

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

**Date of Meeting:** Thursday, May 28,2026

**Time:** 4:30 P.M.

**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

**Mute/Unmute:** \*6

## *Agenda*

*For the full agenda packet, please contact [Patricia@Havenmngtsol.com](mailto:Patricia@Havenmngtsol.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 and Update on Outfalls [EXHIBIT 1](#)
    2. Consideration to Approve Proposal for MES Outfall Cleaning, Erosion Stabilization & Drainage Restoration – ADS - \$17,525 [EXHIBIT 2](#)
  - B. District Attorney – Kutak Rock
    1. Discussion on PRWC Updates
      - Finalized Closing Docs for the PRWC [EXHIBIT 3](#)
      - Authorization of Agent for Lien Reduction [EXHIBIT 4](#)
      - Authorization of Agent for Mailing [EXHIBIT 5](#)
    2. Discussion on Status on Amounts Owed to Haines City
    3. Discussion on Landscape Agreement for HOAs to Fund Landscape Enhancements for Their Individual Monument Entries [EXHIBIT 6](#)
    4. Discussion on License Agreement for the Bulletin Board [EXHIBIT 7](#)

#### **IV. Fields Services Report**

- A. **Presentation of the Highland Meadows II Field Report** [EXHIBIT 8](#)
- 1. **Consideration to Approve Irrigation Timer Replacement Proposal- Mele Environmental Services – Phase 7 Park Ruby-Run Road- \$387.28 Phase 3 Back Entrance-\$562.87 Total: \$950.15** [EXHIBIT 9](#)
- 2. Consideration to Approve Accurate Drilling Solutions Pump Installation Proposal - \$10,957.60 [EXHIBIT 10](#)
- 3. **Consideration to Approve Highland Meadows II Entries Proposal** [EXHIBIT 11](#)

#### **V. Administrative Matters**

- A. Consideration for Acceptance – April 2026 Unaudited Financial Statements [EXHIBIT 12](#)
- B. Consideration for Approval – The Meeting Minutes of the Regular Board of Supervisors Meeting Held April 23, 2026 [EXHIBIT 13](#)
- C. Consideration for Ratification
  - 1. Proposal to Treat Dog Park, Playground Area & Pool Area – ILS - \$1,000 [EXHIBIT 14](#)
  - 2. Ratification of Accurate Drilling Proposal - \$725 [EXHIBIT 15](#)
  - 3. Woodlark Fencing Repair – Good Home Services LLC - \$325 [EXHIBIT 16](#)
  - 4. Remove Dog Waste Station Zion Dr – Good Home Services - \$125 [EXHIBIT 17](#)

#### **VI. District Manager**

- A. Consideration to Approve Highland Meadows II Arbitrage Proposal - AMTEC [EXHIBIT 18](#)
- B. Consideration to Approve Annual Arbitrage Calculation – Arbitrage Rebate Counselors LLC
  - 1. Special Assessment Bonds, Series 2014 (One/Two) (“Series 2014”) - \$475 [EXHIBIT 19](#)
  - 2. Special Assessment Bonds, Series 2017 (4B/C) (“Series 2017”) - \$475 [EXHIBIT 20](#)
  - 3. Special Assessment Bonds, Series 2017 (Five/Six) (“Series 2017”) - \$475 [EXHIBIT 21](#)
  - 4. Special Assessment Bonds, Series 2019 (7/7A) (“Series 2019”) - \$475 [EXHIBIT 22](#)
- C. **Presentation of FY 2026-2027 Proposed Budget** [EXHIBIT 23](#)

D. Consideration for Adoption Resolution 2026-06 - Approving Proposed Budget(s) for FY 2027 and Setting a Public Hearing Date

[EXHIBIT 24](#)

E. Presentation of District Qualified Electors for Highland Meadows II Community Development District – 2,101

[EXHIBIT 25](#)

F. Reminder: Form 1 - Due July 1

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

**VIII. Supervisor Requests**

**IX. Adjournment**

EXHIBIT 1  
RETURN TO AGENDA

**FIELD OBSERVATION REPORT**  
**Highland Meadows II Pond and Outfall Review**



Date: April 1, 2026  
Field Observation Report Number: 2025-8  
Project Name: Highland Meadows 2 Pond and Outfall Review  
Project Number: 238202256  
Stantec Representative (s): Braydon Woodcock

County / Consultant / Developer Representatives on Site:  
Weather Conditions:  Clear       Partly Cloudy       Heavy Clouds       Fog  
Rain:  None       Light       Heavy       Showers  
Soil Conditions:  Dry       Wet       Extremely Wet  
Effects of Weather on Major Work Items  None     <50% affected     >50% affected     No Work

**Description of Work Activity:**  
Location: (Street Names/MH#s, etc.) Highland Meadows 2 Pond and Outfall Review

General: Stantec staff reviewed the condition of the outfall mitered end sections in the ponds due to reports of roadway flooding along Pheasant Dr. During our review we found silt build up at the end of the MES that's not allowing proper flow and in some cases blockages.

**Report By:** BTW

**Location map:**



## FIELD OBSERVATION REPORT

### Highland Meadows II Pond and Outfall Review

**Location 1:** Silt build up at end of Mitered End Section (MES). The elevation at the discharge from the pipe is higher than the pipe invert. Silt and overgrowth is to be removed. Install 2' depth of rip rap with filter fabric extending 10' from end of MES to prevent erosion and provide a discharge at or below the invert.



**Location 2:** Silt build up at end of Mitered End Section (MES). The elevation at the discharge from the pipe is higher than the pipe invert. Silt and overgrowth is to be removed. Install 2' depth of rip rap with filter fabric extending 10' from end of MES to prevent erosion and provide a discharge at or below the invert.



## FIELD OBSERVATION REPORT

### Highland Meadows II Pond and Outfall Review

**Location 3:** Silt build up at end of Mitered End Section (MES). The elevation at the discharge from the pipe is higher than the pipe invert. Silt and overgrowth is to be removed. Install 2' depth of rip rap with filter fabric extending 10' from end of MES to prevent erosion and provide a discharge at or below the invert. Contractor to remove silt from end of pipe and evaluate for vac and jetting.



**Location 4:** Silt build up at end of Mitered End Section (MES). The elevation at the discharge from the pipe is higher than the pipe invert. Silt and overgrowth is to be removed. Install 2' depth of rip rap with filter fabric extending 10' from end of MES to prevent erosion and provide a discharge at or below the invert.



**FIELD OBSERVATION REPORT**  
**Highland Meadows II Pond and Outfall Review**

**Location 5:** Minor silt build up at end of pipe. Contractor to remove silt from end of pipe.



**Location 6:** Silt build up at end of Mitered End Section (MES). The elevation at the discharge from the pipe is higher than the pipe invert. Silt and overgrowth is to be removed. Install 2' depth of rip rap with filter fabric extending 10' from end of MES to prevent erosion and provide a discharge at or below the invert. Contractor to remove silt from end of pipe and evaluate for vac and jetting.



## FIELD OBSERVATION REPORT Highland Meadows II Pond and Outfall Review

**Location 7:** Silt build up at end of Mitered End Section (MES). The elevation at the discharge from the pipe is higher than the pipe invert. Silt and overgrowth is to be removed. Install 2' depth of rip rap with filter fabric extending 10' from end of MES to prevent erosion and provide a discharge at or below the invert. Contractor to remove silt from end of pipe and evaluate for vac and jetting.



**Location 8:** Silt build up at end of Mitered End Section (MES). The elevation at the discharge from the pipe is higher than the pipe invert. Silt and overgrowth is to be removed. Install 2' depth of rip rap with filter fabric extending 10' from end of MES to prevent erosion and provide a discharge at or below the invert. Contractor to remove silt from end of pipe and evaluate for vac and jetting.



## FIELD OBSERVATION REPORT Highland Meadows II Pond and Outfall Review

**Location 9:** Erosion in middle of pond due to increased slope. Monitor for future rip rap or flexamat.



**Location 10:** Minor silt build up. Monitor for future issues.



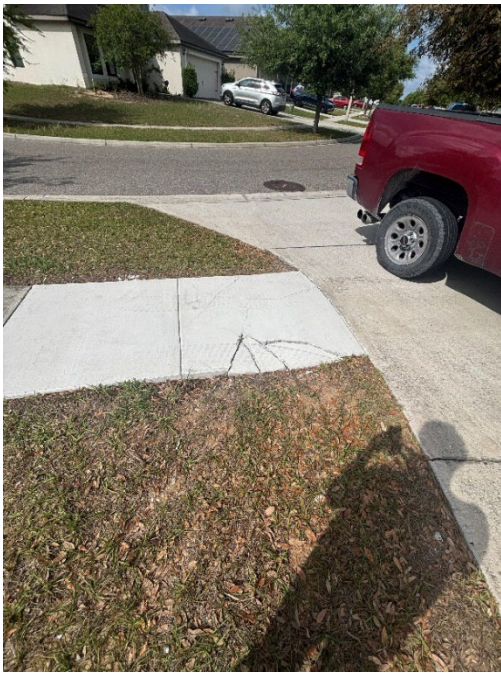
## FIELD OBSERVATION REPORT

### Highland Meadows II Pond and Outfall Review

**Location 11:** Erosion at end of Mitered End Section (MES). Contractor to add filter fabric and rip rap to end of MES extending 10' from the MES. Rip rap to be at or below invert to allow water to discharge without obstruction.



**Location 12:** Remove and replace broken sidewalk panel.



## FIELD OBSERVATION REPORT

### Highland Meadows II Pond and Outfall Review

**Location 13:** 6" of clearance under skimmer is required. Clear a minimum of 6" below all skimmers.



**Location 14:** Silt build up at end of Mitered End Section (MES). The elevation at the discharge from the pipe is higher than the pipe invert. Silt and overgrowth is to be removed. Install 2' depth of rip rap with filter fabric extending 10' from end of MES to prevent erosion and provide a discharge at or below the invert. Contractor to remove silt from end of pipe and evaluate for vac and jetting.



## FIELD OBSERVATION REPORT

### Highland Meadows II Pond and Outfall Review

**Location 15:** Silt build up at end of Mitered End Section (MES). The elevation at the discharge from the pipe is higher than the pipe invert. Silt and overgrowth is to be removed. Install 2' depth of rip rap with filter fabric extending 10' from end of MES to prevent erosion and provide a discharge at or below the invert. Contractor to remove silt from end of pipe and evaluate for vac and jetting.



**Location 16:** Small amount of silt in pipe. Monitor for future repair.



**FIELD OBSERVATION REPORT**  
**Highland Meadows II Pond and Outfall Review**

**Location 17:** Small amount of silt in pipe. Monitor for future repair.



EXHIBIT 2  
RETURN TO AGENDA



## Proposal for MES Outfall Cleaning, Erosion Stabilization & Drainage Restoration (Multiple Locations)

Prepared For: Highland Meadows II

**Contractor:** Advanced Drainage Solutions (ADS)

**Date Created:** 04/24/2026

**Proposal No. :** 1254

**Project Location:** Highland Meadows II

### Project Overview

*Restoring proper drainage and flow conditions across multiple MES outfalls and associated pipe discharge areas. Work includes removal of accumulated silt and sediment, cleaning and re-establishing pipe flow, and stabilizing outfalls with riprap and filter fabric to prevent future erosion. Additional repairs include localized sediment removal, skimmer clearance, and sidewalk replacement to restore affected areas to proper condition.*

### Scope of Work

#### Locations 1, 2, 3, 4, 6, 7, 8, 11, 14, and 15

Remove accumulated silt, sediment, and vegetation from MES outfall and surrounding area. Re-establish proper discharge elevation, clean pipe as needed (vacuum/jet), and install approx. 2' riprap with filter fabric extending 10' to stabilize outfall and prevent erosion. Restore all disturbed areas to a neat, finished condition.

**Price (Per Location): \$1,550.00**

**Subtotal (10 Locations): \$15,500.00**

#### Location 5

Remove minor silt buildup at pipe outlet to restore proper flow conditions, including all labor, materials, and equipment.

**\$475.00**

#### Location 12

Remove and replace approximately 4' x 5' damaged sidewalk panel, including all labor, materials, and equipment. Restore all disturbed areas and place new sod as required.

**\$750.00**

## Location 13

Remove sediment and debris beneath skimmer structure to restore a minimum 6" clearance for proper operation, including all labor, materials, and equipment.

**\$800.00**

**Total Project Cost**  
**\$17,525.00**

### **Scheduling**

*Work will be scheduled upon approval of the proposal and is subject to weather conditions.*

### **Workmanship Warranty**

*ADS LLC warrants that all work performed under this proposal will be free from defects in workmanship for a period of one (1) year from the date of completion. This warranty covers installation and labor only and does not include damage caused by unforeseen conditions or factors beyond contractor control.*

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Accepted date

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Accepted by

EXHIBIT 3  
RETURN TO AGENDA



Project Name: Polk Regional Water Cooperative  
Southeast Wellfield Project

Parcel(s) No: 1029-PE and 1029-TCE  
1037-PE and 1037-TCE,  
1062 A/B/C-PE and 1062 A/B/C-TCE  
1063-PE and 1063-TCE

Parcel Tax ID No.: 272717-741012-002820,  
272717-741014-000430,  
272709-729508-000410,  
272708-727506-002000

## **AGREEMENT**

**STATE OF FLORIDA**

**COUNTY OF POLK**

THIS AGREEMENT made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2026, by and between **Highland Meadows II Community Development District, a local unit of special-purpose government organized under Chapter 190, Florida Statutes**, hereinafter referred to as "Owner(s)", and **Polk Regional Water Cooperative, an independent special district of the State of Florida**, hereinafter referred to as "Purchaser".

### **WITNESSETH**

**WHEREAS**, Purchaser requires the lands described as Parcels 1029-PE and 1029-TCE, 1037-PE and 1037-TCE, 1062 A/B/C-PE and 1062 A/B/C-TCE, 1063-PE and 1063-TCE (see attached Exhibits "A, B, C, D, E, F, G and H"), as permanent and temporary easements for construction and maintenance of a water transmission pipeline, and said Owner is required to furnish the parcel for such purpose:

### **WATER PRODUCTION FACILITY, RAW WATER WELLFIELD/PIPELINE AND FINISHED WATER TRANSMISSION PIPELINE KNOWN AS THE SOUTHEAST WELLFIELD PROJECT**

**NOW, THEREFORE**, in consideration of the premises and the sum of one dollar each to the other paid, it is agreed as follows:

- (a) Owner(s) agree(s) to sell and convey, by good and sufficient deed, free of liens and encumbrances, unto said Purchaser, said lands and affected improvements for the total sum of \$482,900.00.
- (b) Purchaser shall pay unto the Owner(s) the sum of \$482,900.00 by PRWC check or electronic wire, within ninety (90) days from date hereof upon simultaneous delivery of such easement(s) of conveyance. Any improvements or personal property

Polk Regional Water Cooperative  
330 W. Church Street  
PO Box 9005, Drawer CA01, Bartow FL 33831

Highlands Meadows II Community Development District  
Attn: Patricia Thibault, District Manager

not removed within thirty (30) days after purchase of subject land shall be considered abandoned by the Owner(s).

- (c) The Owner agrees and expressly acknowledges that the monies paid and other consideration given in accordance with this Agreement is just and full compensation for all property interest and or claims arising from this acquisition and no other monies including fees and/or cost are owed by PRWC to Owner.

**\* THIS AGREEMENT IS SUBJECT TO FINAL APPROVAL BY PRWC.**

**IN WITNESS WHEREOF**, the parties hereto have caused these presents to be executed in their respective names, and on the date shown above.

**OWNER(S):**

**Highland Meadows II Community Development  
District, a local unit of special-purpose  
government**

\_\_\_\_\_  
By:

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
TITLE

**PURCHASER:**

**POLK REGIONAL WATER COOPERATIVE,  
an independent special district of the State of  
Florida**

\_\_\_\_\_  
By: Eric DeHaven, Executive Director



DESCRIPTION  
1029-PE

DESCRIPTION:

A parcel of land being a portion of Tract A, Tract B, and Tract M, of the plat of RIDGE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 43 through 48, and described in Official Records Book 10290, Pages 612 through 614, both of the Public Records of Polk County, Florida, located in Section 17, Township 27 South, Range 27 East, being more particularly described as follows:

The East 8.00 feet of said Tract A.

AND

The East 8.00 feet of said Tract B.

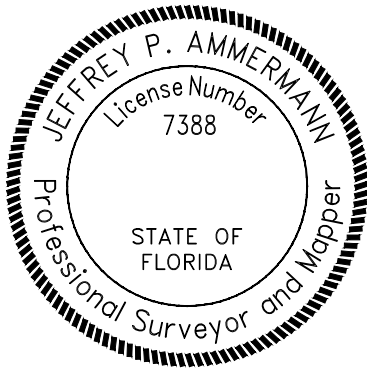
AND

The East 8.00 feet of Meadow Pointe Drive also being a part of said Tract M lying South of said Tract B and North of said Tract A.

Said parcels containing 10,518.89 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P  
Ammermann

Digitally signed by  
Jeffrey P Ammermann  
Date: 2024.08.12  
18:26:08 -04'00'

JEFFREY P. AMMERMANN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE  
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE  
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT  
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2  
SEE SHEET 2 FOR  
DESCRIPTION SKETCH, LEGEND,  
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1029-PE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 08/12/2024

SHEET NO. V-01

**LEGEND:**

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

**DESCRIPTION SKETCH**

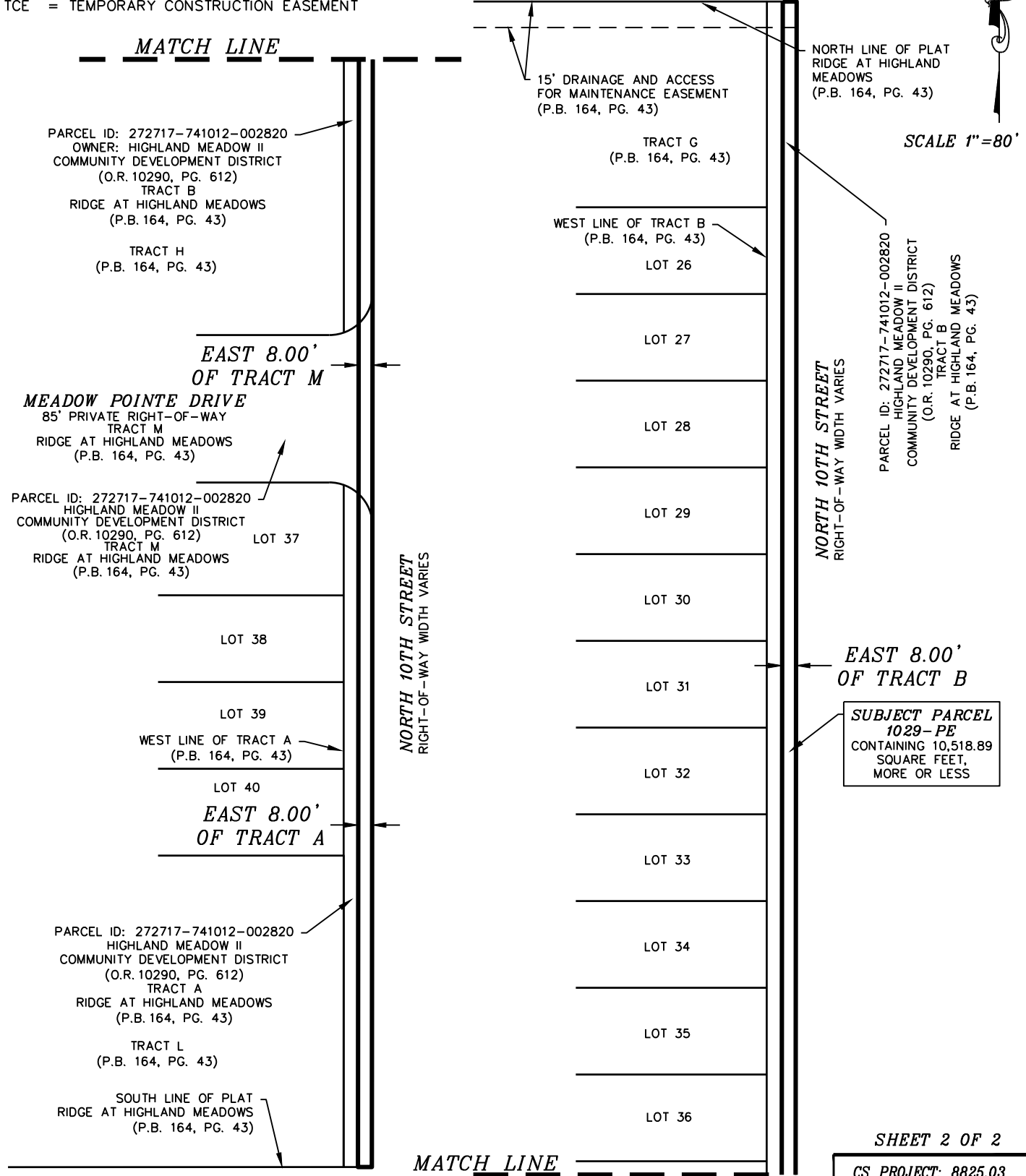
1029-PE

**NOTES:**

- 1) This is not a Boundary survey.
- 2) See sheet 1 of 2 for description, certification, and surveyor's signature and seal.



SCALE 1"=80'



**SUBJECT PARCEL**  
**1029-PE**  
 CONTAINING 10,518.89  
 SQUARE FEET,  
 MORE OR LESS

SHEET 2 OF 2

CS PROJECT: 8825.03

1029-PE

SHEET NO. V-02

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110**  
**LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 08/12/2024

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\1S.dwg 1029-PE (2) Aug 12, 2024 5:02pm by: jammerrmann

DESCRIPTION  
1029-TCE

DESCRIPTION:

A parcel of land being a portion of Tract A, Tract B, and Tract M, of the plat of RIDGE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 43 through 48, and described in Official Records Book 10290, Pages 612 through 614, both of the Public Records of Polk County, Florida, located in Section 17, Township 27 South, Range 27 East, being more particularly described as follows:

The West 5.00 feet of the East 13.00 feet of said Tract A.

