situation involving a resident who parked his untagged car (no license plate at all) in the street. She had
266 expressed intent to give the resident time to get their tags before towing them. The owner had told them he had a tag but
267 moved the car off the sidewalk and into the street without putting any tags on it. Supervisor Galbraith also noted that an
268 untagged car or a car with expired tags would not follow the five-day rule implemented by the Board but would instead
269 follow the Florida Statute.

270 On a MOTION by Supervisor Anderson SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, the Board
271 Approved the Changes to Towing Policy to Incorporate Language from Florida Statutes for the Highland Meadows II
272 Community Development District.

273 Mr. Magee confirmed he will have a new policy for the next meeting.

274 **D. Traffic Control Jurisdiction Agreement – Walk on Item**

275 Ms. Thibault addressed a message she had received from one of the HOA managers, advising that they had a traffic
276 control jurisdiction agreement with the City of Davenport previously that expired August 23, 2025. That agreement
277 would give them authority to cruise the neighborhood, which they do.

278 On a MOTION by Chairwoman Galbraith SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board
279 Approved District Management and District Counsel to Work with the City of Davenport and Investigate with the City
280 of Haines City for a Traffic Control Jurisdiction Agreement for the Highland Meadows II Community Development
281 District.

282 Ms. Thibault opened the floor to audience comments about the traffic agreement. John asked what this will entail
283 between partners. He was informed there could be some go between. The Board checked for confirmation that the Police
284 Department will notify District Management if they do anything, which Ms. Thibault confirmed. She clarified that the
285 agreement does not request that the city provide them with reports and it would not be cost effective to do so. Ms. Thibault
286 said she can ask to see if they will.

287 **E. Consideration for Approval – District Counsel Invoice – November 25th, 2025 - \$3,418**

288 On a MOTION by Supervisor Anderson SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board
289 Approved the District Counsel Invoice for November 25, 2025, at \$3,418 for the Highland Meadows II Community
290 Development District.

291 **F. Consideration for Approval – Requisition 80 – Bond Counsel - \$2,276.80**

292 Will come out of the construction funds and not the general fund.

293 On a MOTION by Chairwoman Galbraith SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board
294 Approved Requisition 80 for Bond Counsel at \$2,276.80 for the Highland Meadows II Community Development District.

295 **G. Ratifications**

296 **1. Requisition 79 – Anchor Stone Management - \$3,500**

297 The Board questioned who did all the work. Ms. Thibault noted it was Anna [Lyalina].

On a MOTION by Supervisor Anderson SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, the Board Approved Requisition 79 for Anchor Stone Management at \$3,500 for the Highland Meadows II Community Development District.

H. Consideration for Adoption Resolution 2026-04, General Election Resolution

General election is pursuant to the Supervisor of Elections requests; it helps them establish what they're going to do in 2026. Chairwoman Galbraith and Supervisor Anderson put it on the record that they don't think they've seen this before. Mr. Magee confirmed it is standard practice. He explained all it will do is give District Management direction to work with the Supervisor of Elections to advertise for the open seats that will be on the ballot next year.

On a MOTION by Supervisor Anderson SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, the Board Adopted Resolution 2026-04, the General Election Resolution for the Highland Meadows II Community Development District.

I. Consideration for Acceptance – Resignation of Supervisor Colon – Seat 5 – Term Date 11/2028

On a MOTION by Supervisor Munoz SECONDED by Supervisor Anderson, WITH Chairwoman Galbraith Voting Nay the Motion Passed 3 to 1, the Board Accepted the Resignation of Supervisor Colon for Seat 5 Term Date 11/28, for the Highland Meadows II Community Development District.

The Board agreed for Ms. Thibault to reach out to the HOA managers and put it on the website that Seat 5 is available, and they are soliciting members to send a statement of interest by January 12th. Chairwoman Galbraith noted a man at the meeting has been to every CDD meeting, every HOA meeting, and is very involved in the community. She emphasized the importance of whoever takes Seat 5, understanding that being on the Board is about the whole community. Mr. Magee confirmed that the Board can read his statement of interest for consideration for appointment and then swear him in during the January meeting if they wish.

Adam King introduced himself, giving some of his background. He has been a resident for 6 years and been on the HOA 4B Board for 3 and is interested in weighing in on concerns that come before the entire community. The Board members agreed that he is an active community member and meets all of the qualifications they have.

On a MOTION by Chairwoman Galbraith SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board Agreed to Appoint Adam King to Seat 5 to Be Sworn in at the January Meeting for the Highland Meadows II Community Development District.

Ms. Thibault confirmed she'll send Mr. Magee Mr. King's name and address so they can send him their packet and prepare an Oath of Office. Ms. Thibault also confirmed Supervisor DiBrango should get her check by next week, before Christmas Day.

VII. District Manager

Anchor Stone Management Minutes & Final Invoice

The Board agreed to wait to make the final payment to Anchor Stone Management until they have received the corrected minutes, approved with satisfaction by the Board. They asked if current management could correct the minutes. Ms. Lyalina asked the Board for direction on what had not been corrected in the minutes. She stated she could get on the phone with each Board member, as the revisions currently in the minutes were verbatim. Chairwoman Galbraith informed her that the minutes do not need to be verbatim, but the Permacast statement was incorrect. She noted Mr. Woodcock is going over his section of the minutes to make sure it is correct. Chairwoman Galbraith also noted she wants her statements about Mr. Paleveda on the record. Ms. Thibault clarified that the Board wants verbatim minutes on the Permacast section, and for Mr. Woodcock to approve those, and verbatim minutes on the part of the meeting where Mr. Paleveda entered the conversation. Ms. Lyalina stated that the Permacast section has been corrected and there is a section where he introduced himself as Mr. Paleveda with Anchor Stone. Chairwoman Galbraith informed Ms. Lyalina that the Board

340 questioning who he was is not in the minutes as they were looking at them at that moment. Mr. Magee interjected to ask
341 Ms. Thibault if this is something she and her team could take care of. She answered that they could, but it would probably
342 take at least a week or two as they are in transition. She noted Ms. Lyalina and Mr. Paleveda have been working closely
343 with these minutes and would likely turn them around much faster. Chairwoman Galbraith reiterated her concern over
344 the Permacast section, insistent that Mr. Woodcock look over it to avoid legal issues down the road. Mr. Magee reiterated
345 his concerns over withholding payment, suggesting that maybe it's something Ms. Thibault and her team can handle.
346 Supervisor Anderson agreed with Chairwoman Galbraith that Anchor Stone should do the minutes because they are being
347 paid to. Ms. Lyalina confirmed she could do the minutes expediently and asked for explicit directions, citing line 157 in
348 the minutes. The Board confirmed they are good with what Ms. Lyalina read off, but they would still like to wait on the
349 Permacast section from Mr. Woodcock. Ms. Thibault as if Ms. Lyalina could listen to one section of the audio versus the
350 transcript to make sure it's verbatim to send to Mr. Woodcock. Ms. Lyalina confirmed she can send Mr. Woodcock the
351 transcript and will make her changes as soon as he is done, while also remarking that she would appreciate the release
352 of the check as legally/contractually, the work has been done. Chairwoman Galbraith agreed to release the check as soon
353 as Mr. Woodcock reads the transcript, stating District Management will put it in the mail.

354 At this point, Mr. Paleveda spoke up, asking the Board if they are withholding funds before introducing himself (by
355 first name only). He reiterated, once again asking the Board if they are withholding funds until someone they have no
356 affiliation with does their job. Ms. Thibault informed him that under the Florida Prompt Payment Act, the district has 30
357 days to remit payment. She asked the Board if they were deciding to remit payment until all of the transaction has been
358 completed. Supervisor Anderson shared her support for what Chairwoman Galbraith has stated. Mr. Paleveda asked what
359 would happen if Mr. Woodcock couldn't get it done in the next two weeks. Ms. Thibault informed him that Mr. Woodcock
360 had advised her that he'll handle a lot of stuff this week and it would do them well to get it to him quickly. Mr. Paleveda
361 reiterated his question, stating that's not what he asked. Ms. Thibault informed him that she could not answer his question
362 as it was hypothetical and she confirmed that the Board is not withholding payment and is going to be in compliance
363 with the Florida Prompt Payment Act, which gives the Board 30 days. Chairwoman Galbraith expressed appreciation for
364 Anchor Stone's gracious transition, and her concern that they are expecting something in exchange for that gracious
365 transition, before reiterating that she needs Mr. Woodcock to approve that section of the minutes. Ms. Lyalina reiterated
366 her intention to complete the revision and her request for the release of payment. The Board agreed to meet all Florida
367 Prompt Payment Act Requirements. Ms. Thibault offered to work with Ms. Lyalina to get Mr. Woodcock to respond as
368 quickly as possible to get them turned around. Ms. Lyalina confirmed she would send all the audio and transcript items
369 to Mr. Woodcock that night. Ms. Thibault confirmed that the Board committed to pay her within the Florida Prompt
370 Payment Statute and within the constraints of her contract. Ms. Lyalina wanted it on record that they have done the work
371 within the agreement, meeting Florida Statute Requirements.

372 On a MOTION by Chairwoman Galbraith SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board
373 Approved the Final Invoice for Anchor Stone Management Within the Guidelines of the Florida Prompt Payment Act for
374 the Highland Meadows II Community Development District.

375 **Exempt Security Session**

376 Ms. Thibault told Mr. Palevich they would like him to be at the next meeting. Supervisor Galbraith informed him
377 there is an issue with the speaker, which Mr. Palevich explained the last he had heard, the volume on the PA system was
378 low to the point that it was barely audible to the guard standing nearby. Ms. Thibault stated she would reach out to JCS
379 because at first the audio was too high. They have to inform the cleaning people that they are not allowed to use the
380 bathroom in off-hours.

381 **38MIII. Audience Comments New Business Items (limited to 3 minutes per individual)**

382 There were no audience comments on new business items.

383 **IX. Supervisor Requests (Addressed before Audience Comments)**

384 Chairwoman Galbraith wanted someone to look at the monuments, as several of them still aren't working. Ms.
385 Thibault advised that the problem with 5 was that the electrical box was behind a resident's fence, so they had to ask for
386 permission to get to it. Once they went back to look at it, they found that there was no power coming out of the meter.
387 The next step is to get in touch with Duke Energy for them to test the meter to see if it works.

388 Phase 4 has a timer issue that Mr. Avelino is taking care of.

389 Ms. Thibault was waiting for a proposal from an electrician who worked on Phase 7. He had sent his team out and
390 informed Ms. Thibault that they need to lay some more conduit and he will need to trench. He had advanced his invoice
391 but Ms. Thibault bounced it back to him. All three of the phases need waivers; Ms. Thibault confirmed they have them.

392 Supervisors discussed a new meeting start time (maybe 5pm) and a new venue (Ms. Thibault found them to be
393 pricey). The Board discussed current and previous meeting locations, noting they could meet certain places, like City
394 Hall, if they met during the day.

395 Ms. Thibault Requested a contract for Exhibit 3B, the takedown of the playground, which he agreed to obtain.

396 **X. Adjournment**

397 There being no further business, the meeting was adjourned

398 On a MOTION by Supervisor DiBrango, SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board
399 Adjourned the Meeting for the Highland Meadows II Community Development District.

400

401 *~Any individual who wishes to appeal a decision made by the Board with respect to any matter considered at this meeting*
402 *is hereby advised that they may be responsible for ensuring that a verbatim record of the proceedings is made, including*
403 *all testimony and evidence upon which the appeal is based.~*

404

405

406

407

408

Signature

Signature

409

410

411

412

413

Printed Name Secretary Assistant Secretary

Printed Name Chairman Vice Chairman

414

415

416

417

EXHIBIT 6

RETURN TO AGENDA

**MINUTES OF 01/22/26 REGULAR MEETING
HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Highland Meadows II Community Development District was held Thursday, January 22, 2026 at 4:30 p.m. Shamrock First Church, 2661 Marshall Rd., Haines City, Florida 33844. The public was able to listen and/or participate in-person or live via conference.

I. Call to Order and Roll Call

The meeting was called to order by the District Manager Ms. Thibault. Roll was called and a quorum was confirmed with the following Supervisors present:

Deborah Galbraith.....Board of Supervisors, Chairwoman
Joellen DiBrango Board of Supervisors, Vice Chair
Kristen AndersonBoard of Supervisors, Assistant Secretary
Mario MunozBoard of Supervisors, Assistant Secretary
Adam King.....Board of Supervisors, Assistant Secretary

Also present were:

Patricia Thibault..... District Manager, Haven Management Solutions
Greg Woodcock (via virtual means)..... District Project Manager, Stantec
Bennet Davenport (via virtual means) District Counsel, Kutak Rock

It was acknowledged that a quorum was established with Chairwoman Galbraith, Supervisor Anderson, Supervisor DiBrango, Supervisor Munoz, and Supervisor King present in person.

II. Audience Questions and Comments on Agenda Items (limited to 3 minutes per individual)

- No audience comments

III. Vendor & Professional Reports – Addressed out of order (Administrative Items were addressed first, can be located below)

A. Stantec Engineering – Project Manager Greg Woodcock

1. Discussion & Status of Permacast Wall Project

Mr. Woodcock confirmed the project was completed and that the county came out and conducted an inspection. They failed them due to cracks in the sidewalk in the right of way area. He informed the Board that repairs to the Pentas sidewalk would be \$3,000, and repairs to the Merlin driveway would be \$9,840, totaling \$12,840. Mr. Woodcock also noted that if the Board were to address both sidewalks at the same time, they would be saving \$1,125, with the repairs totaling \$11,715. Chairwoman Galbraith inquired about the state of their budget after those repairs, to which Ms. Thibault replied, noting they do have \$15,000 budgeted to spend per capital projects. She also noted these projects would likely eat up the yearly budget.

On a MOTION by Chairwoman Galbraith, SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board Approved the Permacast Wall Project to Complete Concrete Repairs for \$11,715 for the Highland Meadows II Community Development District.

2. ADA Mat Repairs –

Mr. Woodcock advised that there are 14 locations that needed ADA ramps and detectable warnings. He quoted the ADS price at \$24,500 to do all of them, and \$14,700 to do half of them, meaning the difference would be \$1,750 per mat if they do 14, or \$2,100 per mat if they do 7.

44 Ms. Thibault asked Mr. Woodcock if the ADA mats had ever been installed, to which he responded, no. She then
45 suggested using the bond funds to pay for them, as they would be new and are federally required, to which Mr. Woodcock
46 agreed. District Counsel stipulated it would be fine as long as it's contemplated within the engineers report and
47 incorporated as part of the terms of the bonds they are discussing.

48 On a MOTION by Supervisor DiBrango SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board
49 Approved the Transfer of Funds from Acquisition and Construction for ADA Mats, totaling \$24,500 for the Highland
50 Meadows II Community Development District.

51 Ms. Thibault requested contracts from Kutak Rock for the ADS project and the Permacast wall project. Mr.
52 Woodcock agreed to send Mr. Magee the report before signing off.

53 **B. District Attorney – Kutak Rock**

54 **1. Discussion & Presentation of Bolton's Towing Agreement (Revised)**

55 Mr. Davenport advised there was no need to revisit this.

56 **2. Discussion of Polk Regional Water Cooperative**

57 Mr. Davenport stated his understanding was that Mr. Magee and their colleague, Melissa Van Sickel, were working
58 to get an independent appraisal, and that that was their only update. Ms. Thibault informed him that they had an appraisal
59 and were hoping to have more of a concrete update from them. Mr. Davenport informed the Board that he thought the
60 appraisals were different but agreed with Ms. Thibault's plan to reach out to Mr. Magee.

61 **IV. Business Matters**

62 **1. Presentation for Discussion – Safety and Infrastructure**

63 Ms. Thibault announced that the Board had spent \$517,064 in 7 months on safety measures. She commended them
64 for their accomplishments, noting that she has not seen a district move so aggressively and get so much done in so little
65 time. The Board members agreed to put the presentation on the home page of the website.

66 **V. JCS Security Updates**

67 **1. Resignation of JCS Services**

68 Ms. Thibault informed the Board that she has temporarily employed a new protection service for the next two weeks
69 as JCS has resigned from on-site services. The new company is still filling their positions and cannot guarantee guard
70 service. They are charging \$20.00 an hour. Chairwoman Galbraith informed the Board that she has had police come to
71 her door looking for Ring Camera footage of the nearby car break-ins.

72 Ms. Thibault posed a question to the Board, being unsure if they wanted to extend and give the company the time to
73 find an on-site guard. She noted with the weather as it has been, someone coming into the pool area has been highly
74 unlikely. Chairwoman Galbraith expressed her concern for the park area, especially with the new park coming in at the
75 same time as the deconstruction of the old park.

76 Kutak Rock agreed with Ms. Thibault's suggestion of an interim contract for the new security company until they
77 have a team in place and can guarantee hours. Ms. Thibault advised the Board that further discussion will take place
78 when they have more concrete information.

79 On a MOTION by Supervisor Munoz SECONDED by Chairwoman Galbraith, WITH ALL IN FAVOR, the Board
80 Approved an Interim, Temporary Contract with Limited Service with 813 Service, with the Condition of Having 30 Days
81 to Staff Up Until the Next Board Meeting for the Highland Meadows II Community Development District.

82 **2. Consideration of Proposal from JCS for Rover Services only - \$1,980 Monthly**

83 Ms. Thibault informed the Board that both JCS contracts were no good after they resigned, meaning they would
84 need a new contract to continue roving duties. She noted the previous price in the contract was \$1,980. Chairwoman
85 Galbraith expressed concern over budgeting the rover and towing services, wanting to wait for a lower price to come to
86 the table and believing the more aggressive towing could be enough for now. Ms. Thibault committed to attempting to
87 find proposals for other roving companies. The Board raised a question, wondering if what JCS is offering is considered
88 a good deal. Ms. Thibault responded, noting she wouldn't be able to say without the nightly reports, which she stopped
89 receiving when they resigned. Supervisor Anderson expressed her frustration, stating she doesn't want to pay for
90 something when they don't know what/how much they're getting, but she also does not like knowing somebody is not
91 driving through the community. The Board agreed that they do not want to pay for the roving service, as it is too expensive
92 for the Board and the residents, but it was noted by Supervisor DiBrango that this is an essential service.

93 Ms. Thibault offered to reach out to Haines City and Davenport to see if she can pick up any off-duty shifts. A
94 supervisor contradicted the idea, finding it had been spoken about at the last meeting and been decided too expensive to
95 follow through. Supervisor Anderson asked if JCS would be willing to operate for less money, to which the answer was
96 no. Ms. Thibault informed the Board of the off-duty rates, noting that they operate at \$45.00 an hour. She advised the
97 Board that they could buy 44 hours (10 hours a week) at that rate and have them rove on Fridays. Chairwoman Galbraith
98 raised concerns about having proof of the officers riding through, arguing that they would be settling for exactly what
99 the Board had decided they didn't want (a rover company that will not provide reports). Ms. Thibault explained that the
100 off-duty officer cars are marked and have GPS, meaning they could be audited by someone. Supervisor Anderson
101 acknowledged that an off-duty officer may be a more accountable option, as they would still be held liable by the rules
102 and policies of their department.

103 Chairwoman Galbraith expressed concern over having someone guaranteed to fill the off-duty shifts, which the
104 Board argued is always a risk, even with security companies.

105 Ms. Thibault stressed to the Board that JCS did not rove the community for homes (it would directly go against
106 their contract), but for district infrastructure. She also stressed that they cannot pay for security services for homes, as
107 they cannot allocate district dollars to non-district matters. She reiterated that their presence is to largely serve as a
108 deterrent for crimes and disturbances. Chairwoman Galbraith asked what it is they are looking for, to which Ms. Thibault
109 explained that their role is largely to call the police if they see something as they are not allowed to act. They are allowed
110 to approach people who are at the pool or retention pond who shouldn't be, but under no circumstances should they leave
111 their vehicles to confront someone accosting individual homes. An off-duty officer would not be held to the same
112 constraints, rather, they would obey their oath to protect.

113 Ms. Thibault asked the Board if they would like her to reach out to Haines City and Davenport and tell them they
114 have \$2,000 a month for them to Rover the district on Friday and Saturday nights for 4 hours (whatever their shifts are).

115 On a MOTION by Supervisor Anderson SECONDED by Supervisor Munoz, WITH Chairwoman Galbraith Voting Nay
116 the Motion passed 3 to1, the Board Agreed to Allow the Chair to Accept the Contract with Either Police Department to
117 Rover the District Based on a Monthly Amount of \$2,000 for the Highland Meadows II Community Development
118 District.

119 Chairwoman Galbraith explained her vote, reiterating her concerns over cost and lack of reports. She requested
120 proposals for rover service be brought to the next meeting. Supervisor Anderson suggested discussing these issues in
121 real-time before moving on to the final vote, as not everyone's minds are always made up. Supervisor Anderson expressed
122 confusion over Chairwoman Galbraith's opposition and indicated her interest in wanting to hear her opinion before
123 arriving at a final vote.

124 On a MOTION to AMEND by Chairwoman Galbraith SECONDED by Supervisor Munoz, WITH ALL IN FAVOR,
125 the Board Agreed to Call the Police Department but Bring Proposals for Additional Roving Services and Security for the
126 Highland Meadows II Community Development District.

127 **VI. Field Services Report**

128 **A. Presentation of the Highland Meadows II Task List**

129 Walk-On Proposals

130 **1. Signage Proposal for the 21 Leaning or Bent Street Signs – Good Homes - \$500.00**

131 The Board mentioned the towing signs but was told that towing will take care of towing. Price includes labor and
132 materials. They intent to bend the backs to make them straight again. Supervisor Munoz expressed concern over the
133 impact bending the signs to fix them may have on the signs being re-damaged. He provided examples of ways the signs
134 could be damaged. When a new sign is replaced, the pole likely will be as well.

135 On a MOTION by Supervisor Anderson SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, the Board
136 Approved the Signage Proposal for the 21 Leaning or Bent Street Signs totaling \$500.00 for the Highland Meadows II
137 Community Development District.

138 Ms. Thibault confirmed they will have a proposal for missing signs at the next meeting.

139 **2. Fix the Fence - \$250.00**

140 The Board briefly debated placing a tree or bush where the broken fence is. Ms. Thibault informed the Board that
141 the repair company will replace the piece that's missing and add a cross-slat so it can't be kicked in. She reminded the
142 Board of their previously stated intention of planting prickly bushes when they get into growing season, and that it isn't
143 a cheap option. She reminded the Board to be mindful of their spending. Chairwoman Galbraith raised concerns over
144 having to spend another \$250 to fix the fence when it breaks again, to which Ms. Thibault clarified, the cross-slat will
145 be affixed to the concrete wall. Chairwoman Galbriath asked for strong documentation of the fence going up and going
146 down.

147 On a MOTION by Supervisor DiBrango SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board
148 Approved Moving Forward with Fixing the Fence for \$250 for the Highland Meadows II Community Development
149 District.

150 Ms. Thibault confirmed she will bring a proposal for planting to the next meeting.

151 **3. Fence Proposal for Pheasant Drive - \$325**

152 Supervisor DiBrango shared information from a report, finding that this section lasted two or three days before it
153 was torn down again. The Board debated reasons people might've been breaking into this fence. This one is more
154 expensive because it is bigger than 16 inches. Ms. Thibault will make a record of when that goes up.

155 On a MOTION by Chairwoman Galbraith SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board
156 Approved Fence Proposal for Pheasant Drive at \$325 for the Highland Meadows II Community Development District.

157 **4. Erosion Control/Ground Cover**

158 Ms. Thibault walked the Board through the different options they have to fix the sand runoff. She explained they
159 could go in and re-level, which would be the most expensive option, or use landscape barriers (like the options sold at
160 Lowe's and Home Depot) with pebbles holding them down as the less expensive but more repetitive option.

161 Ms. Thibault asked the Board if they want her to grab a proposal for the less expensive fix because it would be out
162 of budget for them to fix all the areas with the more expensive option. The Board asked how often the temporary fix
163 would need to be redone, to which Ms. Thibault informed them it would depend on their residents and the weather. She
164 recommended going with the less expensive fix (the barriers) and seeing how often they need to be replaced, while
165 planning a more permanent fix in the next year. Ms. Thibault shared her suggestions on mitigating damage/resident
166 interference with the barriers. She also informed the Board that she plans to ask "Dane" (the pool guy) if they planted

167 ground cover (little, short ivy-esq plant that grows on the ground) as it could work as a natural barrier for the sand to
168 stop running off. Ms. Thibault confirmed that she will bring back proposals for the barriers and the ground cover.

169 **5. Raised Sidewalks – Good Homes - \$175**

170 Ms. Thibault informed the Board of the sidewalk raised about one fourth of an inch on Swallowtail and that Good
171 Homes would grind it down for \$175. She also informed them that they have received complaints from residents about
172 cracks in the sidewalks, which is a liability and a very concerning issue. Mr. Woodcock advised that a fix/sanding down
173 isn't needed unless it's a quarter inch or more. Ms. Thibault advised the Board that they do not have the fiscal means to
174 repair all cracks and sidewalks.

175 On a MOTION by Supervisor Anderson SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, the Board
176 Approved the Good Homes Sidewalk Sanding Proposal for Swallowtail at \$175 for the Highland Meadows II
177 Community Development District.

178 Ms. Thibault explained to the Board that Mr. Comings is going to ride his bike through the entire district phase by
179 phase (splitting some in two when needed) and check for raised sidewalks.

180 **B. Consideration of Proposal – Cooper Pools - \$3,120**

181 Ms. Thibault noted the price is for a new motor and will remain in budget.

182 On a MOTION by Chairwoman Galbraith SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, the Board
183 Approved the Cooper Pools Proposal for a new motor at \$3,120 for the Highland Meadows II Community Development
184 District.

185 Haven Management has spoken to Mele Environmental about doing a better job of cleaning the weeds in the pool
186 deck. They're sending someone on Monday to look at the retention ponds as they have a lot of weeds as well. They do
187 not remove signs when they mow.

188 **C. Consideration of Proposal – EV Pro Solutions for Phase 7 Lighting - \$2,250**

189 The Board spent \$1,000 on a light test, which worked. The repair has not been completed yet. The Board discussed
190 the possibility of the wiring having to go under the road. Supervisor Anderson warned about the possibly, noting she
191 wants to be prepared for any possibility. Ms. Thibault is going to check on the solar sensor on the right on Patterson.

192 On a MOTION by Supervisor Anderson SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board
193 Approved the EV Pro Solutions for Phase 7 Lighting at \$2,250 for the Highland Meadows II Community Development
194 District.

195VII. **Administrative Matters – Item addressed first under Audience Comments**

196 **A. Consideration for Acceptance – December 2025 Unaudited Financial Statements**

197 The Board was trending positively.

198 On a MOTION by Supervisor Anderson SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board
199 Accepted the December 2025 Unaudited Financial Statements for the Highland Meadows II Community Development
200 District.

201 **B. Ratifications:**

202 **1. Good Home Services:**

- 203 ○ Repair for Valve Box - \$90

204 Mele has gone through and done the repairs; their bill should come in at around \$750.

205 On a MOTION by Chairwoman Galbraith SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board
206 Ratified the Repair for Valve Box at \$90 for the Highland Meadows II Community Development District.

- 207 ○ Install Lock on Pet Waste Bag Dispenser - \$45

208 Residents were reporting the waste dispenser was always empty, likely because residents were taking more
209 than one. They had to have a hole drilled to add a lock. Ms. Thibault advised that the cleaning people will
210 give the code to the Chair.

211 On a MOTION by Chairwoman Galbraith SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board
212 Ratified the Lock Installation on Pet Waste Bag Dispenser at \$45 for the Highland Meadows II Community Development
213 District.

214 **2. Danille Fence - \$1,406 to Repair Fence**

215 On a MOTION by Supervisor Anderson SECONDED by Chairwoman Galbraith, WITH ALL IN FAVOR, the Board
216 Ratified Danille Fence to Repair the Fence at \$45 for the Highland Meadows II Community Development District.

217 **C. Supervisor Appointment – Addressed earlier in the meeting**

218 **1. Oath of Office – Adam King**

219 Supervisor appointment for seat 5. Ms. Thibault directed Mr. King to read his Oath of Office. He will occupy seat
220 five until his term ends, November of 2028. Before moving on, Mr. Davenport began to inform Supervisor King of some
221 of the laws and forms he needed to know about, including Sunshine Law, before tabling that discussion for later (as per
222 the agenda).

223 **2. Consideration for Adoption Resolution 2026-05, A Designation of Officers**

224 This resolution would maintain the current slate of officers, listed as Chairperson Deborah Galbraith, Vice Chair
225 Joellen Dibrango, Secretary Patricia Thibault, Assistant Secretary Kristen Anderson, Assistant Secretary Mario Munoz,
226 Assistant Secretary Adam King, Assistant Secretary Austin Comings, Treasurer Patricia Thibault, and Assistant Treasurer
227 Austin Comings. The Board was able to make a change in any designation of officers and motion to adopt the resolution.

228 On a MOTION by Supervisor Anderson, SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board Adopted
229 Resolution 2026-05, A Designation of Officers for the Highland Meadows II Community Development District.

230 **3. Supervisor Consideration of Florida Statute Allowed Stipend**

231 The stipend was accepted.

232 **4. Discussion of Florida Sunshine Law**

233 Bennet Davenport filling in for Kyle Magee. Mr. Davenport informed Supervisor King of the necessary laws and
234 forms to keep in mind while an acting supervisor. First, he covered Sunshine Law, informing Supervisor King that
235 members of the Board are prohibited from speaking to each other about district matters outside of the publicly held
236 meetings. He made it clear that this remains true through all forms of media, not just face-to-face interaction. Second,
237 Mr. Davenport informed Supervisor King that any communications he sends regarding district matters can be subject to
238 public records requests, noting the importance of communicating through his CDD issued email. Third, Mr. Davenport
239 informed Supervisor King that he is subject to the code of ethics in Part 3 of Chapter 112 in the Florida Statutes, regarding
240 employment, voting, conflicts of interest, and gifts, etc. Lastly, Mr. Davenport informed Supervisor King he'll have to
241 fill out Form 1, a limited statement of financial disclosures within 30 days of his appointment to the Board, and file once
242 a year during the summer. Every new Supervisor is required to attend a 4-hour commission on ethics. He will also need
243 to fill out Form 8B. Mr. Davenport committed Kutak Rock to sending a new supervisor handbook to all supervisors.

244 Chairwoman and Ms. Thibault met with a towing company and invited them to this meeting. Board agreed to view
245 the On Time Assistance (towing company) presentation. The towing company representative informed the Board that
246 they do private party impounds, i.e. anything to do with parking on the wrong side of the street, and general community
247 rules. They operate 24/7, with a day and night shift. They have a tow truck that can pick up semis. Chairwoman Galbraith
248 raised a question for Kutak Rock, informing them of the issue the HOA has been having with vehicles blocking sidewalks.
249 She reiterated her understanding that service vehicles cannot be towed, and inquired where the CDD stands on vehicles
250 blocking the sidewalk to the point that people have to go around. Ms. Thibault informed the attendees that the streets in
251 the district are owned by the district. From the sidewalk to the curb is also owned by the district. However, it's the HOA
252 rules that state you cannot park a vehicle anywhere that blocks the sidewalk, even in the case of ADA impairment. The
253 question raised to Kutak Rock was, can those vehicles be towed? Mr. Davenport responded, stating as long as the vehicle
254 is on district property and doesn't conflict with existing policies, they would be able to tow. Ms. Thibault instructed Mr.
255 Davenport to review the policies to ensure the Board is good to tow. Chairwoman Galbraith noted the need to inform the
256 property managers to send letters to residents informing them that they can be towed from their driveways if they are
257 blocking the sidewalk. Supervisor DiBranco asked to see a contract for the new towing company. Ms. Thibault raised a
258 few questions to the Board, asking if they would like Kutak Rock to review the contracts of the old and new towing
259 companies, to which the Board agreed. She specified for Kutak Rock to check on the 30-day release in Bolton's contract.

260 Ms. Thibault assured the Board that they do not pay for the towing service, and as such they cannot govern them.
261 She also noted to the Board that there has been a lot of illegal parking in phase 3 of the district, as well as throughout the
262 rest of the district. Chairwoman Galbraith informed the Board of the illegal parking she has observed. The On Time
263 Assistance representative would like to use this District as a reference and model moving forward for the city area.
264 Supervisor Munoz expressed concern towards the idea, seeking reassurance that On Time Assistance will not start to
265 forget the district or move them to the back burner as their business grows, something he mentioned having seen before.
266 The representative assured Supervisor Munoz that they are a dedicated team. Supervisor Anderson noted having seen the
267 old towing company (Bolton) driving through the district at night, without any cars attached.

268 A supervisor asked the representative how many drivers On Time Assistance has in their employ, to which he
269 responded, 7. Chairwoman Galbraith asked to see their contract. Ms. Thibault informed the Board that Bolton's rate is
270 between \$225.00 and \$350.00, while On Time Assistance charges \$125, so residents will be spending less (despite
271 violating the parking policy). Supervisor Munoz asked if the Board would have to pay for signage; the representative
272 informed them that they would take care of it (they already have signs). Ms. Thibault informed the Board that they did
273 tell Bolton's Towing they would give them 30 days, but that they don't have to give it to them. She hypothesized that
274 Bolton's would likely walk if she informed them of their leaving. Mr. Davenport informed the Board that turnover is
275 usually quick for items like this and that they could likely have it by "next Friday," depending on Mr. Magee's workload.
276 Ms. Thibault warned the Board of possible issues if Bolton's Towing takes their 30 days, as it could leave them without
277 any tow service at all. She recommended bringing on a second company.

278 Chairwoman Galbraith stressed the importance of encouraging property management to inform their boards on
279 what's going on, as it has led to numerous communication issues.

280 On a MOTION by Chairwoman Galbraith, SECONDED by Supervisor DiBranco, WITH ALL IN FAVOR, the Board
281 Accepted On Time Assistance and Agreed to Terminate Bolton's Towing Service for the Highland Meadows II
282 Community Development District.

283 The Board agreed to have On Time Assistance rover through the neighborhood every 2 hours for the first couple of
284 weeks (to establish seriousness) and then switch to 4. Their night shift hours are 6:00-6:00. The Board agreed to bring
285 them on as a second tow truck company if Bolton decides to use their 30 days. Ms. Thibault informed the Board of her
286 plan to email Bolton's Towing to let them know the Board voted to terminate and if they wish to terminate early, they
287 can. She also informed the Board that she plans to start emailing the HOAs, letting them know they have a new towing
288 company and that they will be aggressively towing.

289 Chairwoman Galbraith informed the Board that residents may not call the towing company: only security, the
290 chairperson, and district management should be making those calls. Supervisor Anderson agreed to drive around with
291 the towing representative to show him the neighborhood. The Board realized their papers say no parking from 12-6am,
292 but it's supposed to say 10-6. Chairwoman Galbraith clarified for the Board that the towing company will be able to tow
293 from driveways if the vehicle is blocking the sidewalk without it hurting the HOA or CDD.

294 **D. Consideration of Private Exempt Session to Discuss Hours of Security Guard & Patrol**

295 Tabled until next month.

296 **296/VIII. Audience Comments New Business Items (limited to 3 minutes per individual)**

297 Audience member "Cindy" brought three comments to the table. First, she mentioned cars parking on the sidewalk
298 across the street from her home. Second, she mentioned reporting a streetlight that's out. Lastly, she mentioned problems
299 with electric bikes and scooters on the sidewalk and people not obeying the traffic laws. She wanted to know the
300 difference between electric bikes and scooters being allowed but not golf carts. A Supervisor reported having seen
301 numerous golf carts in the community. Ms. Thibault informed them that all they can do is call the police to make sure
302 everyone is of age. If the audience member could identify the individual, she could call the police. At that point they
303 could change the policy to threaten amenity privileges if a resident's child is caught breaking rules with the electric
304 bike/scooter. The Board discussed how prevalent the electric bike/scooter problems are across districts.

305 Avelino Vide of AVID Property Management informed the Board that the HOA is interested in power washing the
306 CDD's exterior walls, for all 7 phases. They've done well financially and want to help. They will bring proposals from
307 Phase 4 to the next meeting.

308 **IX. Supervisor Requests**

309 Chairwoman Galbraith requested an event in the spring so the community can see the Board and the District
310 Management company, and as any questions they may have. She wants it focused on letting the community see that the
311 Board is involved in and working to help the community, promoting togetherness. The Board agreed on Ms. Thibault's
312 suggestion of a playground grand opening (maybe in late March, on a Saturday). The Board began brainstorming food
313 and entertainment options, tentatively thinking hot dogs and clowns.

314 **X. Adjournment**

315 There being no further business, the meeting was adjourned

316 On a MOTION by Chairwoman Galbraith, SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board
317 Adjourned the Meeting for the Highland Meadows II Community Development District.

318
319 ~Any individual who wishes to appeal a decision made by the Board with respect to any matter considered at this meeting
320 is hereby advised that they may be responsible for ensuring that a verbatim record of the proceedings is made, including
321 all testimony and evidence upon which the appeal is based.~
322
323
324
325

326 _____
327 **Signature**

326 _____
327 **Signature**

328
329
330
331 _____

328
329
330
331 _____

332 **Printed Name** Secretary Assistant Secretary

333

334

335

Printed Name Chairman Vice Chairman

EXHIBIT 7

RETURN TO AGENDA

Mele Environmental Services LLC

8911 pine grove dr
Lakeland, FL 33809 US
+18633275693
mele.environmental@gmail.com
<http://www.lakelandlawnmaintenance.com>

INVOICE

BILL TO

Highland Meadows II CDD
255 Primera Blvd
Suite 160
Lake Mary FL, 32746

INVOICE # 6033
DATE 02/09/2026
DUE DATE 02/24/2026
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Irrigation Service call to check 565 Patterson well pump. Repaired broke 2" bushing and cut out assembly and replaced with new fittings.	1	275.00	275.00

Please do not send ACH, PayPal, or Credit Cards payments through Quickbooks. Please send checks to Mele Environmental Services
8911 Pine Grove Dr
Lakeland FL, 33809

BALANCE DUE

\$275.00

Deborah Galbraith

2/9/2026

EXHIBIT 8

RETURN TO AGENDA



Highland Meadows II

COMMUNITY DEVELOPMENT DISTRICT

Security Proposal for Highland Meadows II CDD

Table of Contents

Leadership Team	3
------------------------	----------

Our Foundation	4
-----------------------	----------

Training	5
-----------------	----------

Proposed Cost for Services	6
-----------------------------------	----------

Contact Us	7
-------------------	----------

Thank You	8
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Leadership Team

Vincent Palevich **Co-founder & VP of Service**

Vincent served a combination of years as a sworn police officer in Ohio, including full-time service with the State of Ohio and part time and volunteer service with multiple municipal police departments. He is a graduate of the Polaris Police Academy, where he finished as salutatorian in his class, served as Sergeant-at-Arms, and was inducted into the National Technical Honor Society for outstanding performance. His background emphasizes patrol operations, incident response, and professional reporting in high-responsibility environments.

He also brings over 15 years of experience managing teams, schedules, and daily operations across healthcare, facilities, and residential-style properties. After relocating to Florida in 2022, Vincent worked as a licensed security officer and later as Director of Operations for Florida-based security firms before co-founding 813 Security & Protective Services LLC.

In his role, Vincent focuses on consistency of coverage, officer accountability, and clear communication with boards and management, ensuring dependable, professional security services tailored to CDD and HOA communities.

Michael Sakellarides **Co-founder & VP of Business Development and Communications**

Michael is an accomplished security and property management professional with extensive experience partnering with Boards at more than 45 HOAs and CDDs across the state of Florida. He is known for his strong operational insight, ability to simplify complex issues for Board members, and commitment to creating safer, well-run communities.

Before his work in community operations, Michael served as a Security Manager for the Tampa Bay Lightning, where he oversaw event and venue security and led a team of more than 1,000 staff during NHL games, concerts, and large-scale events. His background in high-pressure, high-visibility environments allows him to bring a disciplined, solutions-focused approach to every community he supports.

Michael's blend of leadership, security expertise, and Board-level communication skills makes him a trusted resource for organizations seeking structure, accountability, and effective property operations.

Dane Engle **Co-founder & VP of Operations**

Dane is a seasoned security and operations professional with over 15 years of experience managing large-scale operations, security, and guest relations within the security and hospitality industries.

Most recently, Dane served as General Manager for Best Crowd Management in the Nashville market, where he demonstrated expertise in operations, security protocols, and client relations. He successfully spearheaded the growth and development of a diverse portfolio that included key venues and teams such as Nissan Stadium, GEODIS Park, and the Grand Ole Opry. His extensive security experience also includes contributing to the operational success of major national events, including the Super Bowl, Daytona 500, and a Stanley Cup Championship.

Dane is passionate about developing a positive culture and environment, prioritizing safety and security while ensuring excellent relations with all residents, team members, and clients. His professional philosophy emphasizes open communication, transparency, and building long-term relationships.

The 813 Foundation



Who We Are

813 Services is a team-driven organization built on the belief that people are at the center of everything we do. We are a unified group of individuals who work together toward one common goal: delivering exceptional service through professionalism, integrity, and genuine care for the properties we support.

Our values shape who we are. We treat our clients, residents, and guests with respect, consistency, and a commitment to service excellence. Just as importantly, we extend that same respect and support to our own team. We believe that when our staff feel valued, empowered, and backed by leadership, they provide a better experience for every community we serve.

What makes 813 Services different is our culture of teamwork, honesty, and accountability. We don't just show up—we collaborate, communicate, and work side-by-side to ensure every task is completed the right way. Our people, our values, and our dedication to doing things with purpose are what define us.

At 813 Services, we're more than a service provider. We're a team committed to doing things the right way, together.

Mission Statement

Our mission at 813 Services is to deliver exceptional service through teamwork, integrity, and a genuine commitment to the communities we serve. We work as one unified team, empowering every employee with the respect, support, and professionalism they deserve—because when our people succeed, our clients succeed.

We are dedicated to creating safe, welcoming, and well-managed environments by prioritizing communication, reliability, and a resident-first mindset. Every interaction, every shift, and every task reflects our core belief: that true service comes from people who care, work together, and take pride in doing things the right way.

Training

How we prepare to best serve you

Our staff training program is designed to ensure every team member is fully prepared to represent the community with professionalism, consistency, and a resident-first mindset. We combine hands-on instruction, property-specific education, and ongoing communication training to deliver a service experience that meets the standards of each property we serve.

Exceptional service begins with clear communication. Our training emphasizes:

- Professional, respectful verbal communication
- De-escalation techniques for challenging situations
- Accurate documentation and reporting
- Consistency between shifts to maintain seamless operations

We coach staff on how to interact with residents, guests, vendors, and Board members in a manner that reflects positively on the community. Communication scenarios and role-playing are included to help employees build confidence and understand real-world applications.

Every new team member begins with a thorough review of the property's unique policies and procedures. Because no two communities operate the same way, we tailor our training to include:

- Access control protocols
- Parking and traffic management rules
- Amenity and clubhouse policies
- Emergency response procedures
- Contractor and vendor entry guidelines
- Community-specific expectations set by the Board or management team

We conduct walkthroughs of the property to familiarize staff with key locations, equipment, and operational requirements. This ensures employees understand not only the rules but also why they exist, enabling them to make informed decisions and support the community effectively.



Proposed Cost of Service

Highland Meadows II CDD

Our onsite staff are trained in the rules and regulations in place for your District.

For all shifts, staff reports will be provided. These reports include detailed timestamps, descriptions of any incidents, supporting photographs, and identification of the personnel involved. Our communication is timely, clear, and essential, ensuring management receives all relevant information promptly.

Staff rate is \$22/hr

*On applicable Holidays, 813 will present for approval an option to staff at \$33/hr.

Service	Scope	Cost
Amenity Guard	One staff member assigned: Monday - Friday: 4 hours Saturday & Sunday: 6 hours <i>All shifts are for the final 6 hours of the pool day</i>	\$704 avg. per week
Roving Patrol & Response	Security personnel to visit the community at random hours, multiple times daily. Will respond to tipline submissions with dispatch	\$2,250 per month



813 Security &
Protective Services LLC
dba '813 Services'
B Agency: 3600012
28803 Stormcloud Pass
Wesley Chapel, FL 33543

Included Service

Maintenance Reports:
Our team will complete maintenance reports as things are identified and provide to those on the approved distribution list

Community Tipline:
Included with Roving Patrol. Direct ticket submission form for community members to report problems to our live dispatch team. A phone line included for contact

Signature

Date

Invoices are issued monthly in advance for payroll. Credits or a check will be provided to the District for any missed shifts. Termination of contract is 30 days written notice for all parties

Contact 813 Services



Email

admin@813services.com

Phone

216-372-0864

Thank You!

Thank you for taking the time to review our proposal and for considering 813 Services as your service provider. We truly appreciate the opportunity to support your community and are committed to delivering dependable, high-quality staffing services tailored to your needs.

Our team looks forward to becoming your dedicated partner—one focused on enhancing the quality of life for all residents. We recognize that it's your investment, your community, and your trust, and we're committed to honoring that with professionalism, accountability, and consistent service excellence.

Thank you again for your consideration. We look forward to working together and building a strong, long-term partnership.

People First



Timely Reporting

Relentless Drive



Protective of Assets

Regular Communication



Proactive Mindset

EXHIBIT 9

RETURN TO AGENDA

Sign in
New customer? [Start here.](#)

Shop eufy Security

Sponsored

Electronics > Camera & Photo > Video Surveillance > Surveillance Cameras > Bullet Cameras



Click to see full view

4G LTE Cellular Security Camera Outdoor Wireless with 360-Day Unlimited SIM Data, No WiFi Security Camera Solar Powered, Remote Monitoring, Motion Sensor, Human Tracking, 360° Viewing, Dual Storage

Visit the wellnk-iot Store
3.8 (190)

\$169⁹⁹

FREE Returns

Up to 8% off if you qualify [Shop items >](#)

Get \$60 off instantly: Pay \$109.99 upon approval for the Amazon Store Card.

Style: **BW4_360Day Unlimited Cellular Data**

BW4_360Day Unlimited...	BW5_360Day Unlimited...
\$169.99	\$149.99

Recommended Outdoor Security

Uses For Product

Brand wellnk-iot

Connectivity Technology 4G LTE Cellular, Wireless (Dose not support WiFi or Ethernet Cable)

Special Feature Cloud&TF Storage, 360 Degree Live View, Preset Positions&Smart One-Touch Cruise, Battery Powered, Custo...

[See more](#)

Indoor/Outdoor Outdoor Usage

About this item

- **[No Subscripion All Year Round & Free 3-Day Rolling Cloud & 64GB Memory Card]** - Professional local traffic iot SIM card, faster connection, more stable, more secure data protection. Built-in 4G LTE prepaid SIM card with 360 days unlimited data plan (automatically activated when the device is turned on). After the 360-day data plan ends, you can renew it in the app. The 4g lte cellular security camera also comes pre-loaded with a 64GB high-speed memory card (up to 256GB is supported) and offers basic cloud storage for life (3 days of playback, 100 uploads per day). Unlike other cameras without cloud storage, it keeps recordings safe even if the cellular camera is stolen.
- **[Ideal for Outdoor Security without WiFi, Ethernet cable and Power Supply]** The 4G LTE solar camera works anywhere with 4G LTE coverage in the USA and is compatible with AT&T, T-Mobile, and Verizon. Users can access live feeds remotely from their phones. Its built-in 21700 rechargeable battery provides continuous power, making it ideal for security and remote monitoring in areas without Wi-Fi or Ethernet cable, offering



Enjoy fast, free delivery, exclusive deals, and award-winning movies & TV shows.

[Join Prime](#)

\$169⁹⁹

FREE delivery **Sunday, March 1**

Or [Prime members](#) get FREE delivery **Tomorrow, February 25.** Order within **3 hrs 28 mins.**

[Join Prime](#)

Delivering to Lake Mary 32746 - Update location

In Stock

Quantity: 1

Add to cart

Buy Now

Ships from Amazon

Sold by Wellnk-iot US

Returns FREE 30-day refund/replacement

Support Product support included

[See more](#)

Add a Protection Plan:

- 2-Year Protection Plan for \$18.99
- 3-Year Protection Plan for \$25.99
- Complete Protect: One plan covers all eligible past and future purchases for \$16.99/month
- Add a gift receipt for easy returns

Add to List

off-the-grid freedom. The IP66 weatherproof standard ensures reliable outdoor use. BUYER NOTE: This 4g security camera doesn't support WiFi connection and Ethernet Cable.

- **【360° View with AI Human Tracking & Motion Alerts】** This wifi-free lte camera offers a 355° pan and 100° tilt for complete coverage, intelligently distinguishing human figures from other objects, automatically tracking their movements, sending instant alerts to your phone, and capturing events as they occur. Use the app to activate the flashlight or siren upon detection, adjust sensitivity, and communicate remotely via two-way audio. (Be noted that the camera only record upon detection and doesn't support 24/7 continual recordings)
- **【2K HD Color Night Vision & 5X Digital Zoom】** This cellular security camera delivers 2K HD resolution for crisp, detailed video. Equipped with advanced color night vision, it provides clear, vibrant images even in low light. The 5X digital zoom allows you to get close-up views, capturing every detail. Ideal for round-the-clock monitoring of properties such as farms, ranches, and construction sites, day or night.
- **【Customize Detection Area & Quad-Screen Display】** Focus on key areas to reduce false alarms from non-critical movements like chimney smoke or leaves. The non wifi security camera feature allows up to four users to monitor four Wellnk-iot cameras simultaneously, ensuring you never miss a detail and eliminating the need for individual checks, while allowing multiple users to share the same camera.
- **【Prompt Tech Support& Lifetime Warranty】** If you encounter any issues with this cellular camera, you may access our online technical support via the customer service portal located at the top of the APP home page. During our business hours (PDT 07:00-19:00/PST 06:00-18:00), you can expect a prompt response from our support team within 2 minutes. In all other instances, we will address your inquiry and resolve the issue within 12 hours

[Report an issue with this product or seller](#)



Sponsored

Consider a similar item

Amazon's Choice



ANRAN 4G LTE Cellular Solar Security Camera
Wireless Outdoor, No WiFi 3MP Solar Powered 2K Camera, Color Night Vision, 360° Live View, PIR Motion Sensor, 2 Way Talk, Black (SIM&SD Card Included)

(381)

\$53.99

1 sustainability feature

Sponsored

Frequently bought together



+



Total price: \$215.98

[Add both to Cart](#)

One of these items ships sooner than the other.

[Show details](#)

This item: 4G LTE Cellular Security Camera Outdoor Wireless with 360-Day Unlimite...

\$169⁹⁹

SanDisk 256GB Ultra microSDXC UHS-I Memory Card with Adapter - Up to 150MB/s, C10, U1, Full...

\$45⁹⁹

Deals on related products Sponsored



SOLIOM- 5MP Security Cameras Wireless Outdoor, No Subscription & Solar...
535

Limited time deal
-20% \$278⁹⁸
(\$69.75 / count)
List: ~~\$349.00~~

Climate Pledge Friendly



REOLINK Duo 3 PoE 16MP UHD Dual-Lens PoE Security Camera with 180° Panoramic...
917

Amazon's Choice
Limited time deal
-15% \$161⁴⁹
List: ~~\$189.99~~



LIWAN Cellular Security Camera, No WiFi Security Camera, 4G LTE Solar Cameras Wire...
86

Ends in 03:28:20
-12% \$24⁹⁹
Typical: ~~\$28.49~~



Arlo Pro Security Camera 2K HDR (6th Gen, 2025 Release) - Wireless Outdoor Camera, ...
271

Limited time deal
-29% \$199⁹⁹
(\$50.00 / count)
Typical: ~~\$279.99~~



4G LTE Cellular Security Camera Outdoor, 4K 10x Optical Zoom Wireless Solar Camera ...
127

Limited time deal
-14% \$189⁹⁹
List: ~~\$219.99~~

Climate Pledge Friendly



Hiseeu [24/7 R Home Security System, No Sut 4K NVR with 3...
3,

Limited time dea
-22% \$179⁹⁹
List: ~~\$229.99~~

Product information

Compatible Devices	Smartphone
Power Source	Solar Powered
Connectivity Protocol	Cellular
Controller Type	APP
Mounting Type	Wall Mount
Video Capture Resolution	1296p
Color	White
Number of Items	1
Included Components	Camera, Solar panel, 64G TF card preinstalled x1, 4G SIM card preinstalled x 1, Installation accessories, User manual
Number of Channels	7
Wireless Communication Technology	Cellular
Form Factor	Bullet
Effective Video Resolution	1296
Viewing Angle	360 Degrees
Installation Type	Screw In
Night Vision Range	66 Feet

Warranty & Support

Product Warranty: For warranty information about this product, please [click here](#)

Feedback

Would you like to [tell us about a lower price?](#)

Frame Rate	15 frames per second
Material	Acrylonitrile Butadiene Styrene (ABS)
Voltage	4 Volts
Wattage	5 watts
Item dimensions L x W x H	4.6 x 3.4 x 4.6 inches
Water Resistance Level	Waterproof
Flash Memory Installed Size	64 GB
Batteries Required?	Yes
Flash Memory Type	Micro SD
Optical Zoom	5 x
Video encoding	MJPEG/MPEG-4
Shape	Bullet
Max Shutter Speed	1/15 Seconds
Focus Type	Fixed Focus
Low light technology	Night Color
Zoom Type	Digital Zoom
Zoom Ratio	1:3.5
Alert Type	Motion Only
Light Source Type	LED
Video Capture Format	RAW Data
Specific Uses For Product	360 Degree Coverage, Surveillance
Unit Count	1.0 Count
Photo Sensor Technology	PIR Motion Sensor
Effective Still Resolution	1296 Pixels
International Protection Rating	IP66
Maximum Webcam Image Resolution	3 MP
Control Method	App
Number of IR LEDs	4
Flash Memory Supported Size Maximum	256 GB
Product Grade	Residential
Smart Home Compatibility	Smart Home Compatible
Audio Visual Recording Capabilities	Video
Product Dimensions	4.6 x 3.4 x 4.6 inches
Item Weight	2.35 pounds
ASIN	B0D8J99NMC
Item model number	WP-WK-BW4PLUS360D
Batteries	2 C batteries required. (included)
Customer Reviews	3.8 (190) 3.8 out of 5 stars
Best Sellers Rank	#317 in Bullet Surveillance Cameras
Date First Available	December 3, 2024
Manufacturer	wellnk-iot

Product description

Include 360-Day Unlimited Data

Setup and play, no subscription all year round



Pre-installed SIM Card



No Additional Fees



No Registration Needed

Combination



360 Day Unlimited Data



Camera



We offer lifetime replacements for any defects or damage occur during use.



1 No Monthly Fees

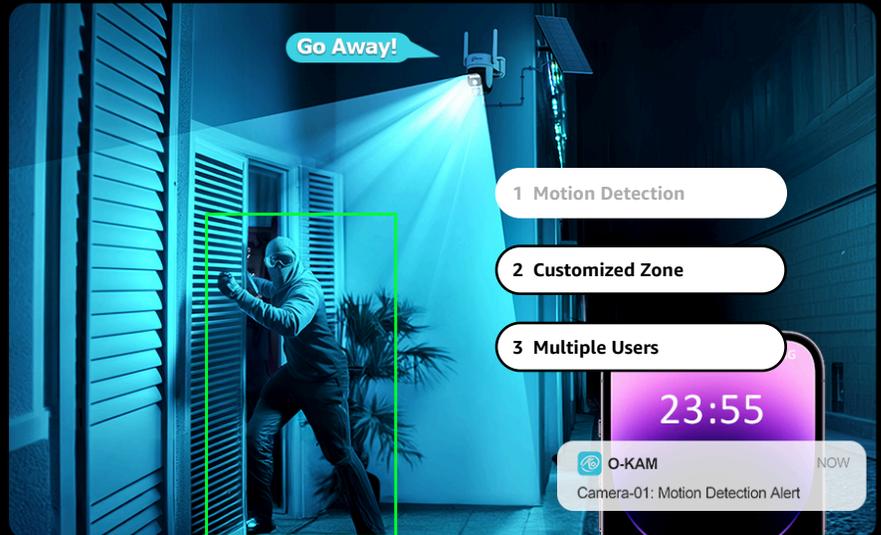
2 Plans after 360 Days

3 Cloud & TF Storage



Protect Your Home With Wellnk-iot

Enhanced your property security with instant alerts, motion tracking, alarm, and powerful spotlight features



1 Motion Detection

2 Customized Zone

3 Multiple Users

23:55

O-KAM

NOW

Camera-01: Motion Detection Alert

Revert to Guardpoint after Human Tracking

Utilizes real-time human motion detection and intelligently returns to its preset guard point.



1 Auto Human Tracking

2 Quad-Screen Display

3 Color Night Vision

4 No WiFi, No Issue



Guard Point

Make the Right Choice Among Wellnk-IoT Cellular Security Cameras



BW4PLUS360D

Add to Cart



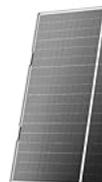
BW5PLUS360D

Add to Cart



BW4PLUS

Buying Options



BW5PLUS

Buying Options

Customer Reviews	190	190	190	
Price	\$169 ⁹⁹	\$149 ⁹⁹	—	—
Power Supply Method	6W Single Solar Panel	6W + 3W Dual Solar Panels	6W Single Solar Panel	6W + 3W D
Networking Method	4G LTE, NO WIFI	4G LTE, NO WIFI	4G LTE, NO WIFI	4G LTE, NC
Preinstalled SIM card	360-Day Unlimited Data	360-Day Unlimited Data	5-Day Trial Data	5-Day Trial
Basic Cloud Storage	Free 3-Day Rolling Playback	Free 3-Day Rolling Playback	Free 3-Day Rolling Playback	Free 3-Day
Premium Cloud Storage	1-year Free Upon Application	1-year Free Upon Application	Additional Fee Applies	Additional F
Preinstalled SD card	64GB	64GB	64GB	64GB
24/7 Monitoring	✓	✓	✓	✓
24/7 Recording	X	X	X	X
Recording Mode	PIR Event Triggered	PIR Event Triggered	PIR Event Triggered	PIR Event Tr
Auto Tracking	Human ONLY	Human ONLY	Human ONLY	Human ONI
Full-color Night Vision	✓	✓	✓	✓
Applicable Area	US only	US only	US only	US only

From the brand

Wellnk-iot is an innovative technology company leading the IoT communication industry.

We focus on innovative solutions for community security, home safety, outdoor applications, and industry applications.

Wellnk-iot is dedicated to providing a safer, more convenient, more intelligent, and more reassuring user experience for hundreds of millions of households and users globally.

Product Videos

Cricket

Customer Review: Pretty darn nice camera | [See Full Review](#)



What's in the box

- Camera, Solar panel, 64G TF card preinstalled x1, 4G SIM card preinstalled x 1, Installation accessories, User manual

Products related to this item Sponsored



Vosker VKX Solar Powered 4G-LTE Outdoor Cellular Security Camera - No...
248
-10% \$359⁹⁹
(\$180.00 / count)
List: ~~\$399.99~~



ZUMIMALL 4G LTE Cellular Security Camera, No WiFi Outdoor Camera Wireless, Solar Po...
6,743
-14% \$59⁹⁹
List Price: ~~\$69.99~~



Security Cameras Outdoor WiFi,5G/2.4G Cameras for Home Security Solar Power...
310
-28% \$100⁶⁷
List: ~~\$139.98~~



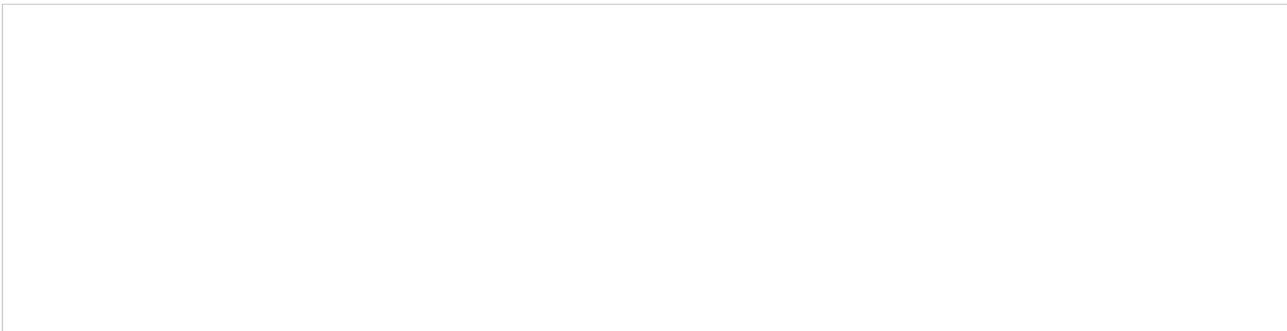
4G LTE Cellular Security Camera,4MP No WiFi Solar Cameras Wireless Outdoor,AOV and ...
23
\$169⁹⁹
Save \$25.00 with coupon



4G LTE Cellular Security Camera Comes with Pre-Installed SIM Card-No WiFi Security ...
123
-24% \$75⁹⁹
List Price: ~~\$99.99~~



aosu Security C Outdoor Wirele Cam-Kit, No Subscription, S...
2,
-19% \$349⁹⁵
(\$87.50 / count)
List Price: ~~\$429.9~~



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Similar brands on Amazon

Sponsored

PROTECT YOUR EQUIPMENT & FACILITIES



CELLULAR SECURITY CAMERA

Vosker VKX Solar Powered 4G-LTE Outdoor Cellular Security Camera - No...
3.6 248
\$199.99

Reolink



Reolink TrackMix LTE

REOLINK 4K Dual Lens 4G LTE Cellular Security Camera Outdoor, 360 PTZ wit...
4.0 339
\$257.49 List: ~~\$289.99~~

4G LTE Connectivity
Solar Powered
No Wi-Fi or Power Req



MOES 4G L Camera, Lifi...
4.4
\$179.99

Customer reviews

3.8 out of 5

190 global ratings



How customer reviews and ratings work

Customers say

Customers find the security camera works well and is easy to set up and install, with crystal-clear night vision and good value for money. They appreciate its connectivity, with one customer noting it can be used without WiFi, and its effectiveness in monitoring remote locations. The camera receives positive feedback for its quality and security features. However, customers report issues with motion detection, as the camera fails to detect motion.

Generated from the text of customer reviews

Select to learn more

- ✓ Functionality (37)
- ✓ Camera quality (32)
- ✓ Picture quality (27)
- ✓ Value for money (23)
- ✓ Ease of installation (22)
- ✓ Connectivity (14)
- ✓ Security (9)
- ⊖ Motion detection (11)

Reviews with images

[See all photos >](#)



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Top reviews from the United States

 Dustin

Impressive for the price!

Reviewed in the United States on March 18, 2025

Style: BW4_360Day Unlimited Cellular Data [Verified Purchase](#)

I didn't really know a lot about security cameras until just the past year. I had to help research, plan, and purchase a professional access control and camera system for my job site. However, those were limited to hardwired connections. We needed a camera at a location that didn't have electric or LAN access, so we did some research and settled on this unit. I was truly surprised at the quality and price point of this unit. It was easy to install, and setup on the phone app took only minutes. The picture quality is great, and the sound is good enough in HD. I'm very happy with this. We will see how it holds up over time, but at the price point, even if I had to replace it every year it's not a huge expense. I am now considering getting a couple for home use. This is a great value!

11 people found this helpful

 Brad Petchell

Works great

Reviewed in the United States on February 15, 2026

Style: BW4_360Day Unlimited Cellular Data [Verified Purchase](#)

Bought this for the pig barn where we can't get wifi. Great connection and video. Plus the free year of data was a great bonus.

 TMF

Very flimsy and fragile!!

Reviewed in the United States on May 30, 2025

[Verified Purchase](#)

Well it started out as a decent camera, good picture, decent controls and good 4G connection. Fast forward around a month and looked at the camera and it wasn't looking at the shed that we had originally used it for, we were looking at the ground and various bugs and grass (which in all I guess could be exciting, but I could do that walking out my house, crouching down and opening my eyes which is free!) so I took it down and took a look at it and noticed that it just had broken off. When I took it out of the box it felt kinda flimsy to begin with. I do not recommend this camera, there

[Read more](#)

4 people found this helpful

 Teresa

Best solar remote camera so far!

Reviewed in the United States on February 5, 2026

Style: BW4_360Day Unlimited Cellular Data [Verified Purchase](#)

Highly recommend if you are out in the country or need coverage where there is no internet available. I have a property where I need coverage at entry gates and such that are too far away to get internet

coverage. I have tried MANY LTE cameras, including the EUFY line of solar powered LTE cameras. (Pricey endless simm card recharges, terrible connections, even worse battery charging and life) This camera is GREAT!. I tried one, then bought five more. The solar panel is great, even in just a few hours of sunlight a day. Batteries are 100% at all times. The picture quality is good enough for me. Can zoom and pan camera almost 360 degrees and up and down. The only issue is it will occasionally miss a live incident. I know from experience this is not due to their motion detection...this occurs because if you are remote, some times it takes a bit for it to connect to a carrier. I'm in a not great area. (My Verizon has one bar.) But MOST times these catch the movement and alert accordingly. (and even if it didn't alert live, it still recorded the event and stored it - so if Amazon dropped a package and you check recorded events for the day you will see it and when it happened) 100% worth every penny.

Helpful

Report

Terre Steinbeck

This camera always works perfectly

Reviewed in the United States on September 2, 2025

Verified Purchase

This camera is wonderful! I use it to watch my horse and I love it. It works on cellular data and is powered by solar. The cost is minimal and the peace of mind it gives me to see inside the barn is the best!! The customer service can't be beat. The response time is fast and they're very friendly. I'll always use this brand camera for anywhere I do not have WiFi because it works exactly the way I want it to. And it's super easy to install.



2 people found this helpful

Helpful

Report

Cricket

Pretty darn nice camera

Reviewed in the United States on November 14, 2025

Style: BW4_360Day Unlimited Cellular Data **Verified Purchase**

I've been running this camera now for about 9 months outdoors in direct sunlight and it has held up exceptionally well! Much better than I anticipated for the price I paid. I will buy another, actually going to try the next model up to see if it any better, not that this one is bad by any means. I'd just like a little clarity at night, but I'm being very picky.

9 people found this helpful

Helpful

Report

Charissa

not worth it

Reviewed in the United States on December 6, 2025

Verified Purchase

This camera is terrible in comparison to others i have bought. The sensors rarely work. It's \$16 a month but the camera only gives you 9 seconds of video time before it shuts off. The quality it is blurry most of the time and sketchy.

One person found this helpful

Helpful

Report

R. M. Stuart

Great camera to monitor remote locations

Reviewed in the United States on April 24, 2025

Style: BW4_360Day Unlimited Cellular Data **Verified Purchase**

This camera has worked great so far. I put it to monitor our property and even though at best I get one to two bars I still can connect to it without issue. While it may be more expensive than some of the others, it does come with almost a full years data plan included which the others don't so I consider it a good value . The solar panel is doing a good job keeping the battery at full charge. Weather hasn't seem to affected it at all. It was covered in snow the other day and below freezing temperatures and. It was still working. Very easy to setup and install. Highly recommend



5 people found this helpful

Helpful

Report

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EXHIBIT 10

[RETURN TO AGENDA](#)



DAVENPORT POLICE DEPARTMENT

Building a Stronger Community Together



TRESPASS WARNING AUTHORIZATION

To: All Police Officers of the
Davenport Police Department
16 W. Bay Street
Davenport, FL 33837

Date: 02.20.2026

Pursuant to Florida Statute 810.09, I hereby authorize you to communicate to any person found upon the property described below: (1) an order to leave and (2) a warning not to return.

Property Address: Please see attached listing of property parcels

I am the Owner / Authorized Representative for the Owner of the above-described property, and I request the Davenport Police Department enforce Florida Statute 810.09 upon said property.

I agree to aid in the prosecution of all persons who, pursuant to this authorization, are ordered to leave the property and refuse to do so, or who, having been warned not to return, re-enter said property.

This authorization expires one (1) year from date of signature.

Property Owner Name: Highland Meadows II Community Development District

Mailing Address: 255 S Primera Blvd, Suite 160 Lake Mary, FL 32746

Phone: 407-966-7629 **Email:** patricia@havenmgt.com

Signature of Owner / Representative: *Deborah Galbraith*

STATE OF Florida COUNTY OF Polk

Sworn to (or affirmed) and subscribed before me this 21 day of Feb, 20 26, by

Deborah Galbraith, who is personally know to me or produced identification.

Signature of Notary Public / L.E.O.: *[Signature]*



Notary Stamp / L.E.O. Printed Name: Dora Gomez

Search for Property

Tip: For best results, search only one field at a time. i.e. Name, or Address, or Parcel ID, etc.

Property Type: Real Property Tangible Personal Property

Name:
 (Format: Last Name First Name)
 (Tip: %First to search only by First Name)

Address and/or Street Name:
 (Tip: Enter only the number and name. Omit words like Drive.)

Parcel ID Number:
 (Tip: Enter only the numbers without hyphens.)

Search for Property

18 Matches found for search results by Name: "Highland Meadows II "

Click on column heading (example: Site Address) to sort list by that column. Click it again to reverse sort.

	Owner Name	Parcel ID	Site Address	Last Sale Date
1	HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT	27-27-08-727505- 001070	0 TANAGER ST	Oct 22 2019  
2	HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT	27-27-08-727506- 002000	0 TANAGER ST	Oct 22 2019  
3	HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT	27-27-08-727506- 002010	0 TANAGER ST	Oct 22 2019  
4	HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT	27-27-08-727506- 002020	0 MERLIN ST	Oct 22 2019  
5	HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT	27-27-09-729505- 003390	0 OLSEN RD	Oct 20 2014  
6	HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT	27-27-09-729506- 001270	1010 CONDOR DR	Feb 09 2017  
7	HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT	27-27-09-729506- 001280	0 OLSEN RD	Mar 03 2015  
8	HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT	27-27-09-729507- 002290	0 WOODLARK DR	Aug 04 2016  
9	HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT	27-27-09-729507- 002300	0 NIGHTHAWK DR	Aug 04 2016  
10	HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT	27-27-09-729507- 002310	0 DUNLIN ST	Aug 04 2016  

11	HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT	<u>27-27-09-729507-002320</u>	0 SANDERLING ST	Aug 04 2016	 
12	HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT	<u>27-27-09-729507-002340</u>	0 NIGHTHAWK DR	Aug 04 2016	 
13	HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT	<u>27-27-09-729508-000410</u>	0 SANDESTIN DR	Sep 29 2017	 
14	HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT	<u>27-27-16-740506-000890</u>	0 EAGLECREST DR	Sep 29 2017	 
15	HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT	<u>27-27-16-740508-001690</u>	0 RUBY RUN	Sep 28 2020	 
16	HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT	<u>27-27-16-740508-001700</u>	0 HUMMINGBIRD LN	Sep 28 2020	 
17	HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT	<u>27-27-17-741012-002820</u>	0 MEADOW POINTE DR	Sep 29 2017	 
18	HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT	<u>27-27-17-741014-000430</u>	1102 ZION DR	Sep 28 2020	 



FIRST



PREVIOUS

BACK TO SEARCH



NEXT



LAST