

DISTRICT **HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT**

Date: Thursday, March 26, 2026

Time: 4:30 PM

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

[ZOOM: LINK](#)

Meeting ID: 972 1734 2493

Passcode: 074218

CALL IN: +1 305 224 1968

## *Agenda*

*For the full agenda packet, please contact [Patricia@HavenmgtSol.com](mailto: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
- B. District Attorney – Kutak Rock

**IV. Business Matters**

**V. Field Services Report**

- A. Presentation of the Highland Meadows II Field Report [Exhibit 1](#)
- B. Presentation of Pressure Washing Service Agreement-Good Home Services [Exhibit 2](#)
- C. Consideration of Proposals [Exhibit 3](#)
  - 1. Landscape Proposal- ILS
    - ❖ Materials - \$8,475
    - ❖ Labor- \$2,025
  - 2. Pressure Wash Exterior Wall/Fencing around all phases of Highland Meadow-Good Home Services- \$6,000 [Exhibit 4](#)
  - 3. Secure Gate in Dog Park – Good Home Services - \$45 [Exhibit 5](#)

**VI. Administrative Matters**

- A. Consideration for Acceptance– February 2026 Unaudited Financial Statements. [Exhibit 6](#)
- A. Consideration for Approval - The Meeting Minutes of the Regular Board of Supervisors Meeting Held February 26, 2026 [Exhibit 7](#)

**VII. District Manager**

A. Discussion on the Notice of Temporary Suspension of Amenity Facility Access

**Exhibit 8**

B. Discussion on Violations

❖ Case 39224 Eaglecrest Drive

**Exhibit 9A**

❖ Case 39225 Meadow Pointe Drive

**Exhibit 9B**

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

**IX. Supervisor Requests**

**X. Adjournment**

**Exhibit 1**

**Return to Agenda**

## Quad 1 – IVA, IVB and IVC

### Quads

1. IVA, IVB, IVC
2. IIA, IIB, III
3. VI, VIA, VII
4. VA, VB, VIIA

HM 2 Inspection-3/17/2026 Quad I

Turf = Mow-7, Hard Edge – 7 , Soft Edge – 7

Turf Mow Ponds/ DRA's – 6

Rutting Mowed on Schedule – 8 (What's the Schedule)

Turf Fertility Bahia – 2

Turf Fertility Non Bahia – 0

Winter Color – 8

Turf Areas Weeds Control – 8

Shrub/plant pruning and shape – 8

Shrub Fertility – 8 – with frost damage

Debris and Trash Management – 7

There are DRA's and common areas not maintained. There are storm drain outfalls in need of weed control.

## Common Areas

Common areas need weed control.



Common areas need to be addressed and better maintained



Common areas need to be maintained



Common areas need to be enhanced.



Needs attention



Common areas need to be maintained



Common area turf needs to be better maintained







## Entrances

Persian Entrance needs to be maintained.



Turf needs maintenance at entrances.



Entrances need enhancements and turf needs to be better maintained



Entrances need enhancements and turf needs to be better maintained



Entrances need enhancements and turf needs to be better maintained.



entrances need enhancements and better maintenance





## Medians

center medians need enhancements and maintenance



Median needs to be maintained and cleaned out



**Exhibit 2**

**Return to Agenda**

AGREEMENT FOR SERVICES

This "Agreement" is by and between: Highland Meadows II Community Development District ("District") and Good Home Services LLC ("Contractor"):

- 1. EFFECTIVE DATE. The Agreement shall be deemed effective as of the date of the full execution of the Agreement.
2. SCOPE OF SERVICES. The Contractor agrees to provide the "Services" outlined in Exhibit A. Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals for all required basic disciplines that it shall perform.
3. COMPENSATION. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor the amounts set forth in Exhibit A. The Contractor shall maintain records conforming to usual accounting practices. Such amounts include all materials and labor provided for in Exhibit A and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the Services.
4. CARE OF DISTRICT PROPERTY. Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.
5. STANDARD OF CARE; INDEMNIFICATION. Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.
6. INSURANCE. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the insurance identified in the Certificate of Insurance attached hereto as Exhibit B. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
7. SOVEREIGN IMMUNITY. Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute.
8. TERMINATION. The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 5 days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.
9. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes.
10. ATTORNEY'S FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
11. SCRUTINIZED COMPANIES. Contractor certifies that it is not in violation of section 287.135, Florida Statutes, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.
12. E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, Florida Statutes, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, Florida Statutes. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement.
13. CONFLICTS. To the extent any of the provisions of this Agreement are in conflict with the provisions of Exhibit A, this document controls.
14. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, Florida Statutes, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, Florida Statutes.

IN WITNESS WHEREOF, the parties execute the foregoing Agreement.

GOOD HOME SERVICES LLC

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

Date: 3-10-26
By: [Signature]
Its: Owner/Operator

Date: 3/10/2026
By: Deborah Galbraith
Its:

**Exhibit A: Proposal**

ESTIMATE



**Good Home Services LLC**

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

**Prepared For**

Highland Meadows II  
1015 Condor Dr  
Haines City, FL 33844

Estimate # 444  
Date 03/09/2026

<b>Description</b>	<b>Total</b>
Pressure Wash Exterior Wall/Fencing around all phases of Highland Meadows This is for rental and pressure washing of the exterior common area walls/fencing of Highland Meadows phases. Right rental and pressure washing will be completed by March 26th 2026. This is for approximately 13,300 linear feet of walls/fencing. This is for 20% of the proposal between the HOA and CDD	\$1,500.00

<b>Subtotal</b>	\$1,500.00
<b>Total</b>	<b>\$1,500.00</b>
<b>Deposit Due</b>	<b>\$525.00</b>

*Deborah Galbraith*

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.

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Highland Meadows II



**Exhibit B: Certificate of Insurance**

**Exhibit 3**

**Return to Agenda**



**Irrigation  
Landscape  
Solutions**

**Landscape Proposal  
erosion prevention**

**Mar 8, 2026**

At the following entrances of the Highland Meadows Community Creeping Juniper will be installed with a weed barrier and landscape barrier.

- Sparrowcrest - Inbound and Outbound (102)
- Meadow Point - Inbound and Outbound (25)
- Tanager N - inbound and outbound (47)
- Tanager S - inbound and outbound (88)
- Eaglecrest - outbound (15)
- Sandestin - inbound and outbound (bluedaze removal) (70)
- Persian -inbound and outbound (38)
- Golden Eagle -outbound (40)
- Condor - inbound and outbound (63)

Materials - Parsini Juniper or FrogFruit	\$8,475
Landscape Barrier	
Weed Barrier	
Labor -	\$2,025

**Exhibit 4**

**Return to Agenda**

ESTIMATE



**Prepared For**

Highland Meadows 4B HOA  
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 # 443  
Date 03/09/2026

Description	Total
Pressure Wash Exterior Wall/Fencing around all phases of Highland Meadows	\$6,000.00
This is for rental and pressure washing of the exterior common area walls/fencing of Highland Meadows phases. Rig rental and pressure washing will be completed by March 26th 2026. This is for approximately 13,300 linear feet of walls/fencing. This is for 80% of the total proposal between the HOA and CDD	

<b>Subtotal</b>	\$6,000.00
<b>Total</b>	<b>\$6,000.00</b>
<b>Deposit Due</b>	<b>\$2,100.00</b>

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Highland Meadows 4B HOA

**Exhibit 5**

**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 # 449  
Date 03/19/2026

Description	Total
Secure gate in dog park Purchase rebar, bend to horseshoe shape, install in the ground on both parts of the gate to secure the gate from opening. *it is unknown if the landscaping crew uses this gate to access dog park from soccer field	\$45.00
<b>Subtotal</b>	\$45.00
<b>Total</b>	<b>\$45.00</b>

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.



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Signed on: 03/19/2026

Highland Meadows II

**Exhibit 6**

**Return to Agenda**

# **Highland Meadows II Community Development District**

**Summary Financial Statements  
(Unaudited)**

**February 28, 2026**

**Highland Meadows II  
Balance Sheet  
February 28, 2026**

	<b>General Fund</b>	<b>Reserve Fund</b>	<b>Debt Service Funds</b>	<b>Capital Project Funds</b>	<b>Total</b>
<b>1 Assets:</b>					
2 Cash - Operating Account BU	\$ -	\$ -	\$ -	\$ -	\$ -
3 Cash - Money Market Account	245,679	506,384	-	-	752,062
4 Cash - Money Market Account-Restricted Cash			-	-	-
5 Cash - Operating Account South State	2,173,500				2,173,500
6 Cash - Reserve Fund					
7 Investments:					
8 Revenue Trust Fund	-	-	603,040	-	603,040
9 Interest Fund	-	-	-	-	-
10 Debt Service Reserve Fund	-	-	718,250	-	718,250
11 Prepayment Fund	-	-	1,634	-	1,634
12 Optional Redemption	-	-	10	-	10
13 Acquisition and Construction	-	-	-	495,140	495,140
13 On Roll Assessments Receivable	15,627	-	18,228	-	33,856
14 Accounts Receivable	-	-	-	-	-
15 Due from Other Funds	-	-	-	-	-
16 Due from General Fund	-	-	1,207,508	15,818	1,223,326
16 Deposits	2,390	-	-	-	2,390
17 Prepaid Items	14,941	-	-	-	14,941
<b>18 Total Assets</b>	<b>\$ 2,452,137</b>	<b>\$ 506,384</b>	<b>\$ 2,548,669</b>	<b>\$ 510,958</b>	<b>\$ 6,018,148</b>
<b>19 Liabilities:</b>					
20 Accounts Payable	\$ 83,684	\$ -	\$ -	\$ -	\$ 83,684
21 Sales Tax Payable	10	-	-	-	10
22 Accrued Payable	-	-	-	-	-
23 Deferred Revenue	15,627	-	18,228	-	33,856
24 Due to Capital Projects	15,818	-	-	-	15,818
25 Due to Debt Service	1,207,507	-	-	-	1,207,507
26 Due to Reserve Fund	-	-	-	-	-
<b>27 Fund Balance:</b>					
28 Non-Spendable:	16,114	-	-	-	16,114
29 Assigned	-	506,384	-	-	506,384
30 Unassigned	125,700	-	-	-	125,700
31 Assigned - Two Months Operating Expenditures	141,338	-	-	-	141,338
32 Assigned - Asset Emergency Reserves	50,000	-	-	-	50,000
33 Assigned - FY26 Budgeted Capital Projects	130,696	-	-	-	130,696
34 Restricted	-	-	2,530,441	510,958	3,041,399
35 Net Change in Fund Balance	665,643	-	-	-	665,643
<b>35 Total Liabilities &amp; Fund Balance</b>	<b>\$ 2,452,137</b>	<b>\$ 506,384</b>	<b>\$ 2,548,669</b>	<b>\$ 510,958</b>	<b>\$ 6,018,148</b>

**Highland Meadows II**  
**General Fund**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the Period of October 1, 2025 through February 28, 2026**

	<u>Adopted Budget</u>	<u>Budget Year to Date</u>	<u>Actual Year to Date</u>	<u>Variance (Over)/Under Budget</u>
<b>1 Revenues:</b>				
2 Special Assessments	\$ 1,048,025	\$ 943,223	\$ 1,032,398	\$ 89,176
3 Interest Income	-	-	10,481	10,481
4 Miscellaneous Revenue	-	-	761	761
5 Fund Balance Forward	10,000	-	-	-
<b>6 Total Revenues</b>	<b>1,058,025</b>	<b>943,223</b>	<b>1,043,640</b>	<b>100,418</b>
<b>7 Expenditures:</b>				
<b>8 Financial &amp; Administrative</b>				
9 Supervisor Compensation	24,000	10,000	3,600	6,400
10 District Management	51,800	21,583	24,641	(3,058)
11 District Engineer	20,000	8,333	-	8,333
12 Dissimination Agent	7,000	2,917	2,032	884
13 Trustee Fees	26,787	11,161	16,200	(5,039)
17 Dues, Licenses & Fees	175	175	175	-
14 Auditing Services	4,000	1,667	-	1,667
15 Arbitrage Rebate Calculation	2,700	1,125	-	1,125
16 Public Officials Liability Insurance	3,214	3,214	-	3,214
17 Legal Advertising	3,000	1,250	-	1,250
18 Website Hosting, Maintenance & Backup	2,015	840	-	840
19 Miscellaneous Fees	-	-	889	(889)
20 Tax Collector/Property Appraiser Fee	22,027	22,027	24,154	(2,127)
21 Postage & Delivery	1,000	417	-	417
22 Assessment Roll	5,200	2,167	1,510	657
23 Administrative Contingency	6,500	2,708	-	2,708
24 District Counsel	40,000	16,667	8,556	8,111
25 <b>Total Financial &amp; Administrative</b>	<b>219,418</b>	<b>106,250</b>	<b>81,756</b>	<b>24,494</b>
<b>26 Security Operations</b>				
27 Security Services & Patrol	55,000	22,917	22,320	597
28 Access Control Maintenance & Repair	5,000	2,083	1,875	208
29 <b>Total Security Operations</b>	<b>60,000</b>	<b>25,000</b>	<b>24,195</b>	<b>805</b>
<b>30 Utilities</b>				
31 Utility Services	28,000	11,667	1,136	10,530
32 Utility - Streetlights	70,000	29,167	30,404	(1,238)
33 Utility Services	6,000	2,500	1,274	1,226
34 <b>Total Utilities</b>	<b>104,000</b>	<b>43,333</b>	<b>32,815</b>	<b>10,518</b>

**Highland Meadows II**  
**General Fund**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the Period of October 1, 2025 through February 28, 2026**

<b>35 Other Physical Environment</b>					
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	80,000	80,833	(833)
39	Irrigation Maintenance and Repair	16,000	6,667	1,558	5,109
40	Landscape - Fertilizer	36,000	15,000	-	15,000
41	Landscape Replacement Plants & Shrubs	30,000	12,500	-	12,500
42	Miscellaneous Expenditure	5,000	2,083	1,200	883
43	Maintenance Repairs	11,976	4,990	12,517	(7,527)
44	Sidewalk Maintenance & Repair	8,000	3,333	-	3,333
45	Capital Projects	15,000	6,250	49,087	(42,837)
46	Field Services	12,000	5,000	3,484	1,516
47	<b>Total Other Physical Environment</b>	<b>365,601</b>	<b>170,448</b>	<b>185,321</b>	<b>(9,873)</b>
<b>48 Parks &amp; Recreation</b>					
49	Pool Services Contract	63,600	26,500	23,836	2,664
50	Amenity Facility Janitorial Service Contract	21,600	9,000	13,930	(4,930)
51	Telephone, Internet, Cable	3,000	1,250	950	300
52	Maintenance & Repairs	13,807	5,753	424	5,328
53	Pest Control & Termite Bond	1,500	625	312	313
54	Miscellaneous Expenditure	5,000	2,083	14,177	(12,094)
55	Office Supplies	500	208	280	(72)
56	<b>Total Parks &amp; Recreation</b>	<b>109,007</b>	<b>45,420</b>	<b>53,910</b>	<b>(8,490)</b>
57	<b>Total Expenditures before other financing sources (uses)</b>	<b>858,026</b>	<b>390,451</b>	<b>377,997</b>	<b>17,454</b>
<b>58 Other Financing Sources (Uses)</b>					
59	Increase in Asset Reserves	200,000	-	-	-
60	Increase in Emergency Reserves	-	-	-	-
61	Interfund Transfer In	-	-	-	-
62	Interfund Transfer Out	-	-	-	-
63	<b>Total Other Financing Sources (Uses)</b>	<b>200,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
64	<b>Excess Expenditures Over (Under) Revenues</b>	<b>-</b>	<b>552,771</b>	<b>665,643</b>	<b>117,872</b>
65	<b>Fund Balance - Beginning</b>			<b>463,847</b>	
	Increase In Emergency Reserves			-	
	Decrease in Fund Balance Forward			-	
66	<b>Fund Balance - Ending</b>			<b>\$ 1,129,490</b>	

**Highland Meadows II  
Capital Reserve Fund  
Statement of Revenue, Expenditures and Change in Fund Balance  
For the Period of October 1, 2025 through February 28, 2026**

	<u>Adopted Budget</u>	<u>Actual Year to Date</u>
<b>1 Revenues:</b>		
2 Interest Earnings	\$ -	\$ -
<b>3 Total Revenues</b>	<u>-</u>	<u>-</u>
<b>4 Expenditures:</b>		
5 Capital Reserves Miscellaneous	-	
<b>6 Total Expenditures before other sources (uses)</b>	<u>-</u>	<u>-</u>
<b>7 Excess Expenditures Over (Under) Revenues</b>	<u>-</u>	<u>-</u>
<b>8 Other Sources (Uses)</b>		
9 Transfer In from General Fund	-	-
10 Transfer out to General Fund		-
<b>11 Total Other Sources (Uses)</b>	<u>-</u>	<u>-</u>
<b>12 Fund Balance - Beginning</b>	-	506,384
<b>13 Fund Balance - Ending</b>	<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 February 28, 2026**

	<b>Adopted Budget</b>	<b>Actual Year to Date</b>
<b>1 Revenues:</b>		
2 Special Assessments	\$ 1,222,442	\$ 1,204,213
3 Interest	-	23,921
<b>4 Total Revenues</b>	<b>1,222,442</b>	<b>1,228,134</b>
<b>5 Expenditures:</b>		
<b>6 Administrative</b>		
7 Debt Service Obligation	1,222,442	697,933
<b>8 Total Administrative</b>	<b>1,222,442</b>	<b>697,933</b>
<b>9 Total Expenditures before other sources (uses)</b>	<b>1,222,442</b>	<b>697,933</b>
<b>10 Excess Expenditures Over (Under) Revenues</b>	<b>-</b>	<b>530,202</b>
<b>11 Other Sources (Uses)</b>		
12 Transfer In	-	0
13 Transfer Out	-	
<b>14 Total Other Sources (Uses)</b>	<b>-</b>	<b>-</b>
<b>15 Fund Balance - Beginning</b>		2,000,239
<b>16 Fund Balance - Ending</b>	<b>-</b>	<b>\$ 2,530,442.25</b>

**Highland Meadows II  
Capital Project Funds  
Statement of Revenue, Expenditures and Change in Fund Balance  
For the Period of October 1, 2025 through February 28, 2026**

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

**Highland Meadows II  
Check Register  
February 28, 2026**

Balance per Bank Statement	\$	2,192,303.07
Plus: Deposits in Transit		-
		-
Less: Outstanding Checks		(18,803.23)
	<b>\$</b>	<b>2,173,499.84</b>

Beginning Balance	\$	2,210,040.65
Receipts		13,208.91
Disbursements		(49,749.72)
<b><i>Balance per Book</i></b>	<b>\$</b>	<b>2,173,499.84</b>

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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

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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
<b>10/31/2025</b>				<b>206,282.35</b>	<b>172,705.11</b>	<b>57,832.79</b>
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		5156 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,200.00	98,331.16
11/19/2025	11/19/2025	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844, Nov		190.00	98,141.16
11/19/2025	111925ACH	Duke Energy	541 Pheasant Dr Entry Lighting,		32.49	98,108.67
11/19/2025	111925ACH2	Duke Energy	1015 Condor Dr,		1,630.46	96,478.21
11/21/2025			Deposit	25,532.91		122,011.12
11/21/2025	112125ACH	Duke Energy	0 PATTERSON RD Lite		842.93	121,168.19
11/23/2025		5157 Stantec Consulting Services Inc	Engineering Services Period Ending 9.30.25		19,988.54	101,179.65
11/23/2025		5158 Business Observer	Notice of special mtg		61.25	101,118.40
11/23/2025		5159 Business Observer	notice of special mtg		41.56	101,076.84
11/23/2025		5160 Kai Connected LLC	district mgt svcs/field svcs		8,549.68	92,527.16
11/23/2025		5161 Deborah Galbraith	111825 bos mtg		200.00	92,327.16
11/23/2025		5162 Kristen Anderson	bos mtg 111825		200.00	92,127.16
11/23/2025		5163 Mario Munoz	111825 BOS MTG		200.00	91,927.16
11/23/2025		5164 Marilyn Colon Arce	111825 BOS MTG		200.00	91,727.16
11/23/2025		5165 Shamrock First Baptist Church	Meeting Space Nov		100.00	91,627.16
11/25/2025		5166 Good Home Services, LLC	Hang Pool Sign		50.00	91,577.16
11/26/2025			Deposit	21,270.67		112,847.83
11/30/2025		5168 Business Observer	legal adv		286.56	112,561.27
<b>11/30/2025</b>				<b>128,808.01</b>	<b>74,079.53</b>	<b>112,561.27</b>
12/1/2025		5167 JCS Investigations	Security		5,180.00	107,381.27
12/1/2025	120125ach	CITY OF DAVENPORT	3 hihgland meadows phase 3 park 10/5/25-11/4/25		22.34	107,358.93

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12/1/2025	120125ach2	CITY OF DAVENPORT	1019 Condor Dr Pool (10/5-11//4/25)		113.38	107,245.55
12/1/2025	120125ach4	CITY OF DAVENPORT	1015 Condor Dr Cabana (10/5-11/4/25)		99.86	107,145.69
12/1/2025	120125ach6	CITY OF DAVENPORT	3001 Golden Eagle Way (10/5-11/4/25)		49.84	107,095.85
12/1/2025	120125ach	Duke Energy	108 tanager st		32.50	107,063.35
12/1/2025	120125ach2	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL		1,148.37	105,914.98
12/1/2025	120125ach11	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL		702.83	105,212.15
12/1/2025	120125ach12	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B		584.03	104,628.12
12/1/2025	120125ach13	Duke Energy	0000 PATTERSON RD		166.11	104,462.01
12/1/2025	120125ACH14	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A		604.46	103,857.55
12/1/2025	120125ACH15	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL		388.90	103,468.65
12/1/2025	120125ACH16	Duke Energy	00 PATTERSON RD		280.95	103,187.70
12/1/2025	120125ACH17	Duke Energy	1000 DUNLIN ST. SIGN A		32.49	103,155.21
12/1/2025	120125ACH18	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 4ASL		425.45	102,729.76
12/2/2025	120025ACJ	Duke Energy	990 Condor Dr Entry, ENTRANCE LIGHTS		32.50	102,697.26
12/2/2025	120225ACH1	Duke Energy	2901 N 10th St Well,		32.49	102,664.77
12/2/2025	120225ACH3	Duke Energy	600 Eaglecrest Dr,		32.49	102,632.28
12/2/2025	120225ACH4	Duke Energy	2901 N 10th St Entry,		32.48	102,599.80
12/2/2025	120225ACH5	Duke Energy	3950 N 10th St,		32.49	102,567.31
12/2/2025	120225ACH6	Duke Energy	1200 Patterson Rd Lite,		32.48	102,534.83
12/7/2025		5171 ECS INTEGRATIONS LLC	cdvi maint		205.00	102,329.83
12/8/2025		5172 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,200.00	100,129.83
12/8/2025			Funds Transfer	75,000.00		175,129.83
12/8/2025		5173 Orkin	Pest Control-Monthly		104.00	175,025.83
12/8/2025			Deposit	77,572.54		252,598.37
12/12/2025		5175 KIMLEY-HORN AND ASSOCIATES, INC.	Svcs through 5-31-25		7,709.02	244,889.35
12/12/2025		5176 KIMLEY-HORN AND ASSOCIATES, INC.	Svcs through 06/30/25		745.28	244,144.07
12/13/2025		5174 Anchor Stone Management, LLC	Management Fee prorated		3,064.52	241,079.55
12/15/2025		5178 Joellen Dibrango	11-17-25 BOS MTG		200.00	240,879.55
12/16/2025	121625ach	Duke Energy	1015 Condor Dr,		1,202.53	239,677.02
12/16/2025		12/16/2026 Duke Energy	541 Pheasant Dr Entry Lighting,		32.49	239,644.53
12/19/2025	121925ach	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844, Dec		190.00	239,454.53
12/19/2025			Deposit	2,051,873.86		2,291,328.39
12/22/2025	122225ach1	Duke Energy	0 PATTERSON RD Lite		842.93	2,290,485.46
12/22/2025		5179 Haven Management Solutions, LLC	Management Services December 16th - 31st		3,268.82	2,287,216.64
12/22/2025		5180 Deborah Galbraith	BOS MTG 12-15-23		200.00	2,287,016.64
12/22/2025		5181 Joellen Dibrango	121523 BOS MTG		200.00	2,286,816.64
12/22/2025		5182 Mario Munoz	121523 BOS MTG		200.00	2,286,616.64
12/22/2025		5183 Kristen Anderson	121523 BOS MTG		200.00	2,286,416.64
12/26/2025	122625ach1	Duke Energy	00 PATTERSON RD		280.95	2,286,135.69
12/29/2025	122925ach	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL		1,148.37	2,284,987.32
12/29/2025	122925ach3	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL		702.83	2,284,284.49
12/29/2025	122925ach2	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B		584.03	2,283,700.46
12/29/2025	122925ach3	Duke Energy	0000 PATTERSON RD		166.11	2,283,534.35
12/29/2025	122925ach5	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A		604.46	2,282,929.89
12/29/2025	122925ach6	Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL		388.90	2,282,540.99
12/29/2025	122925ach8	Duke Energy	1000 DUNLIN ST. SIGN A		32.49	2,282,508.50
12/29/2025	122925ach8	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 4A		425.45	2,282,083.05
12/30/2025	123025ach	Duke Energy	108 tanger st irrigation		32.49	2,282,050.56
12/30/2025		5184 Good Home Services, LLC	Playground removal		400.00	2,281,650.56
12/30/2025		5185 Good Home Services, LLC	Deposit for playground removal		3,175.00	2,278,475.56
12/31/2025	123125ach1	Duke Energy	990 Condor Dr Entry, ENTRANCE LIGHT		32.50	2,278,443.06
12/31/2025	123125ach2	Duke Energy	2901 N 10th St Well, May		32.49	2,278,410.57
12/31/2025	123125ach5	Duke Energy	600 Eaglecrest Dr, May -		32.49	2,278,378.08
12/31/2025	123125ach6	Duke Energy	2901 N 10th St Well,		32.49	2,278,345.59

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Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
12/31/2025	123125ach6	Duke Energy	3950 N 10th St,		32.48	2,278,313.11
12/31/2025	123125ach11	Duke Energy	1200 Patterson Rd Lite, For service		32.49	2,278,280.62
12/31/2025			Deposit	26,050.27		2,304,330.89
<b>12/31/2025</b>				<b>2,230,496.67</b>	<b>38,727.05</b>	<b>2,304,330.89</b>
1/1/2026	010126ach	CITY OF DAVENPORT	3 hihgland meadows phase 3 park 11/5-12/4/25		22.34	2,304,308.55
1/1/2026	010126ach3	CITY OF DAVENPORT	1019 Condor Dr Pool (11/5-12/4/25)		110.00	2,304,198.55
1/1/2026	010126ach3	CITY OF DAVENPORT	1015 Condor Dr Cabana (11/5-12/4/25)		178.87	2,304,019.68
1/1/2026	010126ach4	CITY OF DAVENPORT	3001 Golden Eagle Way (11/5-12/4/25)		49.84	2,303,969.84
1/1/2026		5187 ECS INTEGRATIONS LLC	camera mgmt		280.00	2,303,689.84
1/1/2026		5188 ECS INTEGRATIONS LLC	access control		555.00	2,303,134.84
1/1/2026		5189 Mele Environmental Services LLC	landscape monthly		16,208.33	2,286,926.51
1/1/2026		5190 Mele Environmental Services LLC	landscape monthly		16,208.33	2,270,718.18
1/1/2026		5195 Haven Management Solutions, LLC	January Management Services		6,333.33	2,264,384.85
1/4/2026		5191 Cooper Pools	Monhthly Pool Maint		4,600.00	2,259,784.85
1/4/2026		5192 Cooper Pools	Monhthly Pool Maint		4,600.00	2,255,184.85
1/5/2026		5193 Kutak Rock LLP	Legal Services		3,418.00	2,251,766.85
1/6/2026		5194 JCS Investigations	Security		4,780.00	2,246,986.85
1/8/2026		5196 Cooper Pools	Monhthly Pool Maint		4,600.00	2,242,386.85
1/8/2026		5197 Cooper Pools	poor repairs		1,747.56	2,240,639.29
1/9/2026			Deposit	10,064.02		2,250,703.31
1/10/2026		5198 Good Home Services, LLC	Repair/mant-mailboxes		115.00	2,250,588.31
1/12/2026	1/12/2026	FI Dept of Health in Polk County	Dept of Health Pool Fee		280.35	2,250,307.96
1/13/2026		5201 Mele Environmental Services LLC	irrigation repairs		785.00	2,249,522.96
1/13/2026		5202 Danielle Fence	Estimate 2187		1,406.00	2,248,116.96
1/14/2026		5199 Bay Island Contracting & Repair LLC	Repair-Concrete/Sidewalk		17,320.00	2,230,796.96
1/15/2026		5200 Good Home Services, LLC	Temporary valve box coer		90.00	2,230,706.96
1/15/2026		5203 Shamrock First Baptist Church	Meeting Space Dec		100.00	2,230,606.96
1/15/2026		5204 Shamrock First Baptist Church	Meeting Space Jan		100.00	2,230,506.96
1/20/2026	012026ach	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844, Jan		190.00	2,230,316.96
1/20/2026	012026ach	Duke Energy	541 Pheasant Dr Entry Lighting,		32.50	2,230,284.46
1/20/2026	012026ach2	Duke Energy	1015 Condor Dr,		1,235.39	2,229,049.07
1/20/2026	012026ach3	Duke Energy	0 PATTERSON RD Lite		842.93	2,228,206.14
1/20/2026	012026ach4	Duke Energy	00 PATTERSON RD		283.15	2,227,922.99
1/22/2026		5205 EV Pro Solutions	Elec svc call		1,000.00	2,226,922.99
1/25/2026		5207 Deborah Galbraith	BOS MTG 1-22-26		200.00	2,226,722.99
1/25/2026		5208 Joellen Dibrango	01-22-26 BOS MTG		200.00	2,226,522.99
1/25/2026		5209 Kristen Anderson	01-22-26 BOS MTG		200.00	2,226,322.99
1/25/2026		5210 Mario Munoz	01-22-26 BOS MTG		200.00	2,226,122.99
1/25/2026		5211 813 Security & Protective Services	CDD facilites/adminstration		240.00	2,225,882.99
1/25/2026		5212 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,354.00	2,223,528.99
1/26/2026		5213 U.S. BANK	trustee fees series 2014		4,310.00	2,219,218.99
1/26/2026		5214 U.S. BANK	trustee fees series 2014 II INT		4,310.00	2,214,908.99
1/26/2026		5215 U.S. BANK	Trustee Fees 2017 Series		4,290.63	2,210,618.36
1/27/2026		5216 Kutak Rock LLP	Legal Services		1,392.00	2,209,226.36
1/29/2026			Deposit	4,034.29		2,213,260.65
1/30/2026		5218 Good Home Services, LLC	Dog park lock install		45.00	2,213,215.65
1/30/2026		5219 Good Home Services, LLC	Playground removal		3,175.00	2,210,040.65
<b>1/30/2026</b>				<b>14,098.31</b>	<b>108,388.55</b>	<b>2,210,040.65</b>
2/2/2026		5221 Mele Environmental Services LLC	landscape monthly		16,208.33	2,193,832.32
2/2/2026		5220 Haven Management Solutions, LLC	January Management Services		6,333.33	2,187,498.99
2/2/2026	020226ach	Duke Energy	108 tanger st irrigation		32.50	2,187,466.49
2/2/2026	020226ach2	Duke Energy	990 Condor Dr Entry, ENTRANCE LIGHT		32.50	2,187,433.99
2/2/2026	2/2/2026	Duke Energy	0000 PATTERSON RD		167.40	2,187,266.59
2/2/2026	2/2/2026	Duke Energy	1000 DUNLIN ST. SIGN A		32.50	2,187,234.09

**Highland Meadows II  
Check Register  
FY2026**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
2/2/2026		2/2/2026 Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL		394.44	2,186,839.65
2/2/2026		2/2/2026 Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH4A SL		426.79	2,186,412.86
2/2/2026		2/2/2026 Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B		592.72	2,185,820.14
2/2/2026		2/2/2026 Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A		613.49	2,185,206.65
2/2/2026		2/2/2026 Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL		712.60	2,184,494.05
2/2/2026		2/2/2026 Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL		1,165.15	2,183,328.90
2/3/2026		5222 Cooper Pools	Monhthly Pool Maint		4,600.00	2,178,728.90
2/3/2026	020327ach1	Duke Energy	2901 N 10th St Entry		32.50	2,178,696.40
2/3/2026	020326ach4	Duke Energy	600 Eaglecrest Dr,		32.50	2,178,663.90
2/3/2026	020326ach	Duke Energy	2901 N 10th St Entry		32.50	2,178,631.40
2/3/2026	020326ach5	Duke Energy	3950 N 10th St,		32.48	2,178,598.92
2/3/2026	020326ach6	Duke Energy	1200 Patterson Rd Lite, For service		32.50	2,178,566.42
2/4/2026		2/4/2026 CITY OF DAVENPORT	3 hihgland meadows phase 3 park		22.34	2,178,544.08
2/4/2026		2/4/2026 CITY OF DAVENPORT	3001 Golden Eagle Way		49.84	2,178,494.24
2/4/2026		2/4/2026 CITY OF DAVENPORT	1019 Condor Dr Pool		110.00	2,178,384.24
2/4/2026		2/4/2026 CITY OF DAVENPORT	1015 Condor Dr Cabana		131.50	2,178,252.74
2/9/2026			Service Charge		483.92	2,177,768.82
2/11/2026		5224 Mele Environmental Services LLC	irrigation repairs		275.00	2,177,493.82
2/12/2026		5225 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,354.00	2,175,139.82
2/12/2026			Deposit	13,208.91		2,188,348.73
2/18/2026	021826ach	Duke Energy	541 Pheasant Dr Entry Lighting,		32.50	2,188,316.23
2/18/2026		21826 Duke Energy	1015 Condor Dr,		1,574.18	2,186,742.05
2/19/2026		5226 Good Home Services, LLC	Grind down sidewalk		175.00	2,186,567.05
2/19/2026	021926ach	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844, Feb		190.00	2,186,377.05
2/20/2026	022026ach	Duke Energy	0 PATTERSON RD Lite		855.45	2,185,521.60
2/25/2026		5228 U.S. BANK	Trustee Fees 2019 Series 7/7A		4,506.13	2,181,015.47
2/25/2026		5229 EV Pro Solutions	Elec svc call		2,250.00	2,178,765.47
2/25/2026		5230 Good Home Services, LLC	repair fence corner		325.00	2,178,440.47
2/25/2026		5231 Good Home Services, LLC	repair fence		250.00	2,178,190.47
2/26/2026		5227 Girl Scout	Girl Scout Cookies		72.00	2,178,118.47
2/26/2026	022626ach	Duke Energy	00 PATTERSON RD		274.60	2,177,843.87
2/27/2026		5232 Good Home Services, LLC	repair (21) leaning or bent street signs		500.00	2,177,343.87
2/27/2026	022726ach	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL		1,098.08	2,176,245.79
2/27/2026	022726ach1	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL		673.01	2,175,572.78
2/27/2026	022726ach6	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B		558.22	2,175,014.56
2/27/2026	022726ach7	Duke Energy	0000 PATTERSON RD		162.37	2,174,852.19
2/27/2026	022726ach8	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A		577.74	2,174,274.45
2/27/2026	022726ach9	Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL		372.49	2,173,901.96
2/27/2026	022726ach10	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH4A SL		402.12	2,173,499.84
<b>2/28/2026</b>				<b>13,208.91</b>	<b>49,749.72</b>	<b>2,173,499.84</b>

**Exhibit 7**

**Return to Agenda**

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**MINUTES OF 02/26/26 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, February 26, 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.

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**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 Anderson .....Board of Supervisors, Assistant Secretary  
Mario Munoz .....Board 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  
Kyle Magee (via virtual means)..... District Counsel, Kutak Rock  
Vincent Palevich ..... 813 Security Services

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)**

- Cindy Williams, a resident at City Winds 1510 Woodmark Drive, raised two questions. First, she asked about towing and was informed that towing is not on the agenda so any comments regarding that will have to wait until the end of the meeting. Second, she made a comment about security. Ms. Williams reported that on February 8<sup>th</sup>, her daughter and granddaughter were at the pool when six adolescents came into the pool area using one key. The resident noted the adolescents had a 2 ft speaker and accused them of smoking illegal drugs (marijuana). Ms. Thibault asked Ms. Williams if this was related to something on the agenda, to which she [Ms. Williams] responded security. She reiterated to the Board that she could smell marijuana every time the adolescents walked in and out of the bathroom. Ms. Williams reported that she had called the non-emergency number 5 times because, she claimed, security was not doing anything. She noted that each time she called, the phone rang once and then the call was dropped. Ms. Williams claimed that the security guard on duty expressed annoyance at getting out of his car, before telling the teenagers to “chill out” or they won’t be allowed back. She informed the Board that the adolescents took over the pool with no regard for the kids already there. Ms. Thibault thanked her for her comments.
- Paul Berthold noted he had raised this issue last summer and had received a reaction from Supervisor DiBrango regarding parking. He reported that on the far side of Pheasant, where he doesn’t use his mailbox, there is a semi-circle driveway for people to pull in and get out of traffic. He noted that there is plenty of space for 5 or 6 cars. Mr. Berthold noted that at the other end for the last 8 years, there has been room for 2-4 small cars. He reported that there is a large, white vehicle that has been parked there for the last 8 years, belonging to the resident who lives across the street, explaining that he has to parallel park on the left and ease his body out to get to the mailbox. Mr. Berthold informed the Board that he is slightly disabled. He continued, reporting that the other day, half a spot was occupied by Frontier communications personnel and when he was reversing, he bumped into it. Mr. Berthold noted that the man was not upset but stressed the importance of having more parking in that area, especially during peak hours. He also noted that they would need to have the proper signage. Lastly, Mr. Berthold informed the Board that it is an inconvenience to almost everyone, discounting the 10-15 people who are able to walk to the mailbox.

49 **III. Vendor & Professional Reports**

50 **A. Stantec Engineering – Project Manager Greg Woodcock**

51 **1. Discussion & Status of Permacast Wall Project Remediation Efforts – 214 Merlin Street**

52 Mr. Woodcock confirmed the sidewalk on Pentas has been completed. He also confirmed that the driveway has been  
53 scheduled to be demolished and reconstructed on March 11<sup>th</sup>, though Mr. Woodcock expressed doubt as to whether the  
54 demolition and pour will both occur on the 11<sup>th</sup>, or if the project will be started on the 11<sup>th</sup> and completed on the 12<sup>th</sup>. He  
55 noted they had expressed intent to complete both on the same day. Chairwoman Galbraith inquired if the resident had  
56 been notified, Ms. Thibault said no, that she will have to notify them.

57 **2. ADA Mat Repairs**

58 Mr. Woodcock confirmed some of the curb ramps have been installed, but there are two locations that have trees  
59 where the ramps are supposed to go. He noted when he is out there tomorrow, doing the final walkthrough of the  
60 playground, he is going to take a look at the locations and verify that the ramps can still be placed in those spots, besides  
61 the trees rather than in their spot.

62 **3. Memorandum on Playground Project**

63 Mr. Woodcock noted that when they dig the footings for the playground, there is going to be some excess fill material,  
64 and it was not included in their price to remove it. He confirmed he'll get with ADS to see if they can help out. He also  
65 noted that there was a tear and one of the poles was twisted and moved out of alignment where it should be. The cost  
66 estimate from the contractor to fix it was about \$15,000 because they will have to take the concrete off the pole, reset it,  
67 and put it back in the ground. Ms. Thibault informed the Board that she spoke with Brady, who confirmed there is a 4-  
68 inch tear in the sail shade that cannot be replaced with new material. She noted to the Board that if they wanted to replace  
69 it with the new material, then they would have the full reset priced at \$15,000. She had asked why they can't replace the  
70 material on the pole as it stands, to which she was advised that it would result in more tears. Supervisor Anderson asked  
71 if it is because the pole is too far away from the others, which Ms. Thibault confirmed. Ms. Thibault also confirmed for  
72 the Board that they will be receiving a check from the company working on the playground because they can't replace  
73 the sail material. She noted she had put that information in the email she had sent to the Board, reiterating that the cost  
74 would still be \$15,000 if they wanted to change the pole and put in the sail shade. Chairwoman Galbraith asked if they  
75 have the option of replacing the sail with a longer one, so they don't have to reset the pole. Mr. Woodcock confirmed he  
76 will look into it, but his understanding thus far has been that there is a bolt sticking up and that's what was tearing the  
77 sail, which would continue to be a problem with the new sail unless they could find another way to fix the sail.

78 Chairwoman Galbraith questioned if they could put a rubber cap on the bolt, which Mr. Woodcock confirmed they  
79 could do if the bolt is long enough to be cut down and then capped. He reiterated that he would have to go and look into  
80 it to be sure.

81 **4. Consideration of Change Order for Engineering Services**

82 Mr. Woodcock informed the Board that they are at the budget for this fiscal year at \$10,000, and he's proposing  
83 adding \$20,000 to the budget to get them through the rest of the year. He noted that the Board could pick a different  
84 amount but explained that he had arrived at \$20,000 because there are about two-thirds of the year left and they have  
85 already spent \$10,000. Supervisor Anderson noted the cause is likely because they've had so many extra projects come  
86 up. Ms. Thibault reminded the Board that it is not billed until the service is actually performed. Chairwoman Galbraith  
87 asked what would happen if they were to go over budget again, wondering if they would just repeat this process. Ms.  
88 Thibault advised they will only be billed if they need to use the services. Mr. Woodcock advised that if they only use  
89 \$10,000 of the \$20,000, the other \$10,000 would be sent back to the district, noting as well that he can't invoice the  
90 Board for any of their services if they are over budget. He would require that change order in his file to be able to bill  
91 the district.

92 Ms. Thibault informed the Board that Mr. Woodcock can bill them through their capital project fund, which is at  
93 about \$400,000, instead of their general fund. She suggested isolating two different bills, one for capital projects and one  
94 for the general fund.

95 On a MOTION by Chairwoman Galbraith SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board  
96 Approved the Budget Expansion for \$20,000, not to Exceed that Fee for the Highland Meadows II Community  
97 Development District.

#### 98 5. Walk on Sidewalk Proposal

99 Ms. Thibault presented photos of the raised sidewalks to the Board, noting that here were 8 cases of raised sidewalks  
100 and that the one on at 700 Swallowtail is already being addressed. Mr. Woodcock presented the information ADS gave  
101 him on the other 7 sidewalks, noting that grinding them down is about \$300 apiece, \$2,100 for all 7. He also informed  
102 the Board that replacing any panels would be about \$1,500 per location, \$10,500 for all 7. He noted he will be in the area  
103 to check them and advise moving forward, but most of them look like they can be ground down. The Board took a  
104 moment to make sure everyone had the right packets. Mr. Woodcock confirmed he will go and check the sidewalks and  
105 then get a proposal based on the needs he saw. He is also going to check the tree roots as they are a general cause for  
106 raised sidewalks. Ms. Thibault suggested using a machine to sever the tree roots to counteract this issue. She asked Mr.  
107 Woodcock to take note of which sidewalks were specifically being caused by tree roots.

108 On a MOTION by Supervisor DiBrango SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board  
109 Approved an Amount not to Exceed \$6,500 for ADS to Grind Down or Replace the Panels that were Previously Identified  
110 for the Highland Meadows II Community Development District.

#### 111 B. District Attorney – Kutak Rock

##### 112 1. Discussion of Polk Regional Water Cooperative

113 Mr. Magee reported that he has sent revisions to the PRWC representative and thinks they are getting close to getting  
114 these documents executed. He noted that they have already been approved, so once he's comfortable with them, he'll  
115 have the chairperson sign off on them and from that point, the agreement requires the funds be paid out within 90 days.  
116 The next step now is to wait for their representatives to approve the changes Mr. Magee made. He informed the Board  
117 that he wanted to make sure there was language in the revision that made it clear that everything would be replaced in  
118 the same condition or better prior to construction.

#### 119 IV. Field Services Report

##### 120 A. Presentation of the Highland Meadows II Field Report

121 The sidewalks were already discussed. Ms. Thibault presented the erosion repairs, noting they would involve 10  
122 different locations and that they need to talk to Mr. Woodcock and Mr. Magee about potential liabilities if the sand were  
123 to wash out and cause someone to be injured. Ms. Thibault reported that Dana Bryant suggested installing ground cover  
124 in the lower quarter of the erosion areas so there isn't a significant financial burden for installing the ground cover all the  
125 way to the top. The ground cover grows quickly, so Ms. Thibault noted it would be good to install a landscape barrier  
126 where it abuts the sidewalk to prevent further erosion onto the sidewalk while the ground cover is growing. She informed  
127 the Board that they would place rocks on the inside of the landscape barrier to mitigate the erosion and people who may  
128 come by and try to remove the barriers. Mr. Bryant estimated it would be between \$300-\$600 per area. Ms. Thibault  
129 informed the Board that she will bring a formal proposal to the meeting next month. The 10 locations included a washout  
130 behind the pool, the left side of the monument at Sandison, the right side of the monument at Persian, the right and left  
131 side of the monument at Tanager, the right and left monument at Eaglecrest, the left monument at Sparrowhawk, the left  
132 monument at Golden Eagle Way, and the left monument at Citrus Point Drive. Supervisor King asked what kind of  
133 organic material they are using as a barrier. Ms. Thibault informed him that they are using ground cover, which is erosion  
134 tolerant. Supervisor Munoz raised concerns over the organic material dying because of the temperature changes. Ms.  
135 Thibault confirmed that they're all native Florida plants, and that the ground cover is not a tropical plant. He also asked

136 if they should be proactive about the other monument sites in case they start to have the same issues. Ms. Thibault noted  
137 that most of the monuments are already level and don't have the runoff from being on a slope.

138 **B. Consideration of Proposals:**

139 ○ **Accurate Well Drillings - \$1,211.22**

140 After the freeze the irrigation guy noticed a problem with one of the pumps. Mr. Bryant suggested they use Accurate  
141 Well Drilling for the pump at Sanderling. Ms. Thibault noted they have \$16,000 for irrigation repairs. Supervisor  
142 Anderson noted that this year appears to be them repairing everything that was built around a decade ago. Ms. Thibault  
143 informed the Board that they've only spent about \$1,500 of their irrigation budget so far. Chairwoman Galbraith  
144 questioned how often they will have to replace the well parts, Ms. Thibault noted that she rarely sees wells require repairs.

145 On a MOTION by Chairwoman Galbraith SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, the Board  
146 Approved Accurate Well Drillings Proposal at \$1,211.22 for the Highland Meadows II Community Development District.

147 ○ **Mele Environmental Irrigation Repairs - \$3,491.72**

148 Ms. Thibault noted these items came up after the freeze. She reported that zone 8 needs to be rebuilt, zone 21 needs  
149 screws, and 39 nozzles and filters need to be replaced in zones 1-40. Supervisor Anderson wanted to know what was  
150 fixed previously, or what wasn't fixed to cause these issues now. Ms. Thibault informed the Board that she was unable  
151 to advise on that because the prior vendors did not identify those pinpoints or provided a map. Supervisor Anderson  
152 asked if Mr. Bryant or Mele would be able to provide an irrigation map with the pinpointed sections. The Board discussed  
153 whether they had previously requested an irrigation map, finding that they had asked Mr. Bryant but decided not to  
154 because of the cost. Mele knows where the valve boxes are, but Mr. Bryant did not. Supervisor Anderson asked if this  
155 project could be off. Ms. Thibault responded, noting that it is drought season, which will not be getting better anytime  
156 soon, so it will lead to a lot of dead plant material, likely causing more erosion. Ms. Thibault confirmed she will ask  
157 Mele to get a map. Supervisor Anderson reiterated that she does not want the Board to keep spending to fix the same  
158 problems repeatedly. Ms. Thibault noted Prince & Sons would charge about \$3,000 to get them a map, and Mele  
159 potentially could as well.

160 On a MOTION by Chairwoman Galbraith SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board  
161 Approved Mele to Potentially Provide a Map of the Control Valve Boxes and Where they are Located for an Amount  
162 Not to Exceed \$3,000 for the Highland Meadows II Community Development District.

163 Supervisor Munoz asked if there is anything they can do to keep valves boxes from being run over. Ms. Thibault  
164 confirmed that she can ask Mele about preventing it. The Board discussed the different reasons the box may have been  
165 run over. Supervisor DiBrango raised a question, asking if they approve the irrigation repairs without a map, will they  
166 still inform them as to where the locations are. Ms. Thibault confirmed she can ask them to log the locations they've  
167 fixed on the map if they agree to put together a map.

168 On a MOTION by Supervisor Anderson SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board  
169 Approved the Mele Environmental Irrigation Repairs Proposal at \$3,491.72 for the Highland Meadows II Community  
170 Development District.

171 ○ **Mele Environmental Branch Removal - \$275**

172 The debris could be a fire hazard.

173 On a MOTION by Chairwoman Galbraith SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board  
174 Approved the Mele Environmental Branch Removal Proposal at \$275 for the Highland Meadows II Community  
175 Development District.

176 Supervisor King asked about communication in the community. Ms. Thibault confirmed that she can send  
177 communication to the HOA's but that it's a fine line because anything they maintain an email database, the database  
178 becomes susceptible to public record. She noted she has been utilizing the HOA database to send communications. She  
179 reported that one HOA manager reached out and suggested she handle her own communications, which she noted one of  
180 many communications she received. Ms. Thibault informed the Board that she had advised the HOA members about the  
181 public records rules and to inform their residents that they and their personal emails would be susceptible to public  
182 records requests should they send an email blast to residents. Chairwoman Galbraith raised her concern that people  
183 requesting things outside of districts might run the district over budget. Supervisor Anderson informed the Board that  
184 Ms. Thibault's district hours cannot be spent on HOA hours because it's against Florida State Sunshine and might cause  
185 her to go over budget with the district. Ms. Thibault informed the Board that she cannot spend any time dedicated to  
186 HOA matters as it would be against Florida Statute because money from the district to pay her would be going elsewhere.  
187 Supervisor King noted that he was unaware this was an HOA matter, to which Ms. Thibault reiterated that it can be a  
188 fine line.

- 189 ○ **Erosion Repair Services (*discussed above*)**
- 190 ○ **Pressure Wash Proposal AVID**

191 Pushed to the next meeting.

- 192 ○ **Consideration of Good Home Proposal for Monument Repair - \$410**

193 They said they would fix the monument at the Phase 2A entrance and the one at Meadow Pointe Drive for \$610.  
194 Ms. Thibault mentioned he had lowered his price to \$305 each. The Board suggested reasons for the tubing to be  
195 breathing, noting that it could be because of the rain and the cold. Chairwoman Galbraith suggested waiting until the  
196 next freeze hits to see if more of the monuments need to be repaired after.

197 On a MOTION by Supervisor DiBrango SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board  
198 Approved the Walk on Proposal for \$610 to Repair the Two Monuments, 2A Amenities and Meadow Pointe for the  
199 Highland Meadows II Community Development District.

- 200 ○ **Good Homes Proposal Repair Fence at Meadow Pointe Dr - \$385**

201 Three fence panels were damaged. Based on the markings on the fence, Ms. Thibault hypothesized that the damage  
202 was caused by an individual kicking a ball at it repeatedly. Supervisor King asked if the damaged section faces a resident's  
203 home. Ms. Thibault informed supervisor King that she does not know the exact location of the fence that needs to be  
204 fixed but that it is on the back side.

205 On a MOTION by Supervisor DiBrango SECONDED by Chairwoman Galbraith WITH ALL IN FAVOR, the Board  
206 Approved the Good Homes Proposal to Repair the Fence in Meadow Pointe for \$385 for the Highland Meadows II  
207 Community Development District.

## 208 V. **Administrative Matters**

### 209 A. **Consideration for Acceptance – January 2026 Unaudited Financial Statements**

210 Ms. Thibault advised the Board that she appreciates it when they email her their questions before the meeting, as it  
211 expedites their meetings and allows time to prepare a proper response.

212 On a MOTION by Supervisor Anderson SECONDED by Supervisor King, WITH ALL IN FAVOR, the Board Accepted  
213 the January 2026 Unaudited Financial Statements for the Highland Meadows II Community Development District.

### 214 B. **Consideration for Approval – The Meeting Minutes of the Regular Board of Supervisors Meeting Held 215 December 15, 2026**

216 Chairwoman Galbraith asked if Cooper Pools ever determined what the clanging bearings were from and why they  
217 didn't get back to anybody about it. Ms. Thibault confirmed she can ask Cooper Pools to attend the next meeting. The  
218 Board double checked that the "he" in the minutes (around line 395) had been identified. Ms. Thibault confirmed that he  
219 had been.

220 On a MOTION by Supervisor DiBrango SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board  
221 Accepted the December 2025 Meeting Minutes for the Highland Meadows II Community Development District.

222 **C. Consideration for Approval – The Meeting Minutes of the Regular Board of Supervisors Meeting Held**  
223 **January 22, 2026**

224 Ms. Thibault commended Supervisor Anderson on her review.

225 On a MOTION by Supervisor Anderson SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board  
226 Accepted the January 2026 Meeting Minutes for the Highland Meadows II Community Development District.

227 **D. Discussion of Spring Event at Amenity Center – Saturday the 28<sup>th</sup> from 11-1**

228 Ms. Thibault suggested the weekend before Easter, the 28<sup>th</sup>, and offered 12-2 or 11-1 as time options. Ms. Thibault  
229 reiterated that the Board cannot talk to each other about anything that would be brought up in a meeting or voted on, but  
230 they can talk to residents who come up to them with questions. Mr. Magee confirmed those guidelines. Ms. Thibault  
231 suggested hosting it at the new playground, which the Board agreed to. She also suggested using plastic eggs rather than  
232 real ones and establishing age groups. Supervisor Munoz informed the Board that the community center has the events  
233 timed, so, for example, the event starts at 11 but the first egg hunt for the youngest age group can start at 11:30 and last  
234 approximately an hour. Then reset for the next age group. The Board agreed on ages 2-4 and 5-10. Ms. Thibaut suggested  
235 bringing cornhole for the 11–13-year-olds with a gift card as the prize.

236 Ms. Thibault confirmed that Haven will contribute quarters for 200 eggs. Supervisor DiBrango expressed concern  
237 over the older kids seeing where they've hidden the Easter eggs, but the rest of the Board agreed that it's more of a race  
238 rather than a hunt and should be okay. Mr. Magee confirmed he will run it by whoever runs the funds for the firm to  
239 decide if Kutak Rock can donate \$100 to the event. Chairwoman Galbraith suggested implementing a not to exceed for  
240 \$1,000. Ms. Thibault told Board members that if they'd like to stay after the next meeting to help fill eggs, it would be  
241 very appreciated. She also informed the Board that she plans to advertise through the HOA. The Board discussed staffing,  
242 who can make the event, who can't, and which groups might require more supervision than others. They decided on a  
243 first, second, and third prize, but debated the most efficient means of determining a winner, discussing counting the eggs,  
244 buying gold, silver, and bronze eggs, weighing the eggs, and marking the eggs in some way. The Board decided on  
245 metallic eggs. It was noted that they will need \$1,000 eggs.

246 The Board discussed food options, finding issues with tickets and hot dogs, considering donuts and pizza. Mr. Magee  
247 suggested getting everyone at the event on a waiver but did not foresee an issue with handing out the pizza slices. Ms.  
248 Thibault suggested handing out small water bottles, with Supervisor DiBrango noting they would need gloves and  
249 napkins. Supervisor Anderson is going to check on getting larger trash cans. Chairwoman Galbraith is in charge of the  
250 pizzas, and Haven Management will handle the ordering. They'll check on Mr. Comings to DJ. The Board agreed no  
251 chocolate, no nuts, no jolly ranchers or anything that could present a choking hazard.

252 **E. Ratifications:**

253 **1. Mele Environmental – Repairs - \$275**

254 Mele repaired the pump on 565 Patterson with a 2-inch bushing and cut out assembly. It has already been repaired.

255 On a MOTION by Chairwoman Galbraith SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board  
256 Ratified the Mele Environmental Repairs at \$275 for the Highland Meadows II Community Development District.

257 **F. Supervisor Appointment**

258 **1. Private Exempt Security Session**

259 Ms. Thibault explained the reasons for a private exempt security session, citing security and community safety. Mr.  
260 Magee dialed in privately.

261 On a MOTION by Supervisor Anderson, SECONDED by Chairwoman Galbraith, WITH ALL IN FAVOR, the Board  
262 Opened the Private Exempt Security Session for the Highland Meadows II Community Development District.

263 **G. Consideration of Proposal from 813 Security Services – Vincent Palevich**

264 Chairwoman Galbraith asked if Mr. Palevich could charge less, but he declined based on insurance costs. He noted  
265 that they are saving them on the hourly. Mr. Magee will draft a contract for 813.

266 On a MOTION by Supervisor DiBrango, SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board  
267 Accepted the Proposal from 813 Security Services for the Highland Meadows II Community Development District.

268 **H. Consideration of Proposal – Cameras (4) (address immediately after security session)**

269 Ms. Thibault reported the cameras run about \$169 apiece.

270 On a MOTION by Supervisor Anderson, SECONDED by Chairwoman Galbraith, WITH ALL IN FAVOR, the Board  
271 Approved the Proposal for Four Cameras at \$169 Apiece for the Highland Meadows II Community Development District.

272 **I. Ratification of Trespass Agreement with the City of Davenport**

273 On a MOTION by Chairwoman Galbraith, SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board  
274 Ratified the Trespass Agreement with the City of Davenport for the Highland Meadows II Community Development  
275 District.

276 **VI. District Management**

277 Chairwoman Galbraith and Ms. Thibault had discussed sending a gift to the City of Davenport Police and decided  
278 on sending them a \$72 case of Girl Scout cookies. The Board expressed trepidation about the affiliation of gifting Girl  
279 Scout Cookies from Girl Scouts in their district. Mr. Magee said it is up to the Department whether to accept the gift or  
280 not, but there is no conflict of interest. Supervisor King suggested giving something else to the Board but did not have  
281 another gift idea. The Board remained uncomfortable with the optics, but District Counsel has advised that there is no  
282 conflict. Commissioner Rivera noted that pastries, something like a Danish, or even a donut, would make a good gift.  
283 He agreed to deliver the cookies for the Board.

284 On a MOTION by Chairwoman Galbraith, SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board  
285 Agreed to Gift the City of Davenport Police with \$72 Worth of Girl Scout Cookies for the Highland Meadows II  
286 Community Development District.

287  
288  
289 **VII. Audience Comments New Business Items (limited to 3 minutes per individual)**

290 Mr. Palevich explained the reason security could not interfere with the adolescents at the pool, noting that the security  
291 guard on duty was only supposed to observe, and since he could not physically confirm that he witnessed anything, the  
292 best that could be done was to issue a warning. The security guard noted the teenagers had been very respectful and had  
293 admitted to having a nicotine stick but denied having marijuana. Moving forward, security will be able to better enforce  
294 the rules. Ms. Williams noted that she cannot tell when marijuana is around her, but that her daughters can. She noted  
295 that it was disappointing to have 911 ring and hang up.

296 Mr. Rivera, the new Davenport Commissioner and Chairman at the Forest Lake CDD introduced himself. He noted  
297 that they're having a lot of similar issues in their districts. He enforced that he wants everyone to work together. He  
298 expressed his gratitude to Ms. Thibault and Haven Management. He discussed towing with the Board, sharing anecdotes  
299 about towing and parking at Forest Lake and how they relate to city ordinances. Ms. Thibault informed the Board and  
300 Commissioner Rivera that the tow truck drivers will all be wearing bodycams and carrying firearms. The Board suggested  
301 sending flowers to the towing company's office.

302 Ms. Williams commented that the towing vehicles need to slow down and obey the speed limit like everyone else.  
303 She commented on the gap between fences, noting that it is displeasing to the eye. Third, Ms. Williams mentioned a  
304 trailer that is parked in the driveway at 2160 Nighthawk that blocks the tongue. She reported that they can't be towed, as  
305 they move the trailer to the apron and block it from being towed. If the trailer is blocking the sidewalk all day, it can be  
306 towed. Ms. Thibault reached out to someone from the towing company, asking him to check periodically. Lastly, Ms.  
307 Williams noted that the little plastic eggs do not stay together. Ms. Thibault advised that they'll tape them.

308 **III. Supervisor Requests**

309 Supervisor DiBrango mentioned a strip of grass near Tanager that is being used as a dog park where people are not  
310 picking up after their dogs. Ms. Thibault noted that unless there is a photo of the dog and the owner, there isn't a lot they  
311 can do. Supervisor King mentioned the monument lights on Persian and 10<sup>th</sup> need to be checked. While Chairwoman  
312 Galbraith was going over the parcels, she noticed that the district does not own the sidewalk on Golden Eagle Way, by  
313 the amenity. She noted that since they don't own it, they shouldn't pay to place an ADA ramp on it, rather, that it should  
314 be the responsibility of the actual owner. The Parcel number is 27-27-09-729506-001290. Mr. Magee agreed to check on  
315 the parcel number.

316 **IX. Adjournment**

317 There being no further business, the meeting was adjourned.

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

320

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

324

325

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328 \_\_\_\_\_  
**Signature**

328 \_\_\_\_\_  
**Signature**

329

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331

332

333

334 \_\_\_\_\_  
**Printed Name**  Secretary  Assistant Secretary

334 \_\_\_\_\_  
**Printed Name**  Chairman  Vice Chairman

335

336

337

**Exhibit 8**

**Return to Agenda**

# Highland Meadows II Community Development District

HAVEN MANAGEMENT SOLUTIONS

255 S, Primera Blvd, Suite 160

Lake Mary, FL 32746

Phone: 407-966-7629

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## Highland Meadows II CDD

255 Primera Blvd, Suite 160

Lake Mary, FL 32746

407-966-7629

March 10, 2026

### Via Federal Express Mail

Luis Romero

1020 Condor Dr,

Haines City, FL 33844

**Re: Notice of Temporary Suspension of Amenity Facility Access**

Dear Mr. Romero:

On behalf of the Board of Supervisors (the “**Board**”) of the Highland Meadows II Community Development District (the “**District**”), I am writing to advise you that your household’s privileges to use the District’s Amenity Facilities<sup>1</sup> are hereby suspended temporarily.

On January 24 and 25, 2025 District security cameras captured two minors entering the women’s restroom at the Amenity Facility utilizing your Access Card. During this timeframe, the two minors utilizing your Access Card were confirmed to be the only individuals to enter the women’s restroom. Subsequently, District staff discovered that District property within the restroom had been damaged during this timeframe. Additionally, a paper towel was discovered to have been set on fire, within the restroom causing risk to District property. **Pursuant to the Amenity Rules, your household’s privileges to use the District’s Amenity Facilities are hereby suspended, effective immediately, until the next meeting of the District’s Board. Additionally, the District reserves the right to seek reimbursement for any necessary repairs to correct the damage caused.**

Additionally, on February 28, 2026, security cameras again caught two girls entering the women’s restroom at the Amenity Facility, utilizing your Access Card. During this timeframe, the two minors utilizing your Access Card were confirmed to be the only individuals to enter the women’s restroom. Subsequently, District staff discovered that District property within the restroom had been damaged during this timeframe

The District Board’s next meeting is scheduled for:

Date: March 26, 2026

Time: 4:30 p.m.

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

At such meeting, the Board will be presented with the facts surrounding the incident and make a recommendation of further suspension, termination, or reinstatement of your Amenity Facility access privileges. You are entitled to attend the meeting to be heard as to the incident and your suspension. Should you wish to address the Board concerning this matter, including submitting any relevant written materials for the Board’s consideration, or otherwise resolve the matter prior to the next Board meeting, please contact me at the District Manager’s office, 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746 or 407.574.3250 or [patricia@havenmgt.com](mailto:patricia@havenmgt.com).

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<sup>1</sup> All capitalized terms used but otherwise defined herein shall have the meanings subscribed to them in the *Amenity Policies & Rates*, amended January 18th, 2024 as revised from time to time (“Amenity Rules”). A copy of the Amenity Rules can be found on the District’s website: <https://www.highlandmeadows2cdd.com/>

# Highland Meadows II Community Development District

HAVEN MANAGEMENT SOLUTIONS

255 S, Primera Blvd, Suite 160

Lake Mary, FL 32746

Phone: 407-966-7629

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Should you have any questions regarding any of the foregoing, please do not hesitate to contact me.

Sincerely,

*Patricia Thibault*

Patricia Thibault  
District Manager

cc: Deborah Galbraith, Chairperson, Board of Supervisors (via e-mail)  
Kyle Magee, District Counsel (via e-mail)

**Exhibit 9A**

**Return to Agenda**



**Case #:** 39224

**Case Date:** 12/08/25

**Case Type:**

**NAME:** HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

**ADDRESS:** 219 E LIVINGSTON ST

**CITY, STATE, ZIP:** ORLANDO FL 32801-1508

**TELEPHONE :**

**VIOLATION TYPE:** PROPERTY SANITATION

**CITATION NUMBER:**

**NARRATIVE:** THERE IS ALGAE THROUGHOUT MULTIPLE SECTIONS OF THE PERIMETER WALL.

**RECOMMENDED CORRECTIVE ACTION:** CLEAN AND REMOVE ALGAE FROM WALL.

**BANK/OCCUPANT NAME:**

**BANK/OCCUPANT ADDRESS:**

**BANK CITY/OCCUPANT, STATE, ZIP:**

**STATUS:** NOTICE OF HEARING

**HEARING DATE:** 03/26/2026

**CERTIFICATION HEARING:**

**COMPLIANCE DATE:**

**COMPLIANCE REQUESTED:** 02/13/2026

**MAGISTRATE ORDERED COMPLIANCE:**

**DATE CLOSED:**

**BEAT:** D

**CASE GENERATED BY:** PROACTIVE

**COMPLAINANT:**

**ADDRESS:**

**TELEPHONE:**

**COMPAINANT ID CONFIRMED:**

**TIER 1 VIOLATION:**

**DOOR HANGER:** NO

**Status:**

**Assigned To:** JOEL YANEZ

**Property**

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
27-27-16-740506-000890	EAGLECREST DR	RESERVE AT HIGHLAND MEADOWS PB 164 PGS 41-42 TRACTS A B D E F & G PRIVATE RDS	HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT		R-1

### Activities

Date	Activity Type	Description	Employee	Status
12/08/2025	COMPLIANCE INSPECTION	STILL EXISTS	JOEL YANEZ	Completed
01/20/2026	COMPLIANCE INSPECTION	STILL EXISTS	JOEL YANEZ	Completed
02/13/2026	HEARING INSPECTION		JOEL YANEZ	Assigned

### Violations

Date	Violation	Description	Notes	Status
12/08/2025	EXTERIOR STRUCTURE/HCPMC SEC. 304.1	THE EXTERIOR OF A STRUCTURE SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND SANITARY SO AS NOT TO POSE A THREAT TO THE PUBLIC HEALTH, SAFETY OR WELFARE.		SET FOR HEARING

### Fees

Fee	Description	Notes	Amount
FIRST CLASS POSTAGE	POSTAGE		\$0.74
PAPER FEE	FEE FOR ALL PAPER PRINTED FOR FILE INCLUDING PROPERTY APPRIASIER AND PICTURES.		\$0.15
E-CERTIFIED RETURN RECEIPT PAPER FEE	FEE FOR ALL PAPER PRINTED FOR FILE INCLUDING PROPERTY APPRIASIER AND PICTURES.	9489009000276687324510	\$8.86
E-CERTIFIED RETURN RECEIPT PAPER FEE	FEE FOR ALL PAPER PRINTED FOR FILE INCLUDING PROPERTY APPRIASIER AND PICTURES.	9489009000276687322493	\$8.86
FIRST CLASS POSTAGE	POSTAGE		\$0.74
PAPER FEE	FEE FOR ALL PAPER PRINTED FOR FILE INCLUDING PROPERTY APPRIASIER AND PICTURES.		\$4.35
<b>Total</b>			<b>\$23.85</b>

### Notes

Date	Note	Created By:
2025-12-08	THIS IS THE SUBDIVISION WITH THE STREET NAMED EAGELCREST DR	Joel Yanez

### Uploaded Files

Date	File Name
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03/07/2026



03/07/2026



02/13/2026



02/13/2026



02/13/2026



01/20/2026



12/08/2025



12/08/2025



12/08/2025



Exhibit 9B

[Return to Agenda](#)



**Case #:** 39225

**Case Date:** 12/08/25

**Case Type:**

**NAME:** HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

**ADDRESS:** 219 E LIVINGSTON ST

**CITY, STATE, ZIP:** ORLANDO FL 32801-1508

**TELEPHONE :**

**VIOLATION TYPE:** PROPERTY SANITATION

**CITATION NUMBER:**

**NARRATIVE:** THERE IS ALGAE THROUGHOUT MULTIPLE SECTIONS OF THE PERIMETER WALL.

**RECOMMENDED CORRECTIVE ACTION:** CLEAN AND REMOVE ALGAE FROM WALL.

**ACTION:**

**BANK/OCCUPANT NAME:**

**BANK/OCCUPANT ADDRESS:**

**BANK CITY/OCCUPANT, STATE, ZIP:**

**STATUS:** NOTICE OF HEARING

**HEARING DATE:** 03/26/2026

**CERTIFICATION HEARING:**

**COMPLIANCE DATE:**

**COMPLIANCE REQUESTED:** 02/13/2026

**MAGISTRATE ORDERED**

**COMPLIANCE:**

**DATE CLOSED:**

**BEAT:** D

**CASE GENERATED BY:** PROACTIVE

**COMPLAINANT:**

**ADDRESS:**

**TELEPHONE:**

**COMPLAINANT ID CONFIRMED:**

**TIER 1 VIOLATION:**

**DOOR HANGER:** NO

**Status:**

**Assigned To:** JOEL YANEZ

**Property**

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
27-27-17-741012-002820	MEADOW POINTE DR	RIDGE AT HIGHLAND MEADOWS PB 164 PGS 43-48 TRACTS A THRU L & M PRIVATE RDS	HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT		R-1

**Activities**

Date	Activity Type	Description	Employee	Status
12/08/2025	COMPLIANCE INSPECTION	STILL EXISTS	JOEL YANEZ	Completed
01/20/2026	COMPLIANCE INSPECTION	STILL EXISTS	JOEL YANEZ	Completed

**Violations**

Date	Violation	Description	Notes	Status
12/08/2025	EXTERIOR STRUCTURE/HCPMC SEC. 304.1	THE EXTERIOR OF A STRUCTURE SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND SANITARY SO AS NOT TO POSE A THREAT TO THE PUBLIC HEALTH, SAFETY OR WELFARE.		SET FOR HEARING

**Fees**

Fee	Description	Notes	Amount
FIRST CLASS POSTAGE	POSTAGE		\$0.74
PAPER FEE	FEE FOR ALL PAPER PRINTED FOR FILE INCLUDING PROPERTY APPRIASIER AND PICTURES.		\$0.15
E-CERTIFIED RETURN RECEIPT		9489009000276687324503	\$8.86
PAPER FEE	FEE FOR ALL PAPER PRINTED FOR FILE INCLUDING PROPERTY APPRIASIER AND PICTURES.		\$0.15
E-CERTIFIED RETURN RECEIPT		9489009000276687322509	\$8.86
FIRST CLASS POSTAGE	POSTAGE		\$0.74
PAPER FEE	FEE FOR ALL PAPER PRINTED FOR FILE INCLUDING PROPERTY APPRIASIER AND PICTURES.		\$4.65
PAPER FEE	FEE FOR ALL PAPER PRINTED FOR FILE INCLUDING PROPERTY APPRIASIER AND PICTURES.		\$0.45
<b>Total</b>			<b>\$24.60</b>

**Notes**

Date	Note	Created By:
2025-12-08	THIS IS THE SUBDIVISION WITH THE STREET MEADOW POINTE DR IN IT.	Joel Yanez

**Uploaded Files**

Date File Name

03/07/2026



03/07/2026



02/13/2026



02/13/2026



02/13/2026



01/20/2026



01/20/2026



12/08/2025



12/08/2025



12/08/2025



12/08/2025