AND

The West 5.00 feet of the East 13.00 feet of said Tract B.

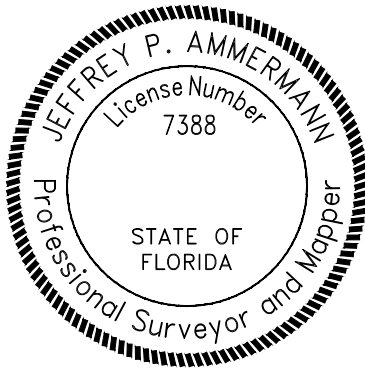
AND

The West 5.00 feet of the East 13.00 feet of Meadow Pointe Drive also being a part of said Tract M lying South of said Tract B and North of said Tract A.

Said parcels containing 6,574.32 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P

Ammermann

Digitally signed by  
Jeffrey P Ammermann

Date: 2024.09.11  
07:15:16 -04'00'

JEFFREY P. AMMERMAN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2  
SEE SHEET 2 FOR  
DESCRIPTION SKETCH, LEGEND,  
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1029-TCE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/11/2024

SHEET NO. V-01

**LEGEND:**

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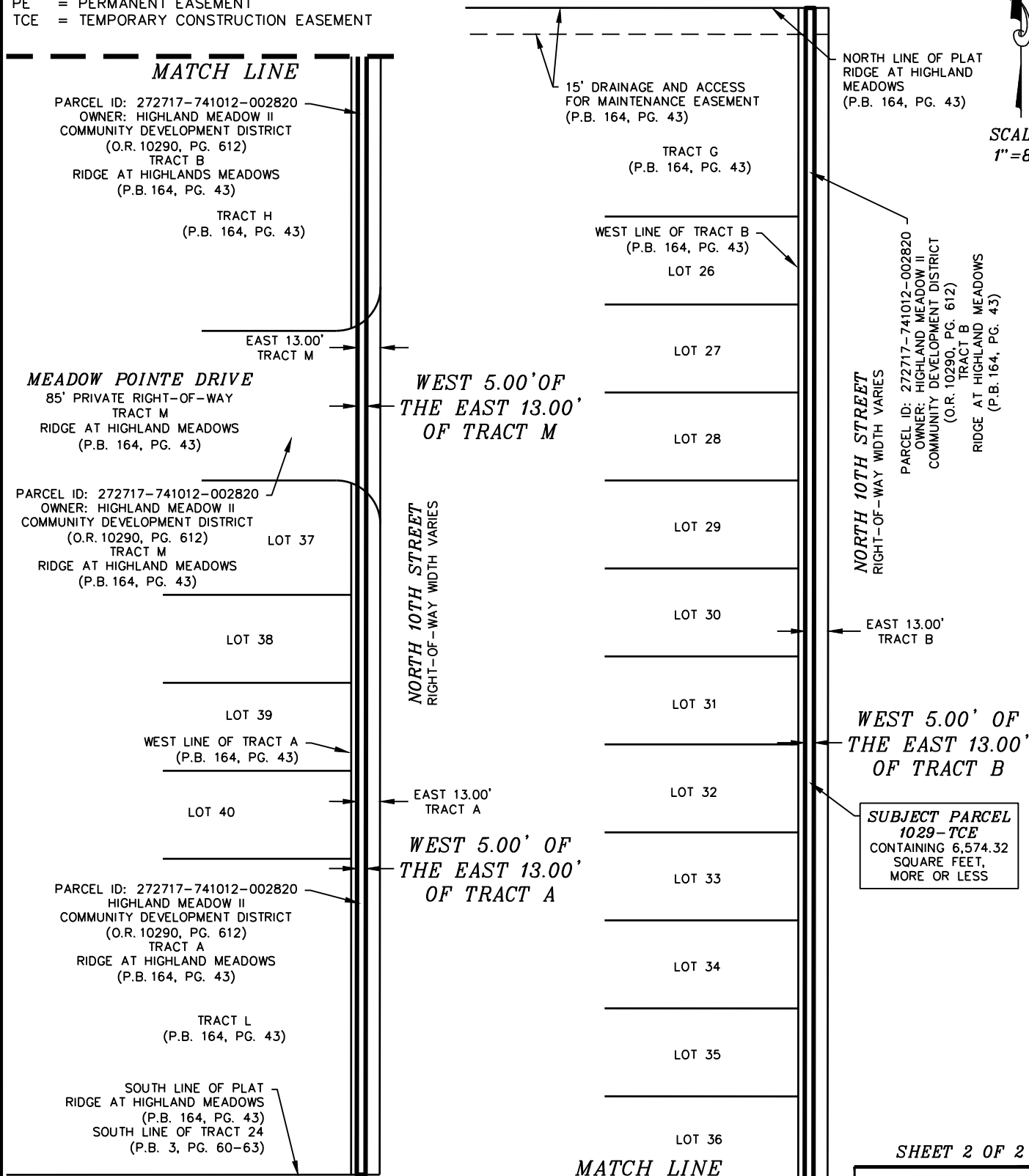
**DESCRIPTION SKETCH NOTES:**

1029-TCE

- 1) This is not a Boundary survey.
- 2) See sheet 1 of 2 for description, certification, and surveyor's signature and seal.



SCALE  
1" = 80'



**SUBJECT PARCEL**  
1029-TCE  
CONTAINING 6,574.32  
SQUARE FEET,  
MORE OR LESS

SHEET 2 OF 2  
CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262		1029-TCE
DRAWN BY: S. CHILDS	FIELD BOOK: — PAGE: —	SHEET NO. V-02
DATE: 09/11/2024		

P:\882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESMIS.dwg 1029-TCE (2) Sep 11, 2024 7:01am by: jammernann

DESCRIPTION  
1037-PE

DESCRIPTION:

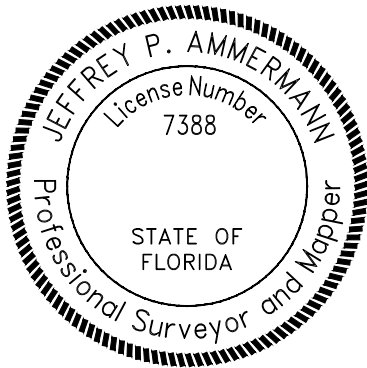
A parcel of land being a portion of TRACT B, of the plat of SUMMERVIEW CROSSING, as recorded in Plat Book 178, Pages 28 through 29, and described in Official Records Book 11398, Pages 592 through 594, both of the Public Records of Polk County, Florida, located in Section 17, Township 27 South, Range 27 East, being more particularly described as follows:

The East 8.00 feet of said Tract B, of said plat of SUMMERVIEW CROSSING.

Said parcels containing 4,947.68 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P  
Ammermann

Digitally signed by  
Jeffrey P Ammermann  
Date: 2024.09.18  
18:06:40 -04'00'

JEFFREY P. AMMERMAN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE  
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE  
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT  
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SHEET 1 OF 2  
SEE SHEET 2 FOR  
DESCRIPTION SKETCH, LEGEND,  
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1037-PE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/18/2024

SHEET NO. V-01

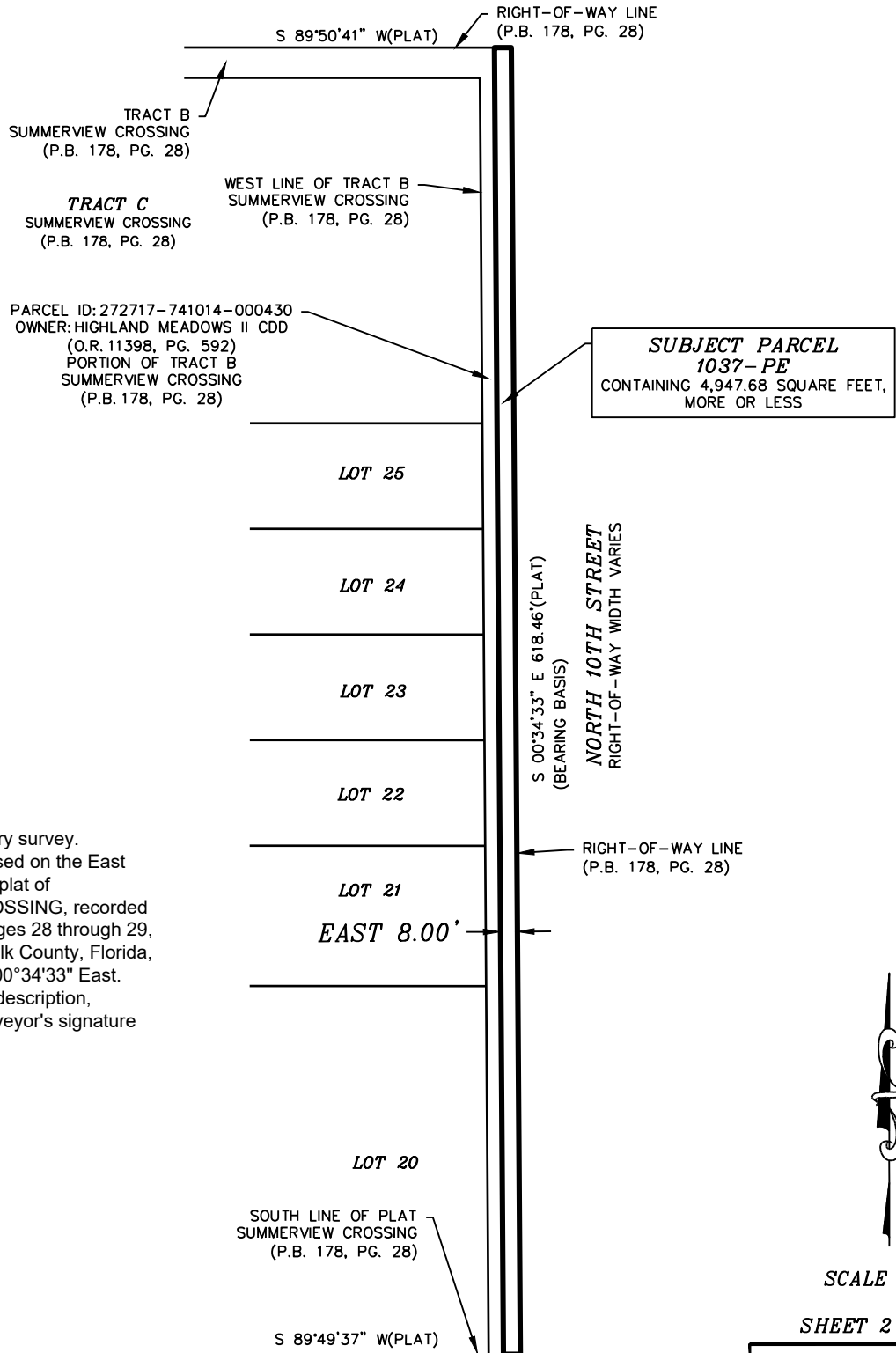
**LEGEND:**

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- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

**DESCRIPTION SKETCH**

**1037-PE**

**PATTERSON ROAD**  
 30' PLATTED RIGHT-OF-WAY  
 (P.B. 178, PG. 28)



**NOTES:**

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of Tract B of the plat of SUMMERVIEW CROSSING, recorded in Plat Book 178, Pages 28 through 29, Public Records of Polk County, Florida, being platted South 00°34'33" East.
- 3) See sheet 1 of 2 for description, certification, and surveyor's signature and seal.



SCALE 1"=80'

SHEET 2 OF 2

CS PROJECT: 8825.03

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

1037-PE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/18/2024

SHEET NO. V-02

DESCRIPTION  
1037-TCE

DESCRIPTION:

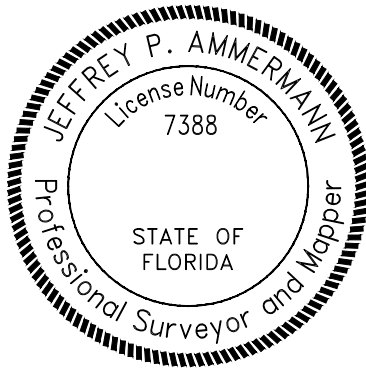
A parcel of land being a portion of TRACT B, of the plat of SUMMERVIEW CROSSING, as recorded in Plat Book 178, Pages 28 through 29, and described in Official Records Book 11398, Pages 592 through 594, both of the Public Records of Polk County, Florida, located in Section 17, Township 27 South, Range 27 East, being more particularly described as follows:

The West 5.00 feet of the East 13.00 feet of said Tract B, of the plat of SUMMERVIEW CROSSING.

Said parcels containing 3,092.30 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P  
Ammermann

Digitally signed by  
Jeffrey P Ammermann  
Date: 2024.09.18  
18:07:31 -04'00'

JEFFREY P. AMMERMAN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2

SEE SHEET 2 FOR  
DESCRIPTION SKETCH, LEGEND,  
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1037-TCE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/18/2024

SHEET NO. V-01

**LEGEND:**

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

**DESCRIPTION SKETCH**  
**1037-TCE**

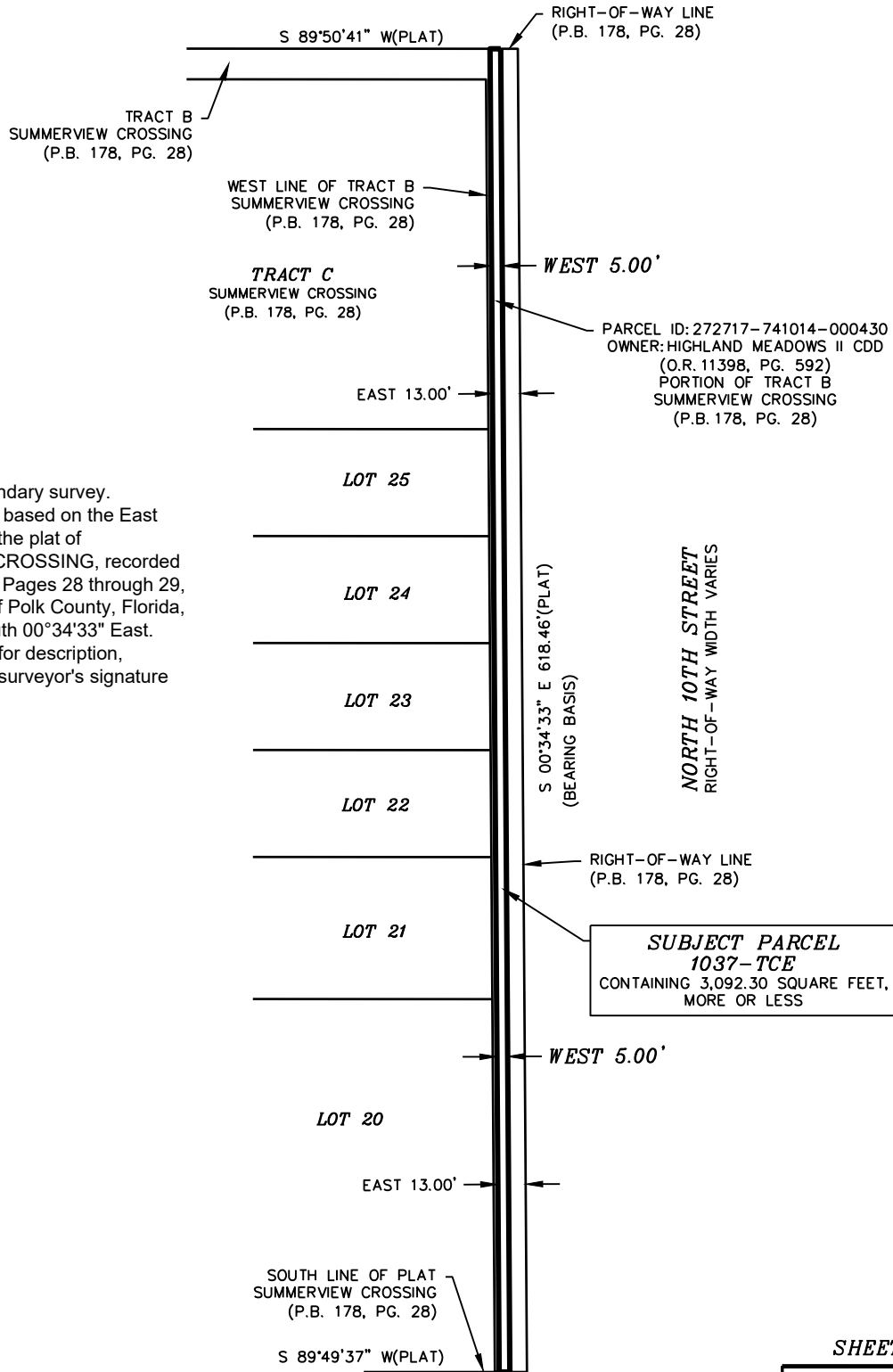
**PATTERSON ROAD**  
30' PLATTED RIGHT-OF-WAY  
(P.B. 178, PG. 28)



SCALE 1"=80'

**NOTES:**

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of Tract B of the plat of SUMMERVIEW CROSSING, recorded in Plat Book 178, Pages 28 through 29, Public Records of Polk County, Florida, being platted South 00°34'33" East.
- 3) See sheet 1 of 2 for description, certification, and surveyor's signature and seal.



SHEET 2 OF 2

CS PROJECT: 8825.03

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

1037-TCE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/18/2024

SHEET NO. V-02

DESCRIPTION  
1062-PE-A

DESCRIPTION:

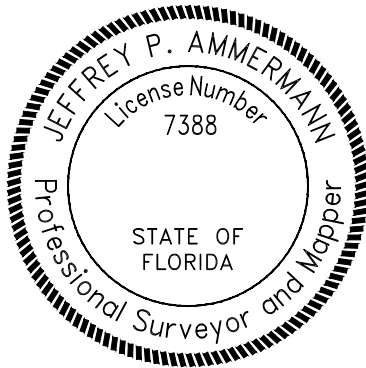
A parcel of land being a portion of TRACT B, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

BEGIN at the Northwest corner of said Tract B; thence South 89°48'41" East, along the North line of said Tract B, 7.00 feet; thence South 00°14'30" East, 104.47 feet to the intersection with the South line of said Tract B also being the North line of Tract E of said plat of GROVE AT HIGHLAND MEADOWS, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of North 22°12'52" West, and a chord distance of 18.71 feet; thence along the arc of said curve and said South line of Tract B, 19.17 feet to the intersection with the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat of GROVE AT HIGHLAND MEADOWS; thence North 00°14'30" West, along said West line of Tract B and the East right-of-way line of North 10th Street, 87.17 feet to the POINT OF BEGINNING.

Said parcels containing 693.55 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



JEFFREY P. AMMERMAN, P.S.M.  
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**SHEET 1 OF 2**  
SEE SHEET 2 FOR  
DESCRIPTION SKETCH, LEGEND,  
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03
1062-PE
SHEET NO. V-01

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262		
DRAWN BY: S. CHILDS	FIELD BOOK: — PAGE: —	DATE: 09/27/2024

P:\882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\T.S.dwg 1062-PE-A Sep 27, 2024 4:02pm by: jammerrmann

**LEGEND:**

- P.B. = PLAT BOOK
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- TCE = TEMPORARY CONSTRUCTION EASEMENT

**DESCRIPTION SKETCH**

1062-PE-A

**NOTES:**

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being platted North 00°14'30" West.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.

**POINT OF BEGINNING**  
NW CORNER TRACT B  
(P.B. 164, PG. 39)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 89°48'41" E	7.00'

**C1**  
RADIUS = 25.00'  
DELTA = 43°56'44"  
ARC LENGTH = 19.17'  
CHORD BEARING = N 22°12'52" W  
CHORD DISTANCE = 18.71'

WEST LINE OF TRACT B  
AND THE EAST RIGHT-OF-WAY LINE  
OF NORTH 10TH STREET  
GROVE AT HIGHLAND MEADOWS  
(P.B. 164, PG. 39)

NORTH 10TH STREET  
RIGHT-OF-WAY WIDTH VARIES

WEST LINE OF TRACT E  
AND THE EAST RIGHT-OF-WAY LINE  
OF NORTH 10TH STREET  
(P.B. 164, PG. 39)

L1

NORTH LINE OF TRACT B  
(P.B. 164, PG. 39)

S 89°48'41" E (PLAT)

EAST LINE OF TRACT B  
(P.B. 164, PG. 39)

**SUBJECT PARCEL**  
1062-PE-A  
CONTAINING 693.55 SQUARE FEET,  
MORE OR LESS

N 00°00'00" W 110.73'(PLAT)

LOT 11

PARCEL ID: 272709-729508-000410  
OWNER: HIGHLAND MEADOWS II  
COMMUNITY DEVELOPMENT DISTRICT  
(O.R. 10290, PG. 600)  
TRACT B  
GROVE AT HIGHLAND MEADOWS  
(P.B. 164, PG. 39)

15' PUBLIC UTILITY EASEMENT  
(P.B. 164, PG. 39)

SOUTH LINE OF TRACT B  
AND NORTH LINE OF TRACT E  
(P.B. 164, PG. 39)

**SANDESTIN DRIVE**  
50' PRIVATE RIGHT-OF-WAY  
PARCEL ID: 272709-729508-000410  
OWNER: HIGHLAND MEADOWS II  
COMMUNITY DEVELOPMENT DISTRICT  
(O.R. 10290, PG. 600)  
TRACT E  
GROVE AT HIGHLAND MEADOWS  
(P.B. 164, PG. 39)

SCALE 1"=20'

SHEET 2 OF 2

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1062-PE-A

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

SHEET NO. V-02

*DESCRIPTION*  
*1062-PE-B*

**DESCRIPTION:**

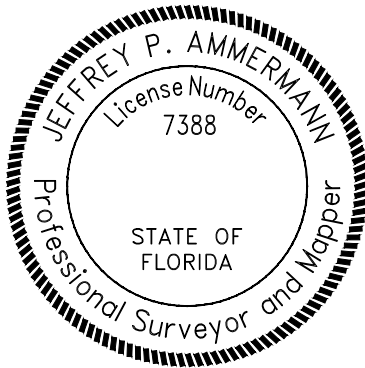
A parcel of land being a portion of TRACT E, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B, of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the South line of said Tract B, also being the North line of said Tract E for the POINT OF BEGINNING, said point being on a curve to the left having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of South 22°12'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and said North line of Tract E, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel to the West line of said Tract E; thence South 00°14'30" East, along said parallel line, 65.30 feet to the intersection with the South line of said Tract E also being the North line of Tract A of said plat of GROVE AT HIGHLAND MEADOWS, said intersection being on a non-tangent curve to the left having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of South 21°43'52" West, and a chord distance of 18.71 feet; thence along the arc of said curve and said South line of Tract E, 19.17 feet to the intersection with the West line of said Tract E; thence North 00°14'30" West, along said West line of Tract E and said East right-of-way line of North 10th Street, 100.00 feet to the POINT OF BEGINNING.

Said parcels containing 532.92 square feet, more or less.

**CERTIFICATION:**

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



JEFFREY P. AMMERMANN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
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**SHEET 1 OF 2**  
SEE SHEET 2 FOR  
DESCRIPTION SKETCH, LEGEND,  
AND SURVEYOR'S NOTES

<b>CS PROJECT: 8825.03</b>
<b>1062-PE-B</b>
<b>SHEET NO. V-01</b>

**PREPARED BY:** CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

**DRAWN BY:** S. CHILDS      **FIELD BOOK:** — **PAGE:** —      **DATE:** 09/27/2024

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\T.S.dwg 1062-PE-B Sep 27, 2024 4:07pm by: jammerrmann

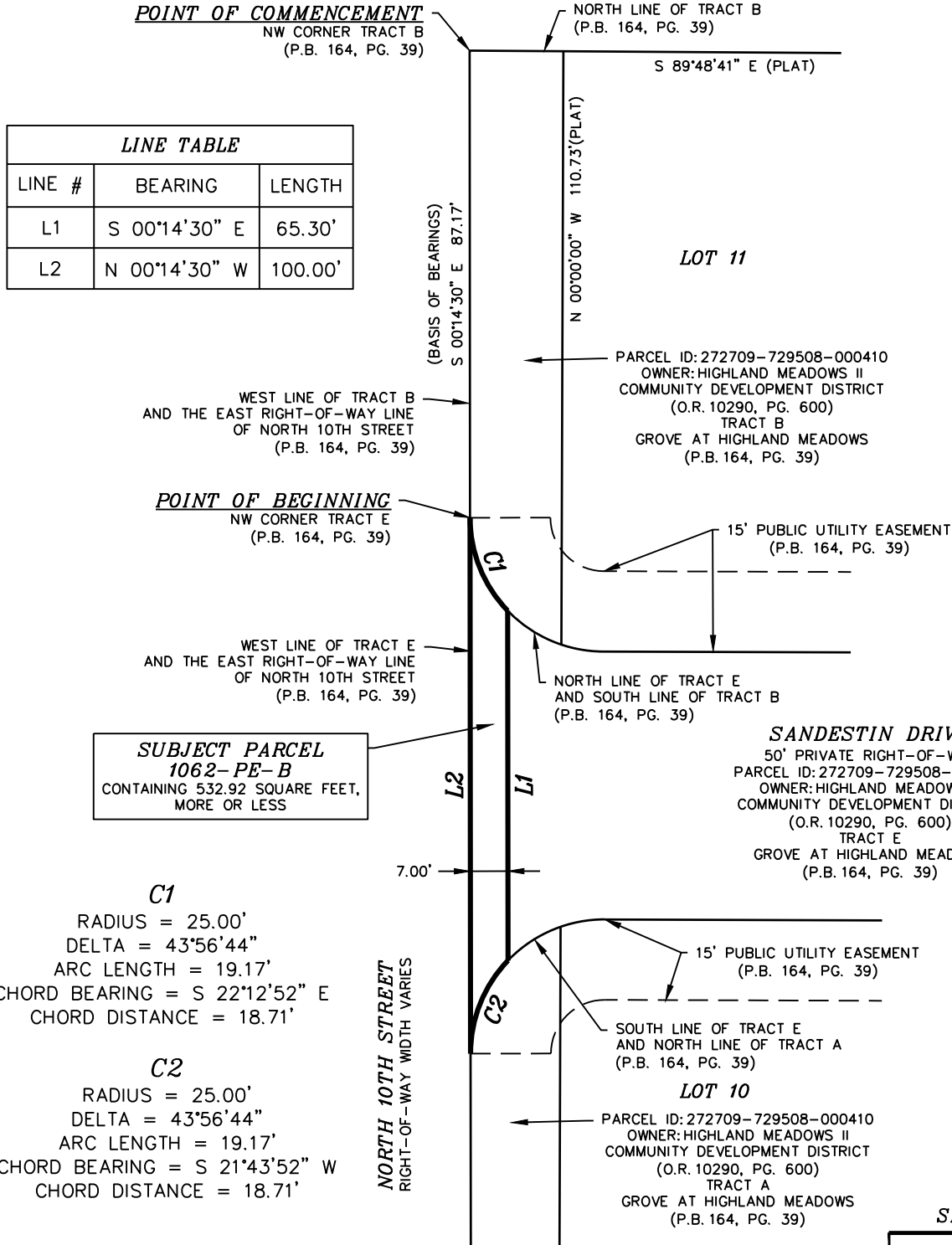
**LEGEND:**

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- ID = IDENTIFICATION
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**DESCRIPTION SKETCH**

1062-PE-B **NOTES:**

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.



PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

CS PROJECT: 8825.03

1062-PE-B

SHEET NO. V-02

DESCRIPTION  
1062-PE-C

DESCRIPTION:

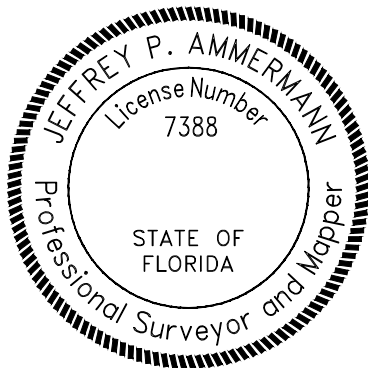
A parcel of land being a portion of TRACT A, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the South line of said Tract B, also being the North line of Tract E of said plat; thence continue South 00°14'30" East, along the West line of said Tract E and said East right-of-way line of North 10th Street, 100.00 feet to the intersection with the North line of said Tract A for the POINT OF BEGINNING, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of North 21°43'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and said North line of Tract A, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel with the West line of said Tract A; thence South 00°14'30" East, along said parallel line, 78.73 feet; thence South 89°45'30" West, 7.00 feet to the intersection with the West line of said Tract A and said East right-of-way line of North 10th Street; thence North 00°14'30" West, along said West line of Tract A and said East right-of-way line of North 10th Street, 61.38 feet to the POINT OF BEGINNING.

Said parcels containing 513.18 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P  
Ammermann

Digitally signed by  
Jeffrey P Ammermann  
Date: 2025.02.27  
14:35:42 -05'00'

JEFFREY P. AMMERMAN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
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SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE  
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SHEET 1 OF 2  
SEE SHEET 2 FOR  
DESCRIPTION SKETCH, LEGEND,  
AND SURVEYOR'S NOTES

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262		CS PROJECT: 8825.03
DRAWN BY: S. CHILDS		1062-PE-C
FIELD BOOK: — PAGE: —	DATE: 02/27/2025	SHEET NO. V-01

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESMFS.dwg 1062-PE-C Feb 27, 2025 2:28pm by: jammerrmann

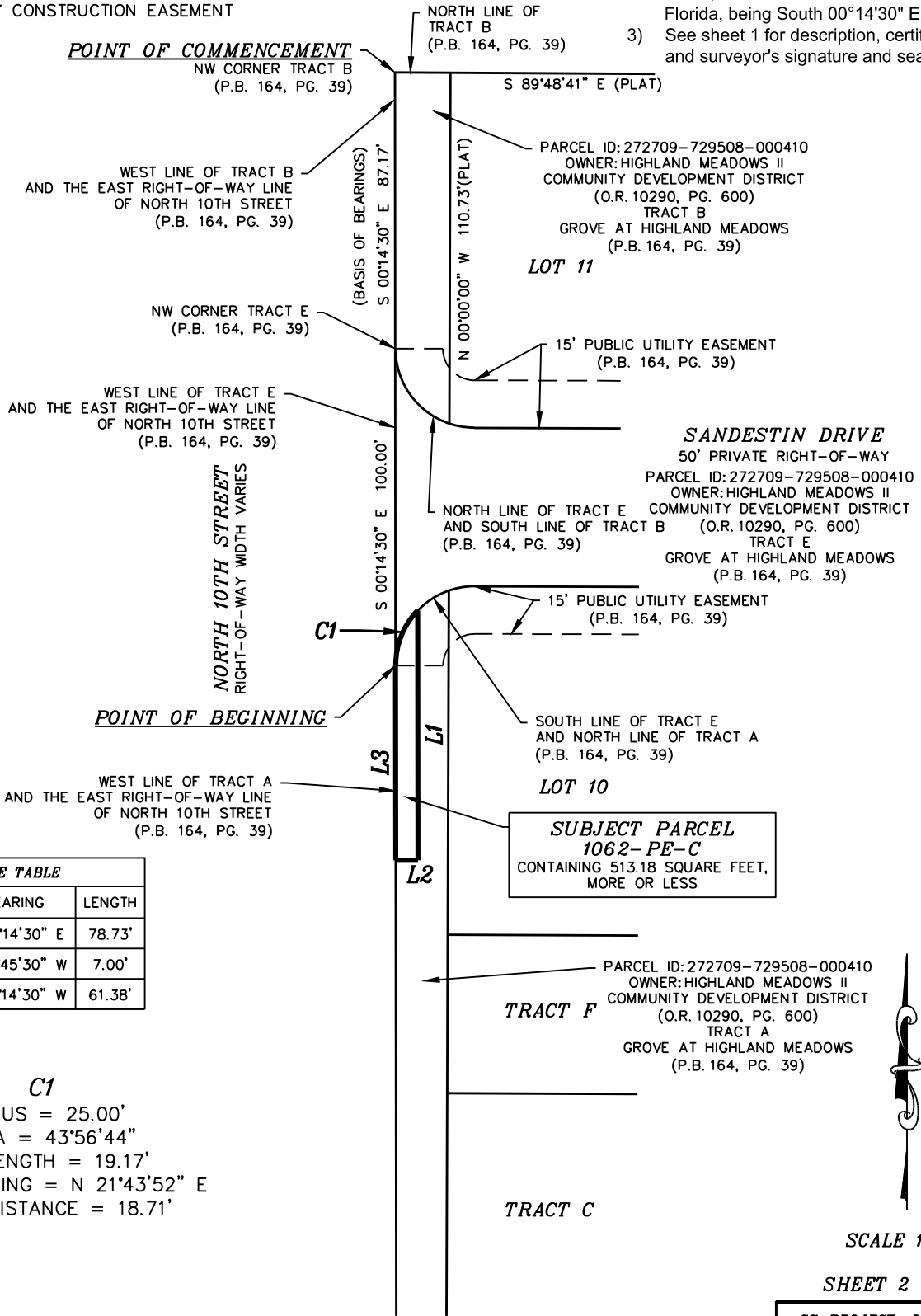
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**DESCRIPTION SKETCH**  
**1062-PE-C**

**NOTES:**

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of plat, GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.



**POINT OF COMMENCEMENT**  
NW CORNER TRACT B  
(P.B. 164, PG. 39)

WEST LINE OF TRACT B  
AND THE EAST RIGHT-OF-WAY LINE  
OF NORTH 10TH STREET  
(P.B. 164, PG. 39)

NW CORNER TRACT E  
(P.B. 164, PG. 39)

WEST LINE OF TRACT E  
AND THE EAST RIGHT-OF-WAY LINE  
OF NORTH 10TH STREET  
(P.B. 164, PG. 39)

NORTH 10TH STREET  
RIGHT-OF-WAY WIDTH VARIES

**POINT OF BEGINNING**

WEST LINE OF TRACT A  
AND THE EAST RIGHT-OF-WAY LINE  
OF NORTH 10TH STREET  
(P.B. 164, PG. 39)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 00°14'30" E	78.73'
L2	S 89°45'30" W	7.00'
L3	N 00°14'30" W	61.38'

**C1**  
RADIUS = 25.00'  
DELTA = 43°56'44"  
ARC LENGTH = 19.17'  
CHORD BEARING = N 21°43'52" E  
CHORD DISTANCE = 18.71'

PARCEL ID: 272709-729508-000410  
OWNER: HIGHLAND MEADOWS II  
COMMUNITY DEVELOPMENT DISTRICT  
(O.R. 10290, PG. 600)  
TRACT B  
GROVE AT HIGHLAND MEADOWS  
(P.B. 164, PG. 39)  
**LOT 11**

**SANDESTIN DRIVE**  
50' PRIVATE RIGHT-OF-WAY  
PARCEL ID: 272709-729508-000410  
OWNER: HIGHLAND MEADOWS II  
COMMUNITY DEVELOPMENT DISTRICT  
AND SOUTH LINE OF TRACT B  
(O.R. 10290, PG. 600)  
TRACT E  
GROVE AT HIGHLAND MEADOWS  
(P.B. 164, PG. 39)

**LOT 10**

**SUBJECT PARCEL**  
**1062-PE-C**  
CONTAINING 513.18 SQUARE FEET,  
MORE OR LESS

PARCEL ID: 272709-729508-000410  
OWNER: HIGHLAND MEADOWS II  
COMMUNITY DEVELOPMENT DISTRICT  
(O.R. 10290, PG. 600)  
TRACT A  
GROVE AT HIGHLAND MEADOWS  
(P.B. 164, PG. 39)  
**TRACT F**

**TRACT C**



SCALE 1"=50'

SHEET 2 OF 2

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

CS PROJECT: 8825.03

1062-PE-C

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/27/2025

SHEET NO. V-02

*DESCRIPTION*  
1062-TCE-A

DESCRIPTION:

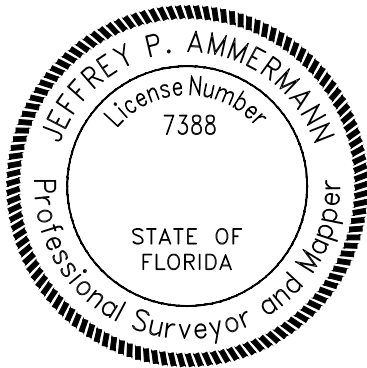
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COMMENCE at the Northwest corner of said Tract B; thence South 89°48'41" East, along the North line of said Tract B, 7.00 feet to the POINT OF BEGINNING; thence continue South 89°48'41" East, along said North line of Tract B, 6.00 feet to the intersection with a line being 13.00 feet East of and parallel to the West line of said Tract B; thence South 00°14'30" East, along said parallel line, 109.00 feet to the intersection with the South line of said Tract B also being the North line of Tract E of said plat, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of North 52°52'18" West, and a chord distance of 7.55 feet; thence along the arc of said curve and said South line of Tract B, 7.58 feet; thence North 00°14'30" West, parallel with the West line of said Tract B, 104.47 feet to the POINT OF BEGINNING.

Said parcels containing 641.86 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



JEFFREY P. AMMERMAN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
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SHEET 1 OF 2

CS PROJECT: 8825.03

1062-TCE-A

SHEET NO. V-01

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\T.S.dwg 1062-TCE-A Sep 27, 2024 4:48pm by: jammermann

**LEGEND:**

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**DESCRIPTION SKETCH**  
**1062-TCE-A**

**NOTES:**

- 1) This is not a Boundary survey.
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- 3) See sheet 1 for description, certification, and surveyor's signature and seal.

**POINT OF COMMENCEMENT**  
NW CORNER TRACT B  
(P.B. 164, PG. 39)

**POINT OF BEGINNING**

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 89°48'41" E	7.00'
L2	S 89°48'41" E	6.00'

**C1**  
RADIUS = 25.00'  
DELTA = 17°22'09"  
ARC LENGTH = 7.58'  
CHORD BEARING = N 52°52'18" W  
CHORD DISTANCE = 7.55'

WEST LINE OF TRACT B  
AND THE EAST RIGHT-OF-WAY LINE  
OF NORTH 10TH STREET  
(P.B. 164, PG. 39)

NORTH 10TH STREET  
RIGHT-OF-WAY WIDTH VARIES

WEST LINE OF TRACT E  
AND THE EAST RIGHT-OF-WAY LINE  
OF NORTH 10TH STREET  
(P.B. 164, PG. 39)

S 00°14'30" E (BASIS OF BEARINGS)

N 00°14'30" W 104.47'

S 00°14'30" E 109.00'

N 00°00'00" W 110.73'(PLAT)

**SUBJECT PARCEL**  
**1062-TCE-A**  
CONTAINING 641.86 SQUARE FEET,  
MORE OR LESS

LOT 11

PARCEL ID: 272709-729508-000410  
OWNER: HIGHLAND MEADOWS II  
COMMUNITY DEVELOPMENT DISTRICT  
(O.R. 10290, PG. 600)  
TRACT B  
GROVE AT HIGHLAND MEADOWS  
(P.B. 164, PG. 39)

15' PUBLIC UTILITY EASEMENT  
(P.B. 164, PG. 39)

SOUTH LINE OF TRACT B  
AND NORTH LINE OF TRACT E  
(P.B. 164, PG. 39)

**SANDESTIN DRIVE**  
50' PRIVATE RIGHT-OF-WAY  
PARCEL ID: 272709-729508-000410  
OWNER: HIGHLAND MEADOWS II  
COMMUNITY DEVELOPMENT DISTRICT  
(O.R. 10290, PG. 600)  
TRACT E  
GROVE AT HIGHLAND MEADOWS  
(P.B. 164, PG. 39)

SCALE 1"=20'

SHEET 2 OF 2

CS PROJECT: 8825.03

1062-TCE-A

SHEET NO. V-02

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

DATE: **09/27/2024**

*DESCRIPTION*  
*1062-TCE-B*

DESCRIPTION:

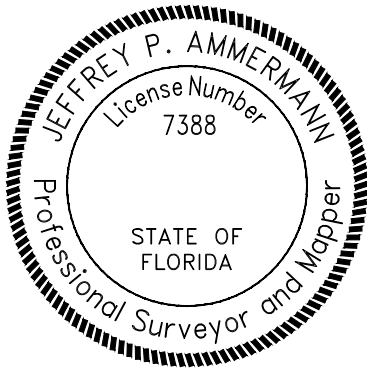
A parcel of land being a portion of TRACT E, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the Northwest corner of said Tract E, said point being on a curve to the left having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of South 22°12'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and the North line of said Tract E, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel to the West line of said Tract E for the POINT OF BEGINNING; said intersection being on a curve to the left having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of South 52°52'18" East, and a chord distance of 7.55 feet; thence along the arc of said curve and said North line of Tract E, 7.58 feet to the intersection with a line being 13.00 feet East of and parallel to said West line of Tract E; thence South 00°14'30" East, along said parallel line, 56.14 feet to the intersection with the South line of said Tract E, said point being on a non-tangent curve to the left having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of South 52°23'18" West, and a chord distance of 7.55 feet; thence along the arc of said curve and said South line of Tract E, 7.58 feet to the intersection with said line being 7.00 feet East of and parallel to the West line of Tract E; thence North 00°14'30" West, along said parallel line, 65.30 feet to the POINT OF BEGINNING.

Said parcels containing 361.42 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



JEFFREY P. AMMERMANN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE  
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE  
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT  
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

**SHEET 1 OF 2**  
SEE SHEET 2 FOR  
DESCRIPTION SKETCH, LEGEND,  
AND SURVEYOR'S NOTES

**CS PROJECT: 8825.03**

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

**1062-TCE-B**

**DRAWN BY: S. CHILDS**

**FIELD BOOK: — PAGE: —**

**DATE: 09/27/2024**

**SHEET NO. V-01**

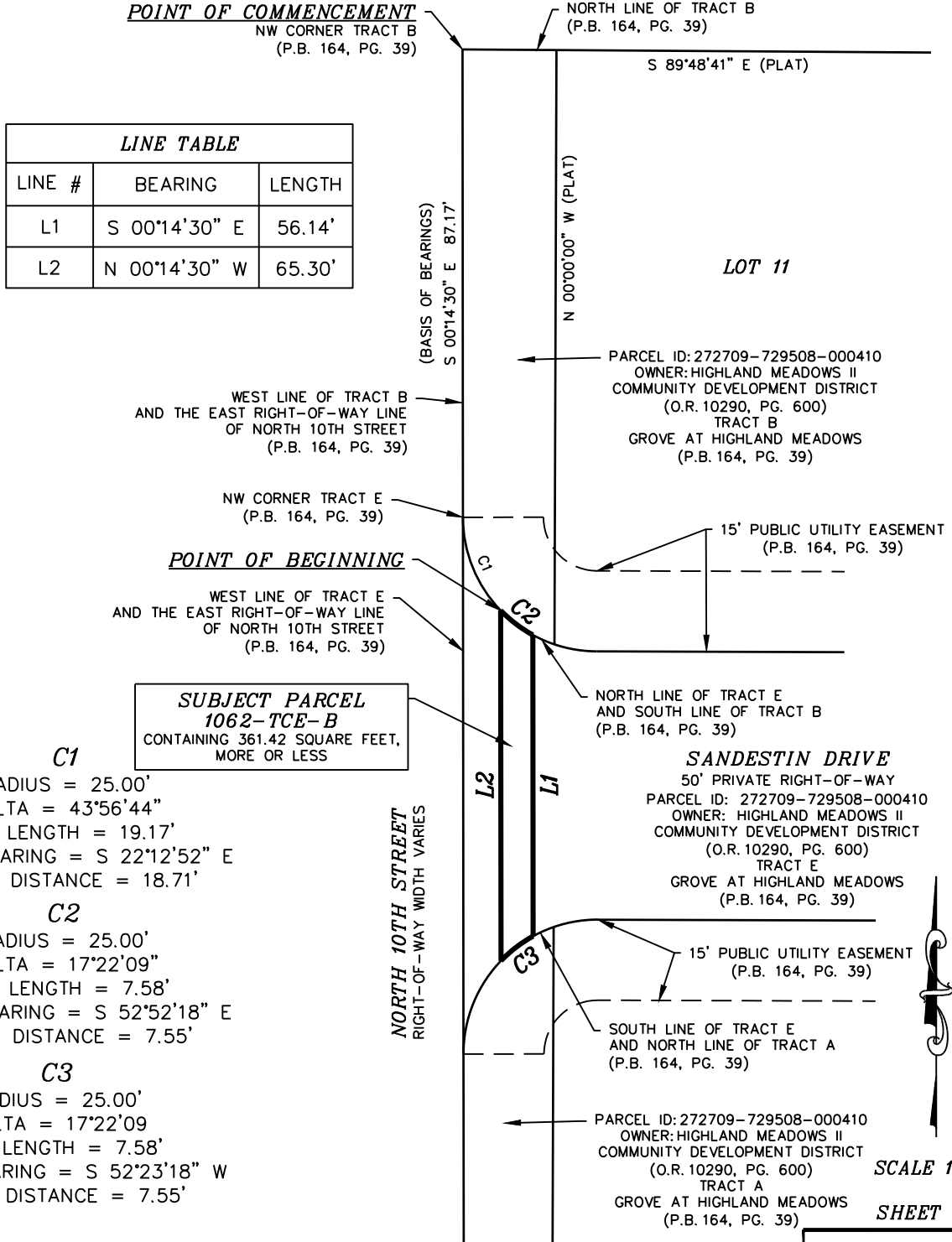
**LEGEND:**

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

**DESCRIPTION SKETCH**  
**1062-TCE-B**

**NOTES:**

- 1) This is not a Boundary survey.
- 2) The bearings are based on the West line of plat, GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 00°14'30" E	56.14'
L2	N 00°14'30" W	65.30'

**C1**  
RADIUS = 25.00'  
DELTA = 43°56'44"  
ARC LENGTH = 19.17'  
CHORD BEARING = S 22°12'52" E  
CHORD DISTANCE = 18.71'

**C2**  
RADIUS = 25.00'  
DELTA = 17°22'09"  
ARC LENGTH = 7.58'  
CHORD BEARING = S 52°52'18" E  
CHORD DISTANCE = 7.55'

**C3**  
RADIUS = 25.00'  
DELTA = 17°22'09"  
ARC LENGTH = 7.58'  
CHORD BEARING = S 52°23'18" W  
CHORD DISTANCE = 7.55'

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

DATE: **09/27/2024**

CS PROJECT: **8825.03**

**1062-TCE-B**

SHEET NO. **V-02**

DESCRIPTION  
1062-TCE-C

DESCRIPTION:

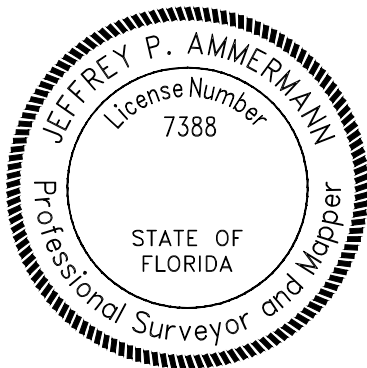
A parcel of land being a portion of TRACT A, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the Northwest corner of Tract E of said plat; thence continue South 00°14'30" East, along the West line of said Tract E and the East right-of-way line of North 10th Street, 100.00 feet to the intersection with the North line of said Tract A, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of North 21°43'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and said North line of Tract A, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel to the West line of said Tract A for the POINT OF BEGINNING, said intersection being on a curve to the right having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of North 52°23'18" East, and a chord distance of 7.55 feet; thence along the arc of said curve and said North line of Tract A, 7.58 feet; thence South 00°14'30" East, parallel to the West line of said Tract A, 83.31 feet; thence South 89°45'30" West, 6.00 feet; thence North 00°14'30" West, parallel to said West line of Tract A, 78.73 feet to the POINT OF BEGINNING.

Said parcels containing 487.55 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P  
Ammermann  
Digitally signed by  
Jeffrey P Ammermann  
Date: 2025.02.27  
14:36:35 -05'00'

JEFFREY P. AMMERMAN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE  
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE  
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT  
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SHEET 1 OF 2  
SEE SHEET 2 FOR  
DESCRIPTION SKETCH, LEGEND,  
AND SURVEYOR'S NOTES

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262		CS PROJECT: 8825.03
DRAWN BY: S. CHILDS		1062-TCE-C
FIELD BOOK: — PAGE: —	DATE: 02/27/2025	SHEET NO. V-01

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESMFS.dwg 1062-TCE-C Feb 27, 2025 2:31pm by: jammermann

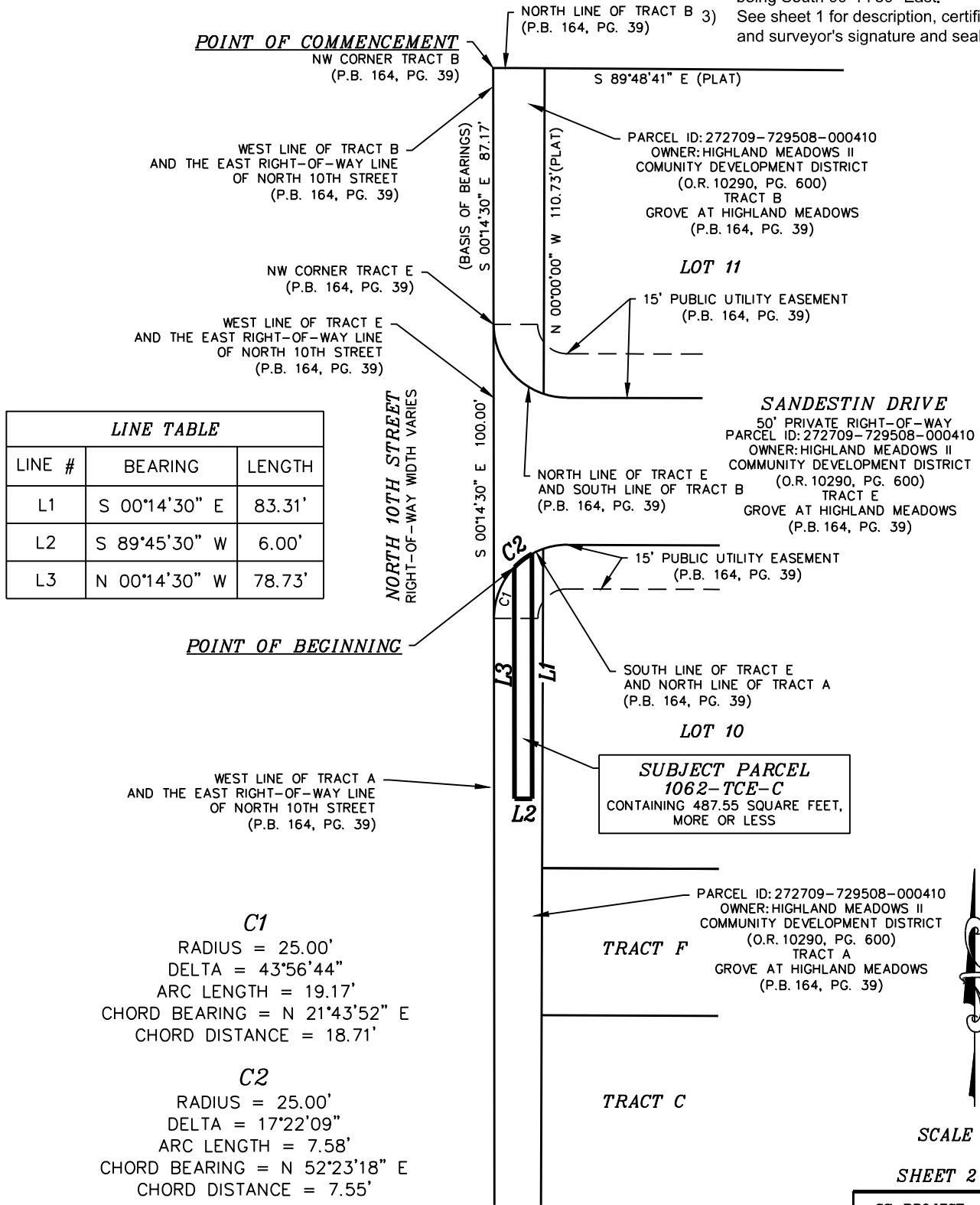
**LEGEND:**

- P.B. = PLAT BOOK
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**DESCRIPTION SKETCH**  
**1062-TCE-C**

**NOTES:**

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of plat, GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 00°14'30" E	83.31'
L2	S 89°45'30" W	6.00'
L3	N 00°14'30" W	78.73'

**C1**  
 RADIUS = 25.00'  
 DELTA = 43°56'44"  
 ARC LENGTH = 19.17'  
 CHORD BEARING = N 21°43'52" E  
 CHORD DISTANCE = 18.71'

**C2**  
 RADIUS = 25.00'  
 DELTA = 17°22'09"  
 ARC LENGTH = 7.58'  
 CHORD BEARING = N 52°23'18" E  
 CHORD DISTANCE = 7.55'

SCALE 1"=50'  
 SHEET 2 OF 2  
 CS PROJECT: 8825.03  
 1062-TCE-C  
 SHEET NO. V-02

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**      FIELD BOOK: — PAGE: —      DATE: **02/27/2025**

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESMITS.dwg 1062-TCE-C (2) Feb 27, 2025 2:31pm by: jammermann

DESCRIPTION  
1063-PE

DESCRIPTION:

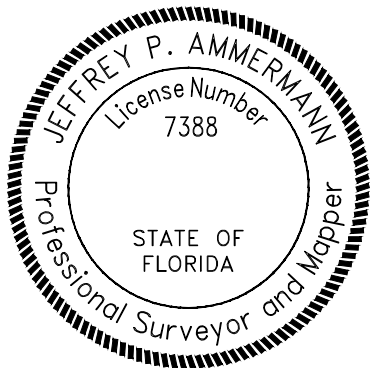
A parcel of land being a portion of TRACT A, of the plat of HIGHLAND MEADOWS 4B, as recorded in Plat Book 167, Pages 42 through 47, and described in Official Records Book 11017, Pages 1525 through 1527, both of the Public Records of Polk County, Florida, located in Section 8, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northeasterly corner of said Tract A; thence South 00°14'30" East, along the East line of said Tract A, a distance of 17.20 feet to the POINT OF BEGINNING; thence continue South 00°14'30" East, along said East line, 364.14 feet to the Point of Curvature of a curve to the right having a radius of 25.00 feet, a central angle of 47°09'22", a chord bearing of South 23°20'11" West, and a chord distance of 20.00 feet; thence along the arc of said curve, 20.58 feet; thence North 00°14'30" West, parallel to said East line of Tract A, 382.50 feet; thence North 90°00'00" East, 8.00 feet to the POINT OF BEGINNING.

Said parcels containing 3,014.62 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P Ammermann  
Digitally signed by Jeffrey P Ammermann  
Date: 2025.02.27 14:50:21 -05'00'

JEFFREY P. AMMERMAN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SEE SHEET 2 FOR DESCRIPTION SKETCH, LEGEND, AND SURVEYOR'S NOTES  
SHEET 1 OF 2

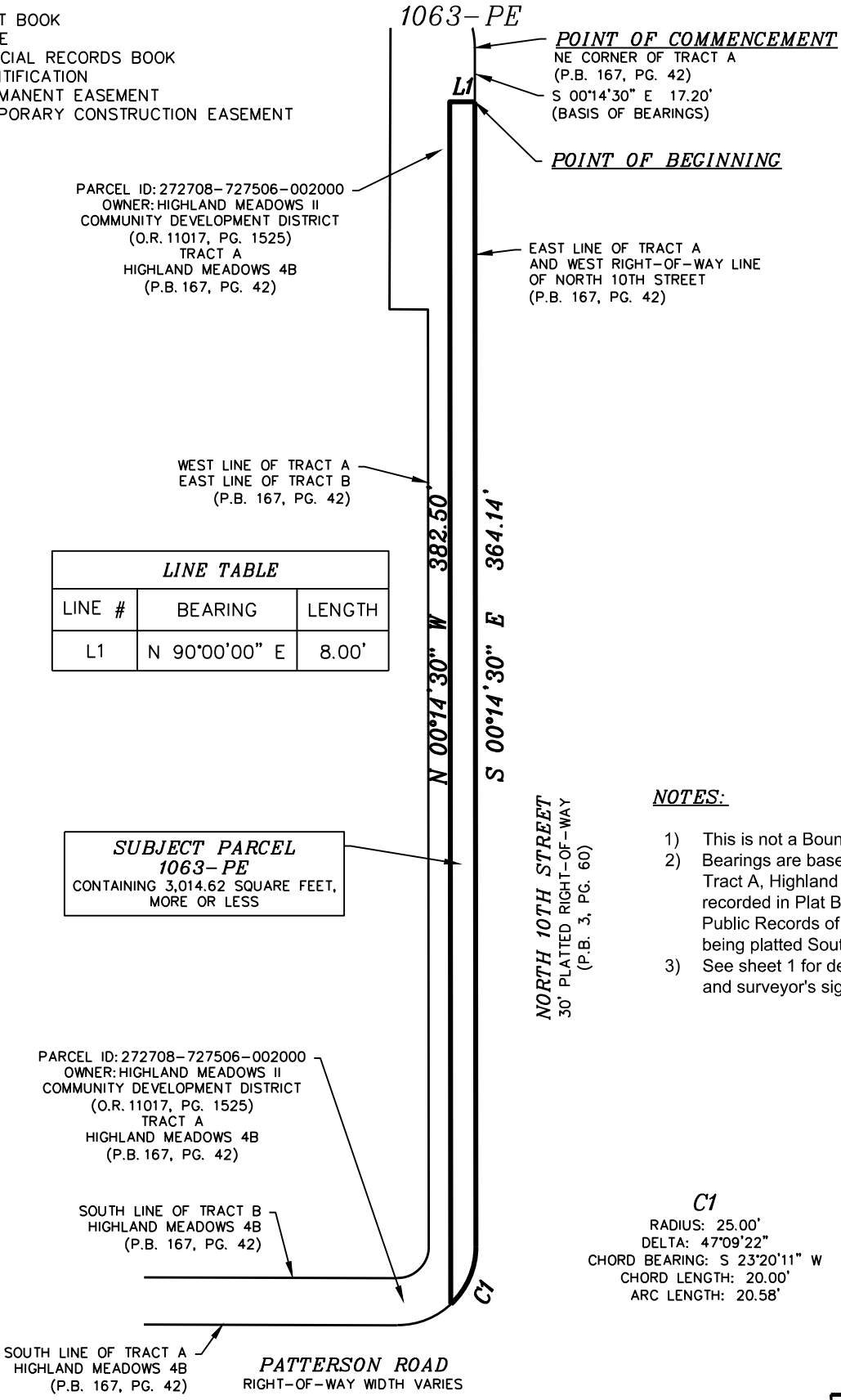
PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262		CS PROJECT: 8825.03
DRAWN BY: S. CHILDS		1063-PE
FIELD BOOK: — PAGE: —	DATE: 02/27/2025	SHEET NO. V-01

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESMFS.dwg 1063-PE Feb 27, 2025 2:44pm by: jammermann

**LEGEND:**

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- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

**DESCRIPTION SKETCH**



PARCEL ID: 272708-727506-002000  
 OWNER: HIGHLAND MEADOWS II  
 COMMUNITY DEVELOPMENT DISTRICT  
 (O.R. 11017, PG. 1525)  
 TRACT A  
 HIGHLAND MEADOWS 4B  
 (P.B. 167, PG. 42)

EAST LINE OF TRACT A  
 AND WEST RIGHT-OF-WAY LINE  
 OF NORTH 10TH STREET  
 (P.B. 167, PG. 42)

WEST LINE OF TRACT A  
 EAST LINE OF TRACT B  
 (P.B. 167, PG. 42)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 90°00'00" E	8.00'

**SUBJECT PARCEL**  
**1063-PE**  
 CONTAINING 3,014.62 SQUARE FEET,  
 MORE OR LESS

PARCEL ID: 272708-727506-002000  
 OWNER: HIGHLAND MEADOWS II  
 COMMUNITY DEVELOPMENT DISTRICT  
 (O.R. 11017, PG. 1525)  
 TRACT A  
 HIGHLAND MEADOWS 4B  
 (P.B. 167, PG. 42)

SOUTH LINE OF TRACT B  
 HIGHLAND MEADOWS 4B  
 (P.B. 167, PG. 42)

SOUTH LINE OF TRACT A  
 HIGHLAND MEADOWS 4B  
 (P.B. 167, PG. 42)  
**PATTERSON ROAD**  
 RIGHT-OF-WAY WIDTH VARIES

NORTH 10TH STREET  
 30' PLATTED RIGHT-OF-WAY  
 (P.B. 3, PG. 60)

**NOTES:**

- 1) This is not a Boundary survey.
- 2) Bearings are based on the East line of Tract A, Highland Meadows 4B, as recorded in Plat Book 167, Pages 42-47, Public Records of Polk County, Florida, being platted South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.

**C1**  
 RADIUS: 25.00'  
 DELTA: 47°09'22"  
 CHORD BEARING: S 23°20'11" W  
 CHORD LENGTH: 20.00'  
 ARC LENGTH: 20.58'



SCALE 1"=50'

SHEET 2 OF 2

CS PROJECT: 8825.03
1063-PE
SHEET NO. V-02

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**      FIELD BOOK: — PAGE: —      DATE: **02/27/2025**

EXHIBIT "H"

DESCRIPTION

1063-TCE

DESCRIPTION:

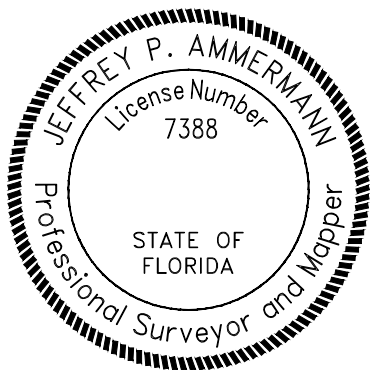
A parcel of land being a portion of TRACT A, of the plat of HIGHLAND MEADOWS 4B, as recorded in Plat Book 167, Pages 42 through 47, and described in Official Records Book 11017, Pages 1525 through 1527, both of the Public Records of Polk County, Florida, located in Section 8, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northeast corner of said Tract A; thence South 00°14'30" East, along the East line of said Tract A, 17.20 feet; thence South 90°00'00" West, 8.00 feet to the POINT OF BEGINNING; thence South 00°14'30" East, 382.50 feet to the Point of Curvature of a curve to the right having a radius of 25.00 feet, a central angle of 14°09'29", a chord bearing of South 53°59'37" West, and a chord distance of 6.16 feet; thence along the arc of said curve, 6.18 feet; thence North 00°14'30" West, 386.13 feet; thence North 90°00'00" East, 5.00 feet to the POINT OF BEGINNING.

Said parcels containing 1,922.34 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P Ammermann  
Digitally signed by Jeffrey P Ammermann  
Date: 2025.02.27 14:51:05 -05'00'

JEFFREY P. AMMERMAN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
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SEE SHEET 2 FOR DESCRIPTION SKETCH, LEGEND, AND SURVEYOR'S NOTES  
SHEET 1 OF 2

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262		CS PROJECT: 8825.03
DRAWN BY: S. CHILDS		1063-TCE
FIELD BOOK: — PAGE: —	DATE: 02/27/2025	SHEET NO. V-01

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESMETS.dwg 1063-TCE Feb 27, 2025 2:48pm by: jammermann

**LEGEND:**

- P.B. = PLAT BOOK
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- TCE = TEMPORARY CONSTRUCTION EASEMENT

**DESCRIPTION SKETCH**

1063-TCE

PARCEL ID: 272708-727506-002000  
 HIGHLAND MEADOWS II  
 COMMUNITY DEVELOPMENT DISTRICT  
 (O.R. 11017, PG. 1525)  
 TRACT A  
 HIGHLAND MEADOWS 4B  
 (P.B. 167, PG. 42)

**POINT OF COMMENCEMENT**  
 NE CORNER OF TRACT A  
 (P.B. 167, PG. 42)  
 S 00°14'30" E 17.20'  
 (BASIS OF BEARINGS)

**POINT OF BEGINNING**

EAST LINE OF TRACT A AND  
 WEST RIGHT-OF-WAY LINE  
 OF NORTH 10TH STREET  
 (P.B. 167, PG. 42)

WEST LINE OF TRACT A  
 EAST LINE OF TRACT B  
 (P.B. 167, PG. 42)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 90°00'00" W	8.00'
L2	N 90°00'00" E	5.00'

N 00°14'30" W 386.13'  
 S 00°14'30" E 382.50'

NORTH 10TH STREET  
 30' PLATTED RIGHT-OF-WAY  
 (P.B. 03, PG. 60)

**SUBJECT PARCEL**  
 1063-TCE  
 CONTAINING 1,922.34 SQUARE FEET,  
 MORE OR LESS

PARCEL ID: 272708-727506-002000  
 HIGHLAND MEADOWS II  
 COMMUNITY DEVELOPMENT DISTRICT  
 (O.R. 11017, PG. 1525)  
 TRACT A  
 HIGHLAND MEADOWS 4B  
 (P.B. 167, PG. 42)

SOUTH LINE OF TRACT B  
 HIGHLAND MEADOWS 4B  
 (P.B. 167, PG. 42)

SOUTH LINE OF TRACT A  
 HIGHLAND MEADOWS 4B  
 (P.B. 167, PG. 42)

**PATTERSON ROAD**  
 RIGHT-OF-WAY WIDTH VARIES

**NOTES:**

- 1) This is not a Boundary survey.
- 2) Bearings are based on the East line of Tract A, Highland Meadows 4B, as recorded in Plat Book 167, Pages 42 through 47, Public Records of Polk County, Florida, being platted South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.

**C1**  
 RADIUS: 25.00'  
 DELTA: 14°09'29"  
 CHORD BEARING: S 53°59'37" W  
 CHORD LENGTH: 6.16'  
 ARC LENGTH: 6.18'



SCALE 1"=50'

SHEET 2 OF 2

CS PROJECT: 8825.03

1063-TCE

SHEET NO. V-02

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/27/2025



Account Holder Information:

NAME

PHONE NUMBER

ADDRESS

Wire Transfer Information:

BANK NAME

ROUTING #

ACCOUNT #

BANK PHONE

BANK ADDRESS

OPTIONAL - WIRE TRANSFER FORM IF PREFERRED FOR PAYMENT

**POLK REGIONAL WATER COOPERATIVE  
CLOSING STATEMENT**

PROJECT NAME: Polk Regional Water Cooperative Southeast Wellfield  
 PARCEL NO.: 1029-PE, 1029-TCE  
 PARENT PARCEL TAX ID NO.: 272717-741000-020241  
 DATE OF CLOSING: \_\_\_\_\_  
 GRANTOR(S): Highland Meadows II Community Development District, a local unit of special-purpose government organized under Chapter 190,  
 Florida Statutes  
 PROPERTY ADDRESS: RIDGE AT HIGHLAND MEADOWS PB 164 PGS 43-48 TRACTS A THRU L & M PRIVATE RDS  
 CLOSING FIRM: American Acquisition Group, LLC CLOSING AGENT NAME: \_\_\_\_\_

**GRANTOR'S STATEMENT**

**CREDITS**

(1) Permanent Easement	(1) \$156,150.00
(2) Temporary Easement	(2) \$64,400.00
(3) Real Estate Damages (Cost-to-Cure)	(3) \$0.00
(4) Business Damages	(4) \$0.00
(5) Attorney Fees	(5) \$0.00
(6) Appraiser Fees	(6) \$0.00
(7) Other Miscellaneous:	(7) \$0.00
<b>TOTAL AGREEMENT</b>	<b>(8) \$220,550.00</b>

**DEBITS**

(8) 1st Mortgage	(8) \$0.00
(9) 2nd Mortgage	(9) \$0.00
(10) Ad Valorem Taxes	(10) \$0.00
(11) _____	(11) \$0.00
<b>Pre-Payment Penalty:</b>	
(12) 1st Mortgage	(12) \$0.00
(13) 2nd Mortgage	(13) \$0.00
(14) Documentary Stamps	(14) \$0.00
(15) Other Miscellaneous: _____	(15) \$0.00
(16) Attorney Fees	(16) \$0.00
(17) Appraiser Fees	(17) \$0.00
<b>TOTAL DEBITS</b>	<b>(18) \$0.00</b>

TOTAL AGREEMENT	(19) \$220,550.00
MINUS TOTAL DEBITS	(20) \$0.00
MINUS WARRANT WITHHELD	(21) \$0.00
<b>NET TO GRANTOR AT CLOSING</b>	<b>(22) \$220,550.00</b>

**P.O.C. = Paid Outside of Closing**

Recording Fees Grantee TBD

**Total Grantee Fees TBD**

Other Miscellaneous Grantee

**Title Encumbrances**

Type	Interest Holder	Status at Closing
Resolution No. 723	Southwest Florida Water Management District	BK 1833 PG 1383 - Ongoing, does not impact PRWC project.
Disclosure of Public Financing	Highlands Meadow II Community Development District	BK 9473 PG414 - Ongoing, does not impact PRWC project.
Notice of Env. Resource Permit	Southwest Florida Water Management District	BK 10035 PG 365 - Ongoing, does not impact PRWC project.
True-up Agreement	HHSM I, LLC	BK 10106 PG 2151 - Ongoing, does not impact PRWC project.
Water and Wastewater Developer Agreement	City of Haines City	BK 10118 PG 147 - Joinder to be obtained from the City outside of closing
Ordinance No. 17-1569	HMD VI, LLC and HHSM 1, LLC	BK 10266 PG 2113 - Ongoing, does not impact PRWC project.
Community Declaration	Highland Meadows 5	BK 12425 PG 1351 - Joinder to be obtained from HOA with easements.
True-up Agreement	Clayton Properties Group, Inc., a Tennessee corporation	BK 11077 PG 1417 - Ongoing, does not impact PRWC project.
Interlocal Agreement	Polk County, State of Florida, City of Haines City	BK 11350 PG 2274 - Ongoing, does not impact PRWC project.
Plat Matters	Plat Map of Florida Development Co. Tract	PB 3 PG 60 - Ongoing, does not impact PRWC project.
Plat Matters	Plat of Ridge at Highland Meadows	PB 164 PG 43 - Ongoing, does not impact PRWC project.
Code enforcement lien	Haines City	BK 13576 PG 2299 - to be cleared / satisfied / released at or prior to closing.

In accordance with the terms of the Agreement previously entered into between the parties thereto, any improvements or personal property not removed within thirty (30) days after purchase of subject land shall be considered abandoned by the Owner(s). An extension beyond this date, either by you or tenants, must be authorized in writing by the Polk Regional Water Cooperative Executive Director.

We, the undersigned, hereby certify that the foregoing is a true and correct representation of the complete transaction and no other compensation or concession has been made or promised by either party involved.

GRANTORS: I (We) hereby certify that there are no encumbrances against the property herein described, either recorded or unrecorded, except those aforementioned (if any), and further that I (we) have taken no action that has or will result in an encumbrance on the property within 45 days after the date of the closing. A copy of the fully executed Agreement indicating final agency acceptance has been delivered to the grantor(s) at or before closing.

_____ Sign	_____ Date	_____ Sign	_____ Date
_____ Print	Polk Regional Water Cooperative	_____ Print	
BY:	Eric DeHaven, Executive Director		
DATE:	_____		

**POLK REGIONAL WATER COOPERATIVE  
CLOSING STATEMENT**

PROJECT NAME: Polk Regional Water Cooperative Southeast Wellfield  
 PARCEL NO.: 1037-PE, 1037-TCE  
 PARENT PARCEL TAX ID NO.: 272717-741014-000430  
 DATE OF CLOSING: \_\_\_\_\_  
 GRANTOR(S): Highland Meadows II Community Development District, a local unit of special-purpose government organized under Chapter 190,  
 Florida Statutes  
 PROPERTY ADDRESS: 1102 ZION DR HAINES CITY, FL 33844  
 CLOSING FIRM: American Acquisition Group, LLC CLOSING AGENT NAME: \_\_\_\_\_

**GRANTOR'S STATEMENT**

**CREDITS**

(1) Permanent Easement	(1) \$87,850.00
(2) Temporary Easement	(2) \$46,400.00
(3) Real Estate Damages (Cost-to-Cure)	(3) \$0.00
(4) Business Damages	(4) \$0.00
(5) Attorney Fees	(5) \$0.00
(6) Appraiser Fees	(6) \$0.00
(7) Other Miscellaneous:	(7) \$0.00
<b>TOTAL AGREEMENT</b>	<b>(8) \$134,250.00</b>

**DEBITS**

(8) 1st Mortgage	(8) \$0.00
(9) 2nd Mortgage	(9) \$0.00
(10) Ad Valorem Taxes	(10) \$0.00
(11) _____	(11) \$0.00
<b>Pre-Payment Penalty:</b>	
(12) 1st Mortgage	(12) \$0.00
(13) 2nd Mortgage	(13) \$0.00
(14) Documentary Stamps	(14) \$0.00
(15) Other Miscellaneous:	(15) \$0.00
(16) Attorney Fees	(16) \$0.00
(17) Appraiser Fees	(17) \$0.00
<b>TOTAL DEBITS</b>	<b>(18) \$0.00</b>

TOTAL AGREEMENT (19) \$134,250.00

MINUS TOTAL DEBITS (20) \$0.00

MINUS WARRANT WITHHELD (21) \$0.00

**NET TO GRANTOR AT CLOSING (22) \$134,250.00**

**P.O.C. = Paid Outside of Closing**

Recording Fees Grantee TBD

Total Grantee Fees TBD

Other Miscellaneous Grantee

**Title Encumbrances**

Type	Interest Holder	Status at Closing
Resolution No. 723	Southwest Florida Water Management District	BK 1833 PG 1383 - Ongoing, does not impact PRWC project.
Water Supply Allocation	City of Haines City	BK 8043 PG 556 - Ongoing, does not impact PRWC project.
Water and Wastewater Developer Agr.	City of Haines City	BK 8043 PG 561 - Joinder to be obtained from Haines City outside of closing.
Disclosure of Public Financing	Highlands Meadow II Community Development District	BK 9839 PG 828 - Ongoing, does not impact PRWC project.
Notice of Env. Resource Permit	Southwest Florida Water Management District	BK 9722 PG 1914 - Ongoing, does not impact PRWC project.
True-Up Agreement	Clayton Properties Group, Inc., a Tennessee corporation	BK 11077 PG 1417 - Ongoing, does not impact PRWC project.
Declaration of Covenants	Summerview Crossing Homeowner's Association, Inc.	BK 11247 PG 1207 - Joinder to be obtained from HOA with easements.
Ordinance No. 20-1685	Clayton Properties Group, Inc., a Tennessee corporation	BK 11259 PG 2217 - Ongoing, does not impact PRWC project.
Interlocal Agreement	Polk County, State of Florida, City of Haines City	BK 11350 PG 2274 - Ongoing, does not impact PRWC project.
Temporary Easement	Clayton Properties Group, Inc., a Tennessee corporation	BK 11398 PG 592 - Expired 10/02/25 per terms
Plat Matters	Plat Map of Florida Development Co. Tract	PB 3 PG 60 - Ongoing, does not impact PRWC project.
Plat Matters	Plat of Summerview Crossing	PB 178 PG 28 - Ongoing, does not impact PRWC project.
Code enforcement lien	Haines City	BK 13576 PG 2299 - to be cleared / satisfied / released at or prior to closing.

In accordance with the terms of the Agreement previously entered into between the parties thereto, any improvements or personal property not removed within thirty (30) days after purchase of subject land shall be considered abandoned by the Owner(s). An extension beyond this date, either by you or tenants, must be authorized in writing by the Polk Regional Water Cooperative Executive Director.

We, the undersigned, hereby certify that the foregoing is a true and correct representation of the complete transaction and no other compensation or concession has been made or promised by either party involved.

GRANTORS: I (We) hereby certify that there are no encumbrances against the property herein described, either recorded or unrecorded, except those aforementioned (if any), and further that I (we) have taken no action that has or will result in an encumbrance on the property within 45 days after the date of the closing. A copy of the fully executed Agreement indicating final agency acceptance has been delivered to the grantor(s) at or before closing.

Sign \_\_\_\_\_ Date \_\_\_\_\_ Sign \_\_\_\_\_ Date \_\_\_\_\_

Print \_\_\_\_\_ Print \_\_\_\_\_

Polk Regional Water Cooperative

BY: \_\_\_\_\_  
 Eric DeHaven, Executive Director

DATE: \_\_\_\_\_

**POLK REGIONAL WATER COOPERATIVE  
CLOSING STATEMENT**

PROJECT NAME: Polk Regional Water Cooperative Southeast Wellfield  
 PARCEL NO.: 1062-PE A,B,C, 1062-TCE A,B,C  
 PARENT PARCEL TAX ID NO.: 272709-729508-000410  
 DATE OF CLOSING: \_\_\_\_\_  
 GRANTOR(S): Highland Meadows II Community Development District, a local unit of special-purpose government organized under Chapter 190,  
 Florida Statutes  
 PROPERTY ADDRESS: GROVE AT HIGHLAND MEADOWS PB 164 PG 39 TRACTS A THRU D & TRACT E PRIVATE RDS  
 CLOSING FIRM: American Acquisition Group, LLC CLOSING AGENT NAME: \_\_\_\_\_

**GRANTOR'S STATEMENT**

**CREDITS**

(1) Permanent Easement	(1) \$32,550.00
(2) Temporary Easement	(2) \$17,600.00
(3) Real Estate Damages (Cost-to-Cure)	(3) \$0.00
(4) Business Damages	(4) \$0.00
(5) Attorney Fees	(5) \$0.00
(6) Appraiser Fees	(6) \$0.00
(7) Other Miscellaneous:	(7) \$0.00
<b>TOTAL AGREEMENT</b>	<b>(8) \$50,150.00</b>

**DEBITS**

(8) 1st Mortgage	(8) \$0.00
(9) 2nd Mortgage	(9) \$0.00
(10) Ad Valorem Taxes	(10) \$0.00
(11) _____	(11) \$0.00
<b>Pre-Payment Penalty:</b>	
(12) 1st Mortgage	(12) \$0.00
(13) 2nd Mortgage	(13) \$0.00
(14) Documentary Stamps	(14) \$0.00
(15) Other Miscellaneous: _____	(15) \$0.00
(16) Attorney Fees	(16) \$0.00
(17) Appraiser Fees	(17) \$0.00
<b>TOTAL DEBITS</b>	<b>(18) \$0.00</b>

TOTAL AGREEMENT (19) \$50,150.00

MINUS TOTAL DEBITS (20) \$0.00

MINUS WARRANT WITHHELD (21) \$0.00

**NET TO GRANTOR AT CLOSING (22) \$50,150.00**

**P.O.C. = Paid Outside of Closing**

Recording Fees Grantee TBD

**Total Grantee Fees TBD**

Other Miscellaneous Grantee

**Title Encumbrances**

Type	Interest Holder	Status at Closing
Annexation and Utility Agreement	Holly Hill Fruit Products Company, City of Davenport	BK 5597 PG 1157 - Joinder to be obtained from City outside of closing.
Notice of Establishment	Highlands Meadow II Community Development District	BK 6791 PG 242 & related docs - Ongoing, does not impact PRWC project.
Boundary Amendment	Highlands Meadow II Community Development District	BK 7725 PG 1175 & related docs - Ongoing, does not impact PRWC project.
Notice of Establishment / Dec. of Consent	Highlands Meadow II Community Development District	BK 9721 PG 1062, BK 10106 PG 2247 - Ongoing, does not impact PRWC project.
Disclosure of Public Financing	Highlands Meadow II Community Development District	BK 9473 PG 414 & related docs - Ongoing, does not impact PRWC project.
True-up Agreement	HHSM I, LLC	BK 10106 PG 2151 - Ongoing, does not impact PRWC project.
True-up Agreement	HMD VI, LLC	BK 10106 PG 2186 - Ongoing, does not impact PRWC project.
Water and Wastewater Developer Agr.	City of Haines City	BK 10118 PG 147 - Joinder to be obtained from City outside of closing.
Declaration of Covenants	HMLP VI, Grove at Highland Meadows Homeowners Association	BK 10447 PG 1293 - Joinder to be obtained from HOA with easements.
True-up Agreement	Clayton Properties Group, Inc., a Tennessee corporation	BK 11077 PG 1417 - Ongoing, does not impact PRWC project.
Interlocal Agreement	Polk County, City of Haines City	BK 11350 PG 2274 - Ongoing, does not impact PRWC project.
Plat Matters	Plat Map of Florida Development Co. Tract	PB 3 PG 60 - Ongoing, does not impact PRWC project.
Plat Matters	Plat of Grove at Highland Meadows	PB 164 PG 39 - Public Util. Esmnts Joinder to be obtained from City outside closing
Code enforcement lien	Haines City	BK 13576 PG 2299 - to be cleared / satisfied / released at or prior to closing.

In accordance with the terms of the Agreement previously entered into between the parties thereto, any improvements or personal property not removed within thirty (30) days after purchase of subject land shall be considered abandoned by the Owner(s). An extension beyond this date, either by you or tenants, must be authorized in writing by the Polk Regional Water Cooperative Executive Director.

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GRANTORS: I (We) hereby certify that there are no encumbrances against the property herein described, either recorded or unrecorded, except those aforementioned (if any), and further that I (we) have taken no action that has or will result in an encumbrance on the property within 45 days after the date of the closing. A copy of the fully executed Agreement indicating final agency acceptance has been delivered to the grantor(s) at or before closing.

\_\_\_\_\_  
 Sign Date Sign Date

\_\_\_\_\_  
 Print Print

Polk Regional Water Cooperative

BY: \_\_\_\_\_  
 Eric DeHaven, Executive Director

DATE: \_\_\_\_\_

**POLK REGIONAL WATER COOPERATIVE  
CLOSING STATEMENT**

PROJECT NAME: Polk Regional Water Cooperative Southeast Wellfield  
 PARCEL NO.: 1063-PE, 1063-TCE  
 PARENT PARCEL TAX ID NO.: 272708-727506-002000  
 DATE OF CLOSING: \_\_\_\_\_  
 GRANTOR(S): Highland Meadows II Community Development District, a local unit of special-purpose government organized under Chapter 190,  
 Florida Statutes  
 PROPERTY ADDRESS: HIGHLAND MEADOWS 4B PB 167 PG 42-47 TRACTS A B C E F G K L M & PRIVATE RDS LYING S OF PHASE 4A  
 CLOSING FIRM: American Acquisition Group, LLC CLOSING AGENT NAME: \_\_\_\_\_

**GRANTOR'S STATEMENT**

**CREDITS**

(1) Permanent Easement	(1) \$53,700.00
(2) Temporary Easement	(2) \$24,250.00
(3) Real Estate Damages (Cost-to-Cure)	(3) \$0.00
(4) Business Damages	(4) \$0.00
(5) Attorney Fees	(5) \$0.00
(6) Appraiser Fees	(6) \$0.00
(7) Other Miscellaneous:	(7) \$0.00
<b>TOTAL AGREEMENT</b>	<b>(8) \$77,950.00</b>

**DEBITS**

(8) 1st Mortgage	(8) \$0.00
(9) 2nd Mortgage	(9) \$0.00
(10) Ad Valorem Taxes	(10) \$0.00
(11) _____	(11) \$0.00
<b>Pre-Payment Penalty:</b>	
(12) 1st Mortgage	(12) \$0.00
(13) 2nd Mortgage	(13) \$0.00
(14) Documentary Stamps	(14) \$0.00
(15) Other Miscellaneous:	(15) \$0.00
(16) Attorney Fees	(16) \$0.00
(17) Appraiser Fees	(17) \$0.00
<b>TOTAL DEBITS</b>	<b>(18) \$0.00</b>
TOTAL AGREEMENT	(19) \$77,950.00
MINUS TOTAL DEBITS	(20) \$0.00
MINUS WARRANT WITHHELD	(21) \$0.00
<b>NET TO GRANTOR AT CLOSING</b>	<b>(22) \$77,950.00</b>

**P.O.C. = Paid Outside of Closing**

Recording Fees Grantee TBD

Other Miscellaneous Grantee

**Total Grantee Fees TBD**

**Title Encumbrances**

Type	Interest Holder	Status at Closing
Annexation and Utility Agreement	Holly Hill Fruit Products Company, City of Davenport	BK 5597 PG 1157 - Joinder to be obtained from City outside of closing.
Notice of Establishment	Highlands Meadow II Community Development District	BK 6791 PG 242 & related docs - Ongoing, does not impact PRWC project.
Boundary Amendment	Highlands Meadow II Community Development District	BK 7725 PG 1175 & related docs - Ongoing, does not impact PRWC project.
Notice of Establishment / Dec. of Consent	Highlands Meadow II Community Development District	BK 9721 PG 1062, BK 10106 PG 2247 - Ongoing, does not impact PRWC project.
Disclosure of Public Financing	Highlands Meadow II Community Development District	BK 9473 PG 414 & related docs - Ongoing, does not impact PRWC project.
True-up Agreement	HHSM I, LLC	BK 10106 PG 2151 - Ongoing, does not impact PRWC project.
True-up Agreement	HMD VI, LLC	BK 10106 PG 2186 - Ongoing, does not impact PRWC project.
Notice of Env. Resource Permit	Southwest Florida Water Management District	BK 10209 PG 2025 - Ongoing, does not impact PRWC project.
True-up Agreement	HMLP IV, LLC	BK 10274 PG 141 - Ongoing, does not impact PRWC project.
Declaration of Covenants	HMLP IV, LLC, Highland Meadows 4B Homeowners Assn	BK 10578 PG 1536 & related docs - Joinder from HOA to be recorded with esmts.
Temporary Easement	HMD III, LLC	BK 10819 PG 1525 - Expired per terms
Temporary Easement	HMLP IV, LLC	BK 11017 PG 1525 - Expired per terms
True-up Agreement	Clayton Properties Group, Inc., a Tennessee corporation	BK 11077 PG 1417 - Ongoing, does not impact PRWC project.
Interlocal Agreement	Polk County, City of Haines City	BK 11350 PG 2274 - Ongoing, does not impact PRWC project.
Plat Matters	Plat Map of Florida Development Co. Tract	PB 3 PG 60 - Ongoing, does not impact PRWC project.
Plat Matters	Plat of Highland Meadows Phase 4A	PB 160 PG 32 - Ongoing, does not impact PRWC project.
Plat Matters	Plat of Highland Meadows Phase 4B	PB 167 PG 42 - Public Utility Easements, joinder to be obtained outside of closing.
Code enforcement lien	Haines City	BK 13576 PG 2299 - to be cleared / satisfied / released at or prior to closing.

In accordance with the terms of the Agreement previously entered into between the parties thereto, any improvements or personal property not removed within thirty (30) days after purchase of subject land shall be considered abandoned by the Owner(s). An extension beyond this date, either by you or tenants, must be authorized in writing by the Polk Regional Water Cooperative Executive Director.

We, the undersigned, hereby certify that the foregoing is a true and correct representation of the complete transaction and no other compensation or concession has been made or promised by either party involved.

GRANTORS: I (We) hereby certify that there are no encumbrances against the property herein described, either recorded or unrecorded, except those aforementioned (if any), and further that I (we) have taken no action that has or will result in an encumbrance on the property within 45 days after the date of the closing. A copy of the fully executed Agreement indicating final agency acceptance has been delivered to the grantor(s) at or before closing.

Sign \_\_\_\_\_ Date \_\_\_\_\_ Sign \_\_\_\_\_ Date \_\_\_\_\_

Print \_\_\_\_\_ Print \_\_\_\_\_

**Polk Regional Water Cooperative**

BY: \_\_\_\_\_  
**Eric DeHaven, Executive Director**

DATE: \_\_\_\_\_

Return to:  
American Acquisition Group, LLC  
Attn: Arlena Dominick, Project Manager  
711 N Sherrill St Suite B  
Tampa, FL 33609

Project Name: Polk Regional Water Cooperative  
Southeast Wellfield Project  
Parcel No.: 1029-PE  
Parcel ID No.: 272717-741012-002820

## PERMANENT EASEMENT

THIS GRANT OF EASEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by and between **Highland Meadows II Community Development District, a local unit of special-purpose government organized under Chapter 190, Florida Statutes**, whose address is 255 Primera Blvd. Suite 160, Lake Mary, FL 32746, Grantor, and **Polk Regional Water Cooperative, an independent special district of the State of Florida**, 330 W. Church Street, PO Box 9005, Drawer CA01, Bartow FL 33831, its successors and assigns, Grantee, an Easement in, upon and through the following described land in the County of Polk, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED  
(the "Easement Area")

The nature, terms and duration of the nonexclusive permanent easement (the "Easement") which the Polk Regional Water Cooperative ("PRWC") acquires from the property owners/interest holders ("Owner") of the real property shown and described on Exhibit "A" are:

1. The permanent perpetual water line Easement interests and rights acquired by PRWC are the perpetual right, privilege and authority to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, alter, substitute, relocate, resize, replace and remove the water transmission line or lines and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the easement area, for the transmission of water and such other improvements as are reasonably necessary in connection with the water supply project for the PRWC.
2. In the event that the construction and installation of the water transmission line or lines and related fixtures and/or appurtenances thereto impact Owner's improvements, PRWC shall, to the extent practicable, relocate or replace with the same, like, or better quality and at their original locations or as near as is reasonably practicable, all fences, roads, driveways, sidewalks, parking areas, irrigation systems, wells, septic tanks and septic drain fields, that PRWC damaged or caused to be removed, relocated or replaced from the Easement before or during initial construction and installation of the water transmission line or lines and related fixtures

and/or appurtenances. Furthermore subject to PRWC's acquired easement rights, PRWC will restore the surface of all disturbed areas within the Easement to its original contour and condition, as near as is reasonably practicable.

3. This Grant of Easement shall not be construed as a grant of right of way and is limited to a PRWC Easement. The Owner shall have the right to use the area subject to the Easement granted hereby, including without limitation for improved parking areas, improved driveways, and landscaping, which are not inconsistent with the use of the Easement by PRWC for the purposes granted hereby. Inconsistent improvements to the use of the Easement by Owner for the purposes granted hereby, including mounded landscaping, building foundations and overhangs, foundations for pole mounted commercial signage, and other permanent structures and related foundations shall be strictly prohibited. With the specific written approval of PRWC, the limited use of trees, walls, and mounded landscaping may be utilized within the Easement by Owner.
4. Owner reserves the right to grant permission or other easements to other parties for ingress and egress. In addition, the Owner reserves the right to grant permission or other easements to other parties for the purpose of installing and maintaining underground utilities, including without limitation, electrical, gas, broadband, fiber optic and cable (but not other water transmission lines), with the prior written consent of PRWC. PRWC shall not unreasonably withhold, condition, or delay its decision concerning such utility easements. Owner's request to grant permission or an easement to other parties must be written and delivered 1) in person, 2) via certified or registered mail (return receipt), or 3) via nationally recognized overnight delivery service to the attention of the Executive Director of the Polk Regional Water Cooperative at the then-current address of the PRWC as reflected on the PRWC website. If after sixty (60) days, PRWC has not responded to Owner's request to grant permission or an easement to other parties, Owner may assume PRWC has granted permission for same. Any permissions or easements granted under this Paragraph prior to Owner's development of the subject property must be perpendicular to the PRWC easement.
5. In the event that PRWC performs emergency related repairs, unscheduled infrastructure adjustment activities, or scheduled community improvement projects within said Easement, PRWC shall be responsible for restoring the disturbed portions of all existing approved and permitted improvements in as good or better condition that existed prior to the disturbance activity by PRWC.

*This space intentionally left blank; signature pages to follow*

IN WITNESS WHEREOF, the Grantor has set their hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Signed, sealed and delivered in the presence of:

**Grantor: Highland Meadows II Community Development District, a local unit of special-purpose government**

\_\_\_\_\_  
Witness

\_\_\_\_\_

By:

\_\_\_\_\_  
Printed Name

Name: \_\_\_\_\_

\_\_\_\_\_  
Address Line 1

Title: \_\_\_\_\_

\_\_\_\_\_  
Address Line 2

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address Line 1

\_\_\_\_\_  
Address Line 2

STATE OF Florida

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2026 by \_\_\_\_\_, who is  personally known to me or  who has produced \_\_\_\_\_ as identification.

(AFFIX NOTARY SEAL)

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

My Commission Expires: \_\_\_\_\_

DESCRIPTION  
1029-PE

DESCRIPTION:

A parcel of land being a portion of Tract A, Tract B, and Tract M, of the plat of RIDGE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 43 through 48, and described in Official Records Book 10290, Pages 612 through 614, both of the Public Records of Polk County, Florida, located in Section 17, Township 27 South, Range 27 East, being more particularly described as follows:

The East 8.00 feet of said Tract A.

AND

The East 8.00 feet of said Tract B.

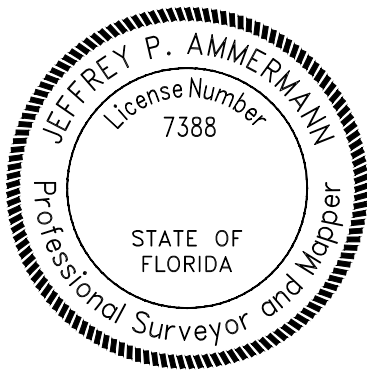
AND

The East 8.00 feet of Meadow Pointe Drive also being a part of said Tract M lying South of said Tract B and North of said Tract A.

Said parcels containing 10,518.89 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P  
Ammermann

Digitally signed by  
Jeffrey P Ammermann  
Date: 2024.08.12  
18:26:08 -04'00'

JEFFREY P. AMMERMAN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE  
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE  
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT  
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2  
SEE SHEET 2 FOR  
DESCRIPTION SKETCH, LEGEND,  
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1029-PE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 08/12/2024

SHEET NO. V-01

**LEGEND:**

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

**DESCRIPTION SKETCH**

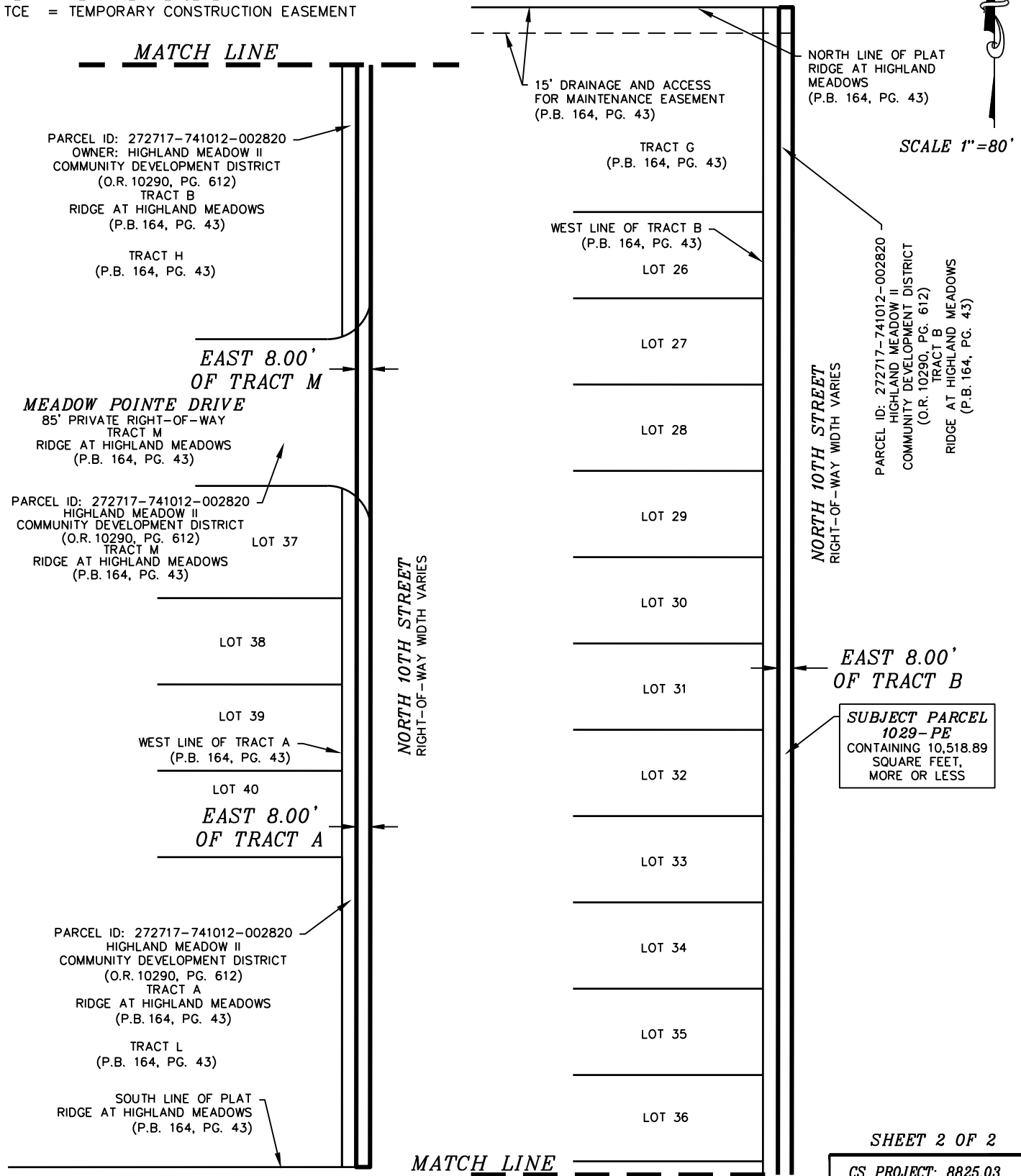
1029-PE

**NOTES:**

- 1) This is not a Boundary survey.
- 2) See sheet 1 of 2 for description, certification, and surveyor's signature and seal.



SCALE 1"=80'



CS PROJECT: 8825.03

1029-PE

SHEET NO. V-02

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 08/12/2024

P:\882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\1S.dwg 1029-PE (2) Aug 12, 2024 5:02pm by: jammerrmann

**JOINDER, CONSENT AND SUBORDINATION OF HOMEOWNER'S ASSOCIATION  
TO EASEMENTS**

KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned, as authorized representative of **Highland Meadows 5 Homeowners Association, Inc.**, (hereinafter "Association") a Florida not for profit corporation organized under Chapter 617 Florida Statutes, which is authorized to govern, make rules and regulations, control and manage the Lots and Common Properties of Highland Meadows 5, according to the map or plat thereof recorded in Plat Book 164, Page 43 of the Public Records of Polk County, Florida, pursuant to the Community Declaration for Highland Meadows 5 (hereinafter "Declaration"), dated October 13, 2017 and recorded October 24, 2017 in in Official Records Book 10294, Page 861 of the Public Records of Polk County, Florida, (with the Declaration, Articles of Organization and By-Laws of the Association hereinafter referred to as "Association's Governing Documents"), as amended by the Amendment to Community Declaration for Highland Meadows 5 recorded in Official Records Book 12425, Page 1351 of the Public Records of Polk County, Florida, hereby joins in and consents to the filing of the foregoing Easement. The Association further (i) warrants that it has complied with all requirements for member notification and consent required by the Association's Governing Documents and (ii) agrees that the rights of the Association are and shall be subordinate to the foregoing Easement as if the foregoing Easement had been executed and/or recorded prior to the execution or recordation of the Association's Governing Documents.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK,  
SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the undersigned has executed this Joinder, Consent and Subordination this \_\_\_\_ day of \_\_\_\_\_, 2026.

Signed, sealed and delivered in the presence of:

**Highland Meadows 5 Homeowners Association, Inc. a Florida not for profit corporation**

\_\_\_\_\_  
Signature of Witness #1

By: \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Witness #1

Print Name: \_\_\_\_\_

Address of Witness #1:  
\_\_\_\_\_  
\_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Signature of Witness #2

\_\_\_\_\_  
Printed Name of Witness #2

Address of Witness #2:  
\_\_\_\_\_  
\_\_\_\_\_

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

THE FOREGOING INSTRUMENT was acknowledged before me by means of [ ] physical presence or [ ] online notarization, on this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, as \_\_\_\_\_ of Highland Meadows 5 Homeowners Association, Inc., who [ ] is personally known to me, or [ ] has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public Signature  
State of \_\_\_\_\_ at Large  
Print Notary Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

(AFFIX NOTARY SEAL)

Return to:  
American Acquisition Group, LLC  
Attn: Arlena Dominick, Project Manager  
711 N Sherrill St Suite B  
Tampa, FL 33609

Project Name: Polk Regional Water Cooperative  
Southeast Wellfield Project  
Parcel No.: 1029-TCE  
Parcel ID No.: 272717-741012-002820

## TEMPORARY CONSTRUCTION EASEMENT

THIS GRANT OF EASEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by and **Highland Meadows II Community Development District, a local unit of special-purpose government organized under Chapter 190, Florida Statutes**, whose address is 255 Primera Blvd., Suite 160, Lake Mary, FL 32746, Grantor, and **Polk Regional Water Cooperative, an independent special district of the State of Florida**, 330 W. Church Street, PO Box 9005, Drawer CA01, Bartow FL 33831, its successors and assigns, Grantee, an Easement in, upon and through the following described land in the County of Polk, State of Florida, to-wit:.

SEE EXHIBIT "B" ATTACHED  
(the "Easement Area")

1. The Easement interests and rights acquired by the Grantee are the right, privilege and authority to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, alter, substitute, relocate, resize, replace and remove the water transmission line or lines and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the easement area, for the transmission of water and such other improvements as are reasonably necessary in connection with the water supply project for the PRWC.
2. After construction is complete, the lands of the Grantor shall be restored to the same, or as good as, condition as existed before construction began.
3. Within a reasonable time after construction is complete, paving, grassed areas and other improvements will be replaced by the Grantee.
4. The rights granted herein shall expire upon completion of construction within the Easement Area or sixty (60) months from the date this Easement is established, whichever occurs sooner.

IN WITNESS WHEREOF, the Grantor has set their hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Signed, sealed and delivered in the presence of:

**Grantor: Highland Meadows II Community Development District, a local unit of special-purpose government**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By:

\_\_\_\_\_  
Printed Name

Name: \_\_\_\_\_

\_\_\_\_\_  
Address Line 1

Title: \_\_\_\_\_

\_\_\_\_\_  
Address Line 2

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address Line 1

\_\_\_\_\_  
Address Line 2

STATE OF Florida

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2026 by \_\_\_\_\_, who is  personally known to me or  who has produced \_\_\_\_\_ as identification.

(AFFIX NOTARY SEAL)

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

My Commission Expires: \_\_\_\_\_

DESCRIPTION  
1029-TCE

DESCRIPTION:

A parcel of land being a portion of Tract A, Tract B, and Tract M, of the plat of RIDGE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 43 through 48, and described in Official Records Book 10290, Pages 612 through 614, both of the Public Records of Polk County, Florida, located in Section 17, Township 27 South, Range 27 East, being more particularly described as follows:

The West 5.00 feet of the East 13.00 feet of said Tract A.

AND

The West 5.00 feet of the East 13.00 feet of said Tract B.

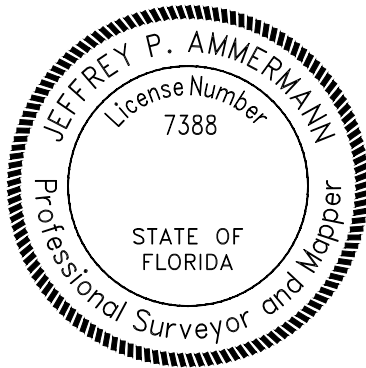
AND

The West 5.00 feet of the East 13.00 feet of Meadow Pointe Drive also being a part of said Tract M lying South of said Tract B and North of said Tract A.

Said parcels containing 6,574.32 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P

Ammermann

Digitally signed by  
Jeffrey P Ammermann

Date: 2024.09.11  
07:15:16 -04'00'

JEFFREY P. AMMERMAN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2  
SEE SHEET 2 FOR  
DESCRIPTION SKETCH, LEGEND,  
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1029-TCE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/11/2024

SHEET NO. V-01

**LEGEND:**

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

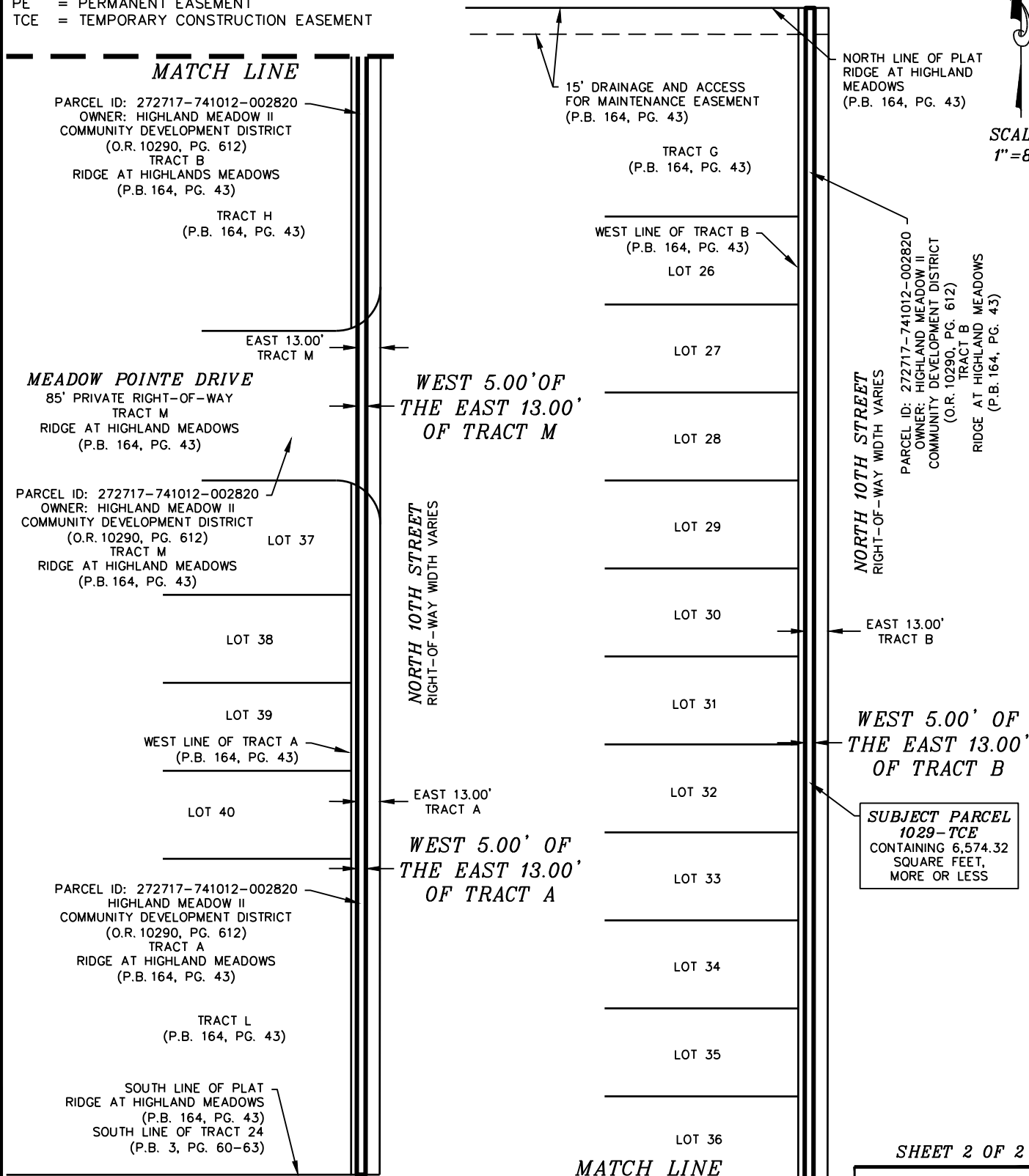
**DESCRIPTION SKETCH NOTES:**

1029-TCE

- 1) This is not a Boundary survey.
- 2) See sheet 1 of 2 for description, certification, and surveyor's signature and seal.



SCALE  
1" = 80'



PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/11/2024

SHEET NO. V-02

P:\882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESMIS.dwg 1029-TCE (2) Sep 11, 2024 7:01am by: jammernann

**JOINDER, CONSENT AND SUBORDINATION OF HOMEOWNER'S ASSOCIATION  
TO EASEMENTS**

KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned, as authorized representative of **Highland Meadows 5 Homeowners Association, Inc.**, (hereinafter "Association") a Florida not for profit corporation organized under Chapter 617 Florida Statutes, which is authorized to govern, make rules and regulations, control and manage the Lots and Common Properties of Highland Meadows 5, according to the map or plat thereof recorded in Plat Book 164, Page 43 of the Public Records of Polk County, Florida, pursuant to the Community Declaration for Highland Meadows 5 (hereinafter "Declaration"), dated October 13, 2017 and recorded October 24, 2017 in in Official Records Book 10294, Page 861 of the Public Records of Polk County, Florida, (with the Declaration, Articles of Organization and By-Laws of the Association hereinafter referred to as "Association's Governing Documents"), as amended by the Amendment to Community Declaration for Highland Meadows 5 recorded in Official Records Book 12425, Page 1351 of the Public Records of Polk County, Florida, hereby joins in and consents to the filing of the foregoing Easement. The Association further (i) warrants that it has complied with all requirements for member notification and consent required by the Association's Governing Documents and (ii) agrees that the rights of the Association are and shall be subordinate to the foregoing Easement as if the foregoing Easement had been executed and/or recorded prior to the execution or recordation of the Association's Governing Documents.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK,  
SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the undersigned has executed this Joinder, Consent and Subordination this \_\_\_\_ day of \_\_\_\_\_, 2026.

Signed, sealed and delivered in the presence of:

**Highland Meadows 5 Homeowners Association, Inc. a Florida not for profit corporation**

\_\_\_\_\_  
Signature of Witness #1

By: \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Witness #1

Print Name: \_\_\_\_\_

Address of Witness #1:  
  
\_\_\_\_\_  
\_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Signature of Witness #2

\_\_\_\_\_  
Printed Name of Witness #2

Address of Witness #2:  
  
\_\_\_\_\_  
\_\_\_\_\_

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

THE FOREGOING INSTRUMENT was acknowledged before me by means of [ ] physical presence or [ ] online notarization, on this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, as \_\_\_\_\_ of Highland Meadows 5 Homeowners Association, Inc., who [ ] is personally known to me, or [ ] has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public Signature  
State of \_\_\_\_\_ at Large  
Print Notary Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

(AFFIX NOTARY SEAL)

Return to:  
American Acquisition Group, LLC  
Attn: Arlena Dominick, Project Manager  
711 N Sherrill St Suite B  
Tampa, FL 33609

Project Name: Polk Regional Water Cooperative  
Southeast Wellfield Project  
Parcel No.: 1037-PE  
Parcel ID No.: 272717-741014-000430

## PERMANENT EASEMENT

THIS GRANT OF EASEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by and between **Highland Meadows II Community Development District, a local unit of special-purpose government organized under Chapter 190, Florida Statutes**, whose address is 255 Primera Blvd., Suite 160, Lake Mary, FL 32746, Grantor, and **Polk Regional Water Cooperative, an independent special district of the State of Florida**, 330 W. Church Street, PO Box 9005, Drawer CA01, Bartow FL 33831, its successors and assigns, Grantee, an Easement in, upon and through the following described land in the County of Polk, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED  
(the "Easement Area")

The nature, terms and duration of the nonexclusive permanent easement (the "Easement") which the Polk Regional Water Cooperative ("PRWC") acquires from the property owners/interest holders ("Owner") of the real property shown and described on Exhibit "A" are:

1. The permanent perpetual water line Easement interests and rights acquired by PRWC are the perpetual right, privilege and authority to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, alter, substitute, relocate, resize, replace and remove the water transmission line or lines and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the easement area, for the transmission of water and such other improvements as are reasonably necessary in connection with the water supply project for the PRWC.
2. In the event that the construction and installation of the water transmission line or lines and related fixtures and/or appurtenances thereto impact Owner's improvements, PRWC shall, to the extent practicable, relocate or replace with the same, like, or better quality and at their original locations or as near as is reasonably practicable, all fences, roads, driveways, sidewalks, parking areas, irrigation systems, wells, septic tanks and septic drain fields, that PRWC damaged or caused to be removed, relocated or replaced from the Easement before or during initial construction and installation of the water transmission line or lines and related fixtures

and/or appurtenances. Furthermore subject to PRWC's acquired easement rights, PRWC will restore the surface of all disturbed areas within the Easement to its original contour and condition, as near as is reasonably practicable.

3. This Grant of Easement shall not be construed as a grant of right of way and is limited to a PRWC Easement. The Owner shall have the right to use the area subject to the Easement granted hereby, including without limitation for improved parking areas, improved driveways, and landscaping, which are not inconsistent with the use of the Easement by PRWC for the purposes granted hereby. Inconsistent improvements to the use of the Easement by Owner for the purposes granted hereby, including mounded landscaping, building foundations and overhangs, foundations for pole mounted commercial signage, and other permanent structures and related foundations shall be strictly prohibited. With the specific written approval of PRWC, the limited use of trees, walls, and mounded landscaping may be utilized within the Easement by Owner.
4. Owner reserves the right to grant permission or other easements to other parties for ingress and egress. In addition, the Owner reserves the right to grant permission or other easements to other parties for the purpose of installing and maintaining underground utilities, including without limitation, electrical, gas, broadband, fiber optic and cable (but not other water transmission lines), with the prior written consent of PRWC. PRWC shall not unreasonably withhold, condition, or delay its decision concerning such utility easements. Owner's request to grant permission or an easement to other parties must be written and delivered 1) in person, 2) via certified or registered mail (return receipt), or 3) via nationally recognized overnight delivery service to the attention of the Executive Director of the Polk Regional Water Cooperative at the then-current address of the PRWC as reflected on the PRWC website. If after sixty (60) days, PRWC has not responded to Owner's request to grant permission or an easement to other parties, Owner may assume PRWC has granted permission for same. Any permissions or easements granted under this Paragraph prior to Owner's development of the subject property must be perpendicular to the PRWC easement.
5. In the event that PRWC performs emergency related repairs, unscheduled infrastructure adjustment activities, or scheduled community improvement projects within said Easement, PRWC shall be responsible for restoring the disturbed portions of all existing approved and permitted improvements in as good or better condition that existed prior to the disturbance activity by PRWC.

*This space intentionally left blank; signature pages to follow*

IN WITNESS WHEREOF, the Grantor has set their hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Signed, sealed and delivered in the presence of:

**Grantor: Highland Meadows II Community Development District, a local unit of special-purpose government**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By:

\_\_\_\_\_  
Printed Name

Name: \_\_\_\_\_

\_\_\_\_\_  
Address Line 1

Title: \_\_\_\_\_

\_\_\_\_\_  
Address Line 2

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address Line 1

\_\_\_\_\_  
Address Line 2

STATE OF Florida

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2026 by \_\_\_\_\_, who is  personally known to me or  who has produced \_\_\_\_\_ as identification.

(AFFIX NOTARY SEAL)

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

My Commission Expires: \_\_\_\_\_

DESCRIPTION  
1037-PE

DESCRIPTION:

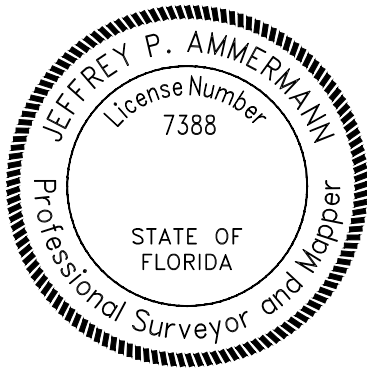
A parcel of land being a portion of TRACT B, of the plat of SUMMERVIEW CROSSING, as recorded in Plat Book 178, Pages 28 through 29, and described in Official Records Book 11398, Pages 592 through 594, both of the Public Records of Polk County, Florida, located in Section 17, Township 27 South, Range 27 East, being more particularly described as follows:

The East 8.00 feet of said Tract B, of said plat of SUMMERVIEW CROSSING.

Said parcels containing 4,947.68 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P  
Ammermann

Digitally signed by  
Jeffrey P Ammermann  
Date: 2024.09.18  
18:06:40 -04'00'

JEFFREY P. AMMERMAN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE  
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE  
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT  
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2  
SEE SHEET 2 FOR  
DESCRIPTION SKETCH, LEGEND,  
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1037-PE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/18/2024

SHEET NO. V-01

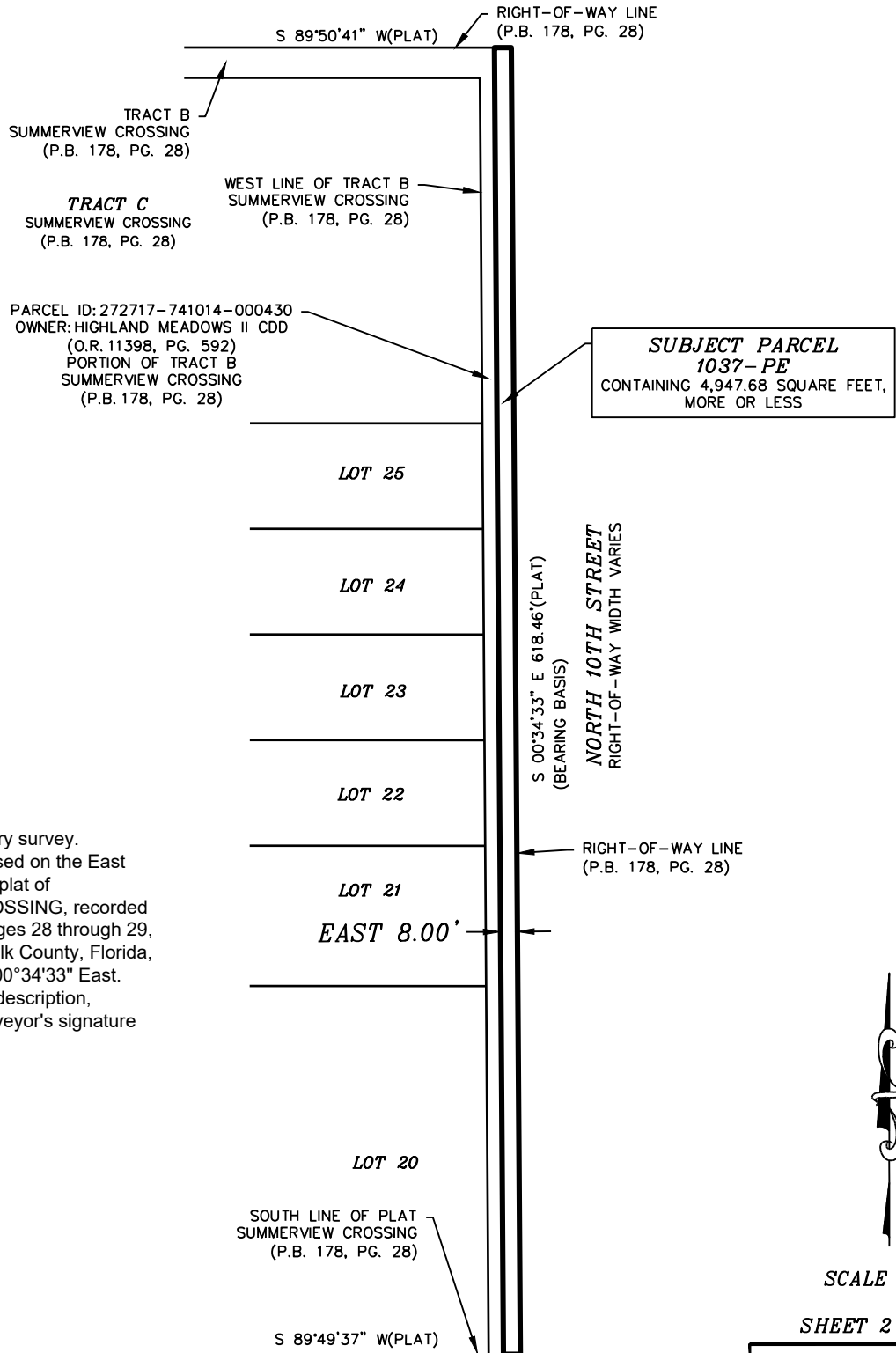
**LEGEND:**

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

**DESCRIPTION SKETCH**

**1037-PE**

**PATTERSON ROAD**  
 30' PLATTED RIGHT-OF-WAY  
 (P.B. 178, PG. 28)



**NOTES:**

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of Tract B of the plat of SUMMERVIEW CROSSING, recorded in Plat Book 178, Pages 28 through 29, Public Records of Polk County, Florida, being platted South 00°34'33" East.
- 3) See sheet 1 of 2 for description, certification, and surveyor's signature and seal.

SCALE 1"=80'

SHEET 2 OF 2

CS PROJECT: 8825.03

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

1037-PE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/18/2024

SHEET NO. V-02

**JOINDER, CONSENT AND SUBORDINATION OF HOMEOWNER'S ASSOCIATION  
TO EASEMENTS**

KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned, as authorized representative of **Summerview Crossing Homeowners Association, Inc.**, (hereinafter "Association") a Florida not for profit corporation organized under Chapter 617 Florida Statutes, which is authorized to govern, make rules and regulations, control and manage the Lots and Common Properties of Summerview Crossing, according to the map or plat thereof recorded in Plat Book 178, Page 28 of the Public Records of Polk County, Florida, pursuant to the Declaration of Covenants and Restrictions for Summerview Crossing (hereinafter "Declaration"), dated May 27, 2020 and recorded May 29, 2020 in Official Records Book 11077, Page 1417 of the Public Records of Polk County, Florida, (with the Declaration, Articles of Organization and By-Laws of the Association hereinafter referred to as "Association's Governing Documents") hereby joins in and consents to the filing of the foregoing Easement. The Association further (i) warrants that it has complied with all requirements for member notification and consent required by the Association's Governing Documents and (ii) agrees that the rights of the Association are and shall be subordinate to the foregoing Easement as if the foregoing Easement had been executed and/or recorded prior to the execution or recordation of the Association's Governing Documents.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK,  
SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the undersigned has executed this Joinder, Consent and Subordination this \_\_\_\_ day of \_\_\_\_\_, 2026.

Signed, sealed and delivered in the presence of:

**Summerview Crossing Homeowners Association, Inc. a Florida not for profit corporation**

\_\_\_\_\_  
Signature of Witness #1

By: \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Witness #1

Print Name: \_\_\_\_\_

Address of Witness #1:  
\_\_\_\_\_  
\_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Signature of Witness #2

\_\_\_\_\_  
Printed Name of Witness #2

Address of Witness #2:  
\_\_\_\_\_  
\_\_\_\_\_

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

THE FOREGOING INSTRUMENT was acknowledged before me by means of [ ] physical presence or [ ] online notarization, on this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, as \_\_\_\_\_ of Summerview Crossing Homeowners Association, Inc., who [ ] is personally known to me, or [ ] has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public Signature  
State of \_\_\_\_\_ at Large  
Print Notary Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

(AFFIX NOTARY SEAL)

Return to:  
American Acquisition Group, LLC  
Attn: Arlena Dominick, Project Manager  
711 N Sherrill St Suite B  
Tampa, FL 33609

Project Name: Polk Regional Water Cooperative  
Southeast Wellfield Project  
Parcel No.: 1037-TCE  
Parcel ID No.: 272717-741014-000430

## TEMPORARY CONSTRUCTION EASEMENT

THIS GRANT OF EASEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by and **Highland Meadows II Community Development District, a local unit of special-purpose government organized under Chapter 190, Florida Statutes**, whose address is 255 Primera Blvd., Suite 160, Lake Mary, FL 32746, Grantor, and **Polk Regional Water Cooperative, an independent special district of the State of Florida**, 330 W. Church Street, PO Box 9005, Drawer CA01, Bartow FL 33831, its successors and assigns, Grantee, an Easement in, upon and through the following described land in the County of Polk, State of Florida, to-wit:.

SEE EXHIBIT "B" ATTACHED  
(the "Easement Area")

1. The Easement interests and rights acquired by the Grantee are the right, privilege and authority to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, alter, substitute, relocate, resize, replace and remove the water transmission line or lines and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the easement area, for the transmission of water and such other improvements as are reasonably necessary in connection with the water supply project for the PRWC.
2. After construction is complete, the lands of the Grantor shall be restored to the same, or as good as, condition as existed before construction began.
3. Within a reasonable time after construction is complete, paving, grassed areas and other improvements will be replaced by the Grantee.
4. The rights granted herein shall expire upon completion of construction within the Easement Area or sixty (60) months from the date this Easement is established, whichever occurs sooner.

IN WITNESS WHEREOF, the Grantor has set their hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Signed, sealed and delivered in the presence of:

**Grantor: Highland Meadows II Community Development District, a local unit of special-purpose government**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By:

\_\_\_\_\_  
Printed Name

Name: \_\_\_\_\_

\_\_\_\_\_  
Address Line 1

Title: \_\_\_\_\_

\_\_\_\_\_  
Address Line 2

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address Line 1

\_\_\_\_\_  
Address Line 2

STATE OF Florida

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2026 by \_\_\_\_\_, who is  personally known to me or  who has produced \_\_\_\_\_ as identification.

(AFFIX NOTARY SEAL)

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

My Commission Expires: \_\_\_\_\_

DESCRIPTION  
1037-TCE

DESCRIPTION:

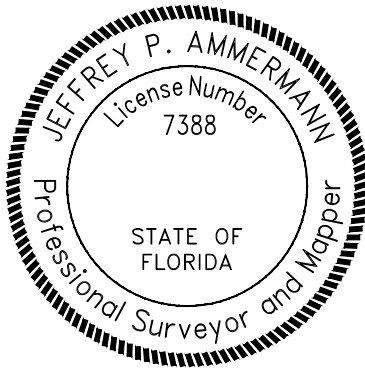
A parcel of land being a portion of TRACT B, of the plat of SUMMERVIEW CROSSING, as recorded in Plat Book 178, Pages 28 through 29, and described in Official Records Book 11398, Pages 592 through 594, both of the Public Records of Polk County, Florida, located in Section 17, Township 27 South, Range 27 East, being more particularly described as follows:

The West 5.00 feet of the East 13.00 feet of said Tract B, of the plat of SUMMERVIEW CROSSING.

Said parcels containing 3,092.30 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P  
Ammermann

Digitally signed by  
Jeffrey P Ammermann  
Date: 2024.09.18  
18:07:31 -04'00'

JEFFREY P. AMMERMAN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2

SEE SHEET 2 FOR  
DESCRIPTION SKETCH, LEGEND,  
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1037-TCE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/18/2024

SHEET NO. V-01

**LEGEND:**

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

**DESCRIPTION SKETCH**  
**1037-TCE**

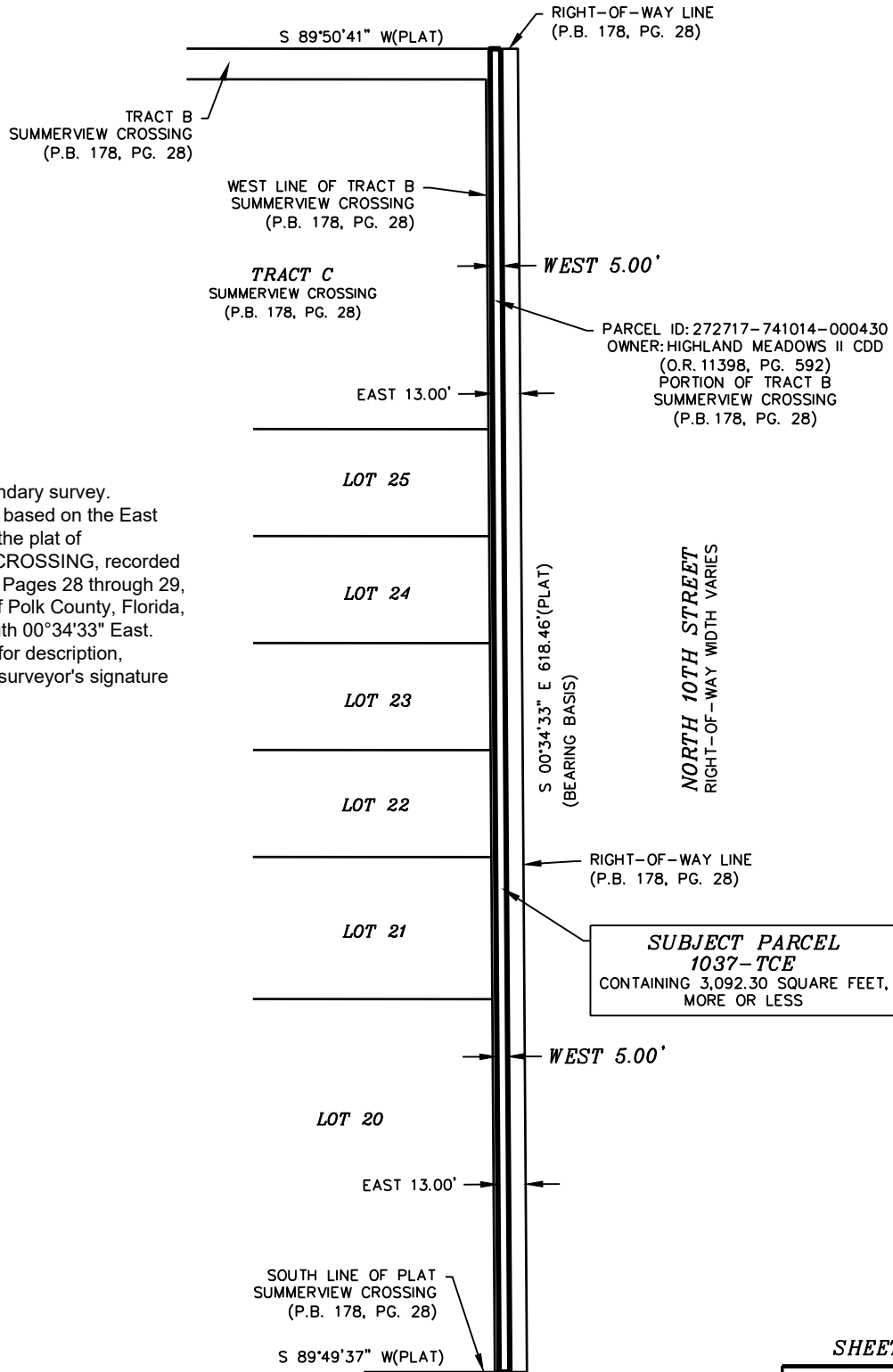
**PATTERSON ROAD**  
30' PLATTED RIGHT-OF-WAY  
(P.B. 178, PG. 28)



SCALE 1"=80'

**NOTES:**

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of Tract B of the plat of SUMMERVIEW CROSSING, recorded in Plat Book 178, Pages 28 through 29, Public Records of Polk County, Florida, being platted South 00°34'33" East.
- 3) See sheet 1 of 2 for description, certification, and surveyor's signature and seal.



SHEET 2 OF 2

CS PROJECT: 8825.03

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

1037-TCE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/18/2024

SHEET NO. V-02

**JOINDER, CONSENT AND SUBORDINATION OF HOMEOWNER'S ASSOCIATION  
TO EASEMENTS**

KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned, as authorized representative of **Summerview Crossing Homeowners Association, Inc.**, (hereinafter "Association") a Florida not for profit corporation organized under Chapter 617 Florida Statutes, which is authorized to govern, make rules and regulations, control and manage the Lots and Common Properties of Summerview Crossing, according to the map or plat thereof recorded in Plat Book 178, Page 28 of the Public Records of Polk County, Florida, pursuant to the Declaration of Covenants and Restrictions for Summerview Crossing (hereinafter "Declaration"), dated May 27, 2020 and recorded May 29, 2020 in Official Records Book 11077, Page 1417 of the Public Records of Polk County, Florida, (with the Declaration, Articles of Organization and By-Laws of the Association hereinafter referred to as "Association's Governing Documents") hereby joins in and consents to the filing of the foregoing Easement. The Association further (i) warrants that it has complied with all requirements for member notification and consent required by the Association's Governing Documents and (ii) agrees that the rights of the Association are and shall be subordinate to the foregoing Easement as if the foregoing Easement had been executed and/or recorded prior to the execution or recordation of the Association's Governing Documents.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK,  
SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the undersigned has executed this Joinder, Consent and Subordination this \_\_\_\_ day of \_\_\_\_\_, 2026.

Signed, sealed and delivered in the presence of:

**Summerview Crossing Homeowners Association, Inc. a Florida not for profit corporation**

\_\_\_\_\_  
Signature of Witness #1

By: \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Witness #1

Print Name: \_\_\_\_\_

Address of Witness #1:  
  
\_\_\_\_\_  
\_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Signature of Witness #2

\_\_\_\_\_  
Printed Name of Witness #2

Address of Witness #2:  
  
\_\_\_\_\_  
\_\_\_\_\_

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

THE FOREGOING INSTRUMENT was acknowledged before me by means of [ ] physical presence or [ ] online notarization, on this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, as \_\_\_\_\_ of Summerview Crossing Homeowners Association, Inc., who [ ] is personally known to me, or [ ] has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public Signature  
State of \_\_\_\_\_ at Large  
Print Notary Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

(AFFIX NOTARY SEAL)

Return to:  
American Acquisition Group, LLC  
Attn: Arlena Dominick, Project Manager  
711 N Sherrill St Suite B  
Tampa, FL 33609

Project Name: Polk Regional Water Cooperative  
Southeast Wellfield Project  
Parcel No.: 1062-PE-A, 1062-PE-B, 1062-PE-C  
Parcel ID No.: 272709-729508-000410

## PERMANENT EASEMENT

THIS GRANT OF EASEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by and between **Highland Meadows II Community Development District, a local unit of special-purpose government organized under Chapter 190, Florida Statutes**, whose address is 255 Primera Blvd., Suite 160, Lake Mary, FL 32746, Grantor, and **Polk Regional Water Cooperative, an independent special district of the State of Florida**, 330 W. Church Street, PO Box 9005, Drawer CA01, Bartow FL 33831, its successors and assigns, Grantee, an Easement in, upon and through the following described land in the County of Polk, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED  
(the "Easement Area")

The nature, terms and duration of the nonexclusive permanent easement (the "Easement") which the Polk Regional Water Cooperative ("PRWC") acquires from the property owners/interest holders ("Owner") of the real property shown and described on Exhibit "A" are:

1. The permanent perpetual water line Easement interests and rights acquired by PRWC are the perpetual right, privilege and authority to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, alter, substitute, relocate, resize, replace and remove the water transmission line or lines and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the easement area, for the transmission of water and such other improvements as are reasonably necessary in connection with the water supply project for the PRWC.
2. In the event that the construction and installation of the water transmission line or lines and related fixtures and/or appurtenances thereto impact Owner's improvements, PRWC shall, to the extent practicable, relocate or replace with the same, like, or better quality and at their original locations or as near as is reasonably practicable, all fences, roads, driveways, sidewalks, parking areas, irrigation systems, wells, septic tanks and septic drain fields, that PRWC damaged or caused to be removed, relocated or replaced from the Easement before or during initial construction and installation of the water transmission line or lines and related fixtures

and/or appurtenances. Furthermore subject to PRWC's acquired easement rights, PRWC will restore the surface of all disturbed areas within the Easement to its original contour and condition, as near as is reasonably practicable.

3. This Grant of Easement shall not be construed as a grant of right of way and is limited to a PRWC Easement. The Owner shall have the right to use the area subject to the Easement granted hereby, including without limitation for improved parking areas, improved driveways, and landscaping, which are not inconsistent with the use of the Easement by PRWC for the purposes granted hereby. Inconsistent improvements to the use of the Easement by Owner for the purposes granted hereby, including mounded landscaping, building foundations and overhangs, foundations for pole mounted commercial signage, and other permanent structures and related foundations shall be strictly prohibited. With the specific written approval of PRWC, the limited use of trees, walls, and mounded landscaping may be utilized within the Easement by Owner.
4. Owner reserves the right to grant permission or other easements to other parties for ingress and egress. In addition, the Owner reserves the right to grant permission or other easements to other parties for the purpose of installing and maintaining underground utilities, including without limitation, electrical, gas, broadband, fiber optic and cable (but not other water transmission lines), with the prior written consent of PRWC. PRWC shall not unreasonably withhold, condition, or delay its decision concerning such utility easements. Owner's request to grant permission or an easement to other parties must be written and delivered 1) in person, 2) via certified or registered mail (return receipt), or 3) via nationally recognized overnight delivery service to the attention of the Executive Director of the Polk Regional Water Cooperative at the then-current address of the PRWC as reflected on the PRWC website. If after sixty (60) days, PRWC has not responded to Owner's request to grant permission or an easement to other parties, Owner may assume PRWC has granted permission for same. Any permissions or easements granted under this Paragraph prior to Owner's development of the subject property must be perpendicular to the PRWC easement.
5. In the event that PRWC performs emergency related repairs, unscheduled infrastructure adjustment activities, or scheduled community improvement projects within said Easement, PRWC shall be responsible for restoring the disturbed portions of all existing approved and permitted improvements in as good or better condition that existed prior to the disturbance activity by PRWC.

*This space intentionally left blank; signature pages to follow*

IN WITNESS WHEREOF, the Grantor has set their hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Signed, sealed and delivered in the presence of:

**Grantor: Highland Meadows II Community Development District, a local unit of special-purpose government**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By:

\_\_\_\_\_  
Printed Name

Name: \_\_\_\_\_

\_\_\_\_\_  
Address Line 1

Title: \_\_\_\_\_

\_\_\_\_\_  
Address Line 2

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address Line 1

\_\_\_\_\_  
Address Line 2

STATE OF Florida

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2026 by \_\_\_\_\_, who is  personally known to me or  who has produced \_\_\_\_\_ as identification.

(AFFIX NOTARY SEAL)

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

My Commission Expires: \_\_\_\_\_

DESCRIPTION  
1062-PE-A

DESCRIPTION:

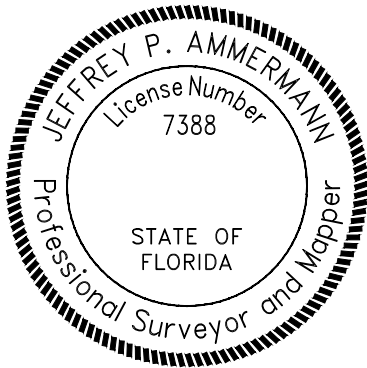
A parcel of land being a portion of TRACT B, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

BEGIN at the Northwest corner of said Tract B; thence South 89°48'41" East, along the North line of said Tract B, 7.00 feet; thence South 00°14'30" East, 104.47 feet to the intersection with the South line of said Tract B also being the North line of Tract E of said plat of GROVE AT HIGHLAND MEADOWS, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of North 22°12'52" West, and a chord distance of 18.71 feet; thence along the arc of said curve and said South line of Tract B, 19.17 feet to the intersection with the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat of GROVE AT HIGHLAND MEADOWS; thence North 00°14'30" West, along said West line of Tract B and the East right-of-way line of North 10th Street, 87.17 feet to the POINT OF BEGINNING.

Said parcels containing 693.55 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



JEFFREY P. AMMERMAN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

**SHEET 1 OF 2**  
SEE SHEET 2 FOR  
DESCRIPTION SKETCH, LEGEND,  
AND SURVEYOR'S NOTES

**CS PROJECT: 8825.03**

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

**1062-PE**

**DRAWN BY: S. CHILDS**

**FIELD BOOK: — PAGE: —**

**DATE: 09/27/2024**

**SHEET NO. V-01**

**LEGEND:**

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

**DESCRIPTION SKETCH**

1062-PE-A

**NOTES:**

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being platted North 00°14'30" West.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.

**POINT OF BEGINNING**  
NW CORNER TRACT B  
(P.B. 164, PG. 39)

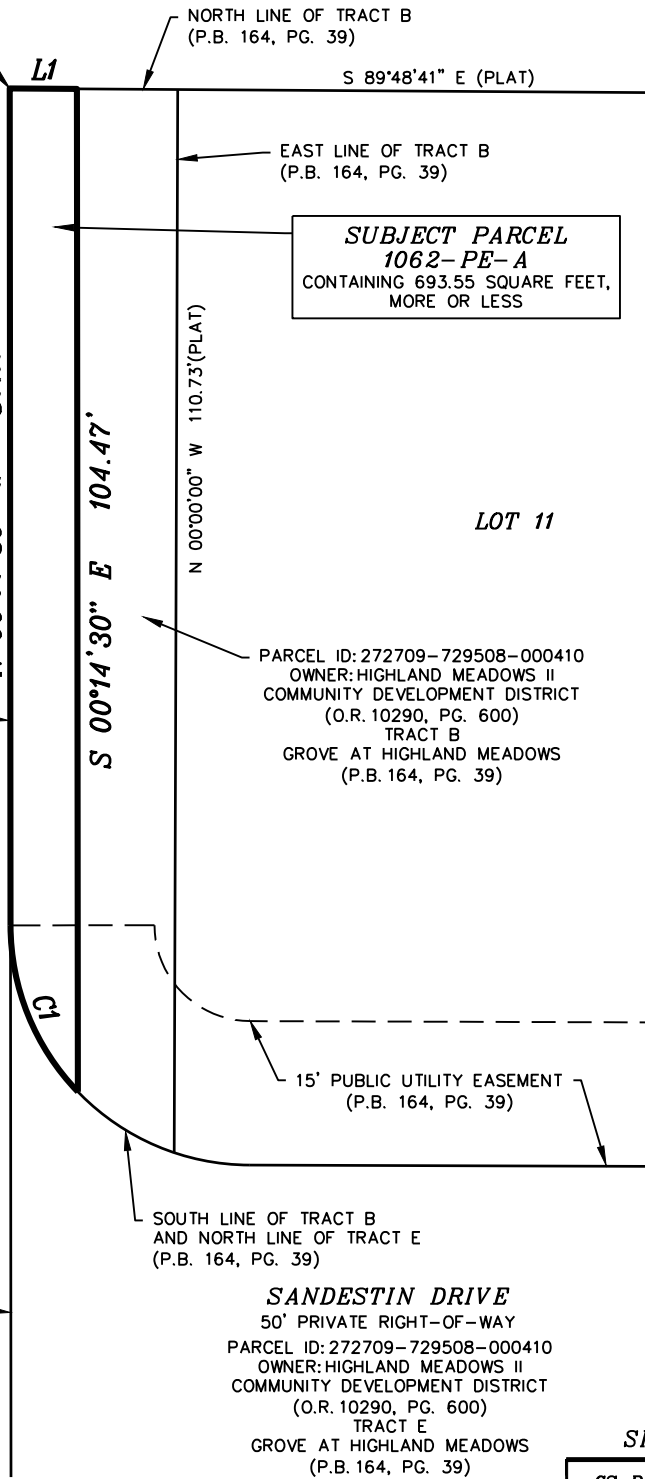
LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 89°48'41" E	7.00'

**C1**  
RADIUS = 25.00'  
DELTA = 43°56'44"  
ARC LENGTH = 19.17'  
CHORD BEARING = N 22°12'52" W  
CHORD DISTANCE = 18.71'

WEST LINE OF TRACT B  
AND THE EAST RIGHT-OF-WAY LINE  
OF NORTH 10TH STREET  
GROVE AT HIGHLAND MEADOWS  
(P.B. 164, PG. 39)

NORTH 10TH STREET  
RIGHT-OF-WAY WIDTH VARIES

WEST LINE OF TRACT E  
AND THE EAST RIGHT-OF-WAY LINE  
OF NORTH 10TH STREET  
(P.B. 164, PG. 39)



**SUBJECT PARCEL**  
1062-PE-A  
CONTAINING 693.55 SQUARE FEET,  
MORE OR LESS

PARCEL ID: 272709-729508-000410  
OWNER: HIGHLAND MEADOWS II  
COMMUNITY DEVELOPMENT DISTRICT  
(O.R. 10290, PG. 600)  
TRACT B  
GROVE AT HIGHLAND MEADOWS  
(P.B. 164, PG. 39)

**SANDESTIN DRIVE**  
50' PRIVATE RIGHT-OF-WAY  
PARCEL ID: 272709-729508-000410  
OWNER: HIGHLAND MEADOWS II  
COMMUNITY DEVELOPMENT DISTRICT  
(O.R. 10290, PG. 600)  
TRACT E  
GROVE AT HIGHLAND MEADOWS  
(P.B. 164, PG. 39)

SCALE 1" = 20'

SHEET 2 OF 2

CS PROJECT: 8825.03

1062-PE-A

SHEET NO. V-02

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

P:\882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\1.dwg 1062-PE-A (2) Sep 27, 2024 4:02pm by: jammermann

*DESCRIPTION*  
*1062-PE-B*

DESCRIPTION:

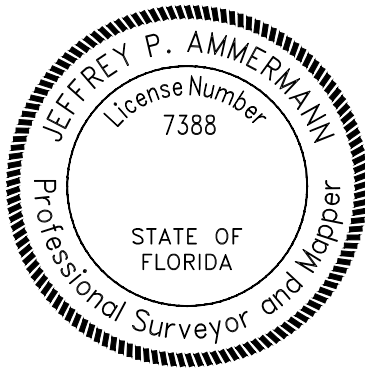
A parcel of land being a portion of TRACT E, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B, of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the South line of said Tract B, also being the North line of said Tract E for the POINT OF BEGINNING, said point being on a curve to the left having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of South 22°12'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and said North line of Tract E, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel to the West line of said Tract E; thence South 00°14'30" East, along said parallel line, 65.30 feet to the intersection with the South line of said Tract E also being the North line of Tract A of said plat of GROVE AT HIGHLAND MEADOWS, said intersection being on a non-tangent curve to the left having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of South 21°43'52" West, and a chord distance of 18.71 feet; thence along the arc of said curve and said South line of Tract E, 19.17 feet to the intersection with the West line of said Tract E; thence North 00°14'30" West, along said West line of Tract E and said East right-of-way line of North 10th Street, 100.00 feet to the POINT OF BEGINNING.

Said parcels containing 532.92 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



JEFFREY P. AMMERMANN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM

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**SHEET 1 OF 2**  
SEE SHEET 2 FOR  
DESCRIPTION SKETCH, LEGEND,  
AND SURVEYOR'S NOTES

**CS PROJECT: 8825.03**

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

**1062-PE-B**

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

DATE: **09/27/2024**

**SHEET NO. V-01**

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\T.S.dwg 1062-PE-B Sep 27, 2024 4:07pm by: jammerrmann

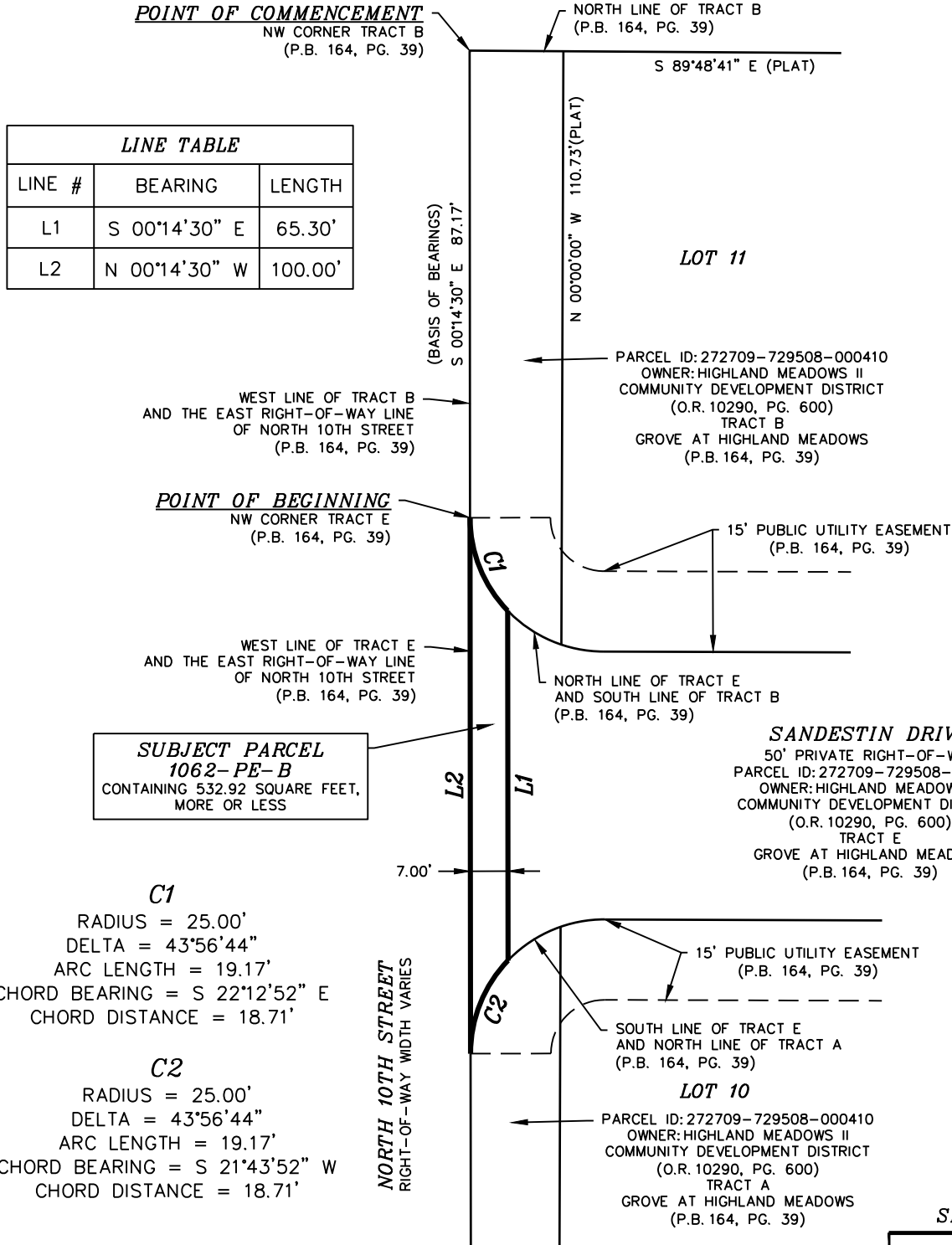
**LEGEND:**

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- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

**DESCRIPTION SKETCH**

1062-PE-B **NOTES:**

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 00°14'30" E	65.30'
L2	N 00°14'30" W	100.00'

**C1**  
 RADIUS = 25.00'  
 DELTA = 43°56'44"  
 ARC LENGTH = 19.17'  
 CHORD BEARING = S 22°12'52" E  
 CHORD DISTANCE = 18.71'

**C2**  
 RADIUS = 25.00'  
 DELTA = 43°56'44"  
 ARC LENGTH = 19.17'  
 CHORD BEARING = S 21°43'52" W  
 CHORD DISTANCE = 18.71'

CS PROJECT: 8825.03  
 1062-PE-B  
 SHEET NO. V-02

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262  
 DRAWN BY: S. CHILDS      FIELD BOOK: — PAGE: —      DATE: 09/27/2024

P:\882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\1S.dwg 1062-PE-B (2) Sep 27, 2024 4:07pm by: jammermann

DESCRIPTION  
1062-PE-C

DESCRIPTION:

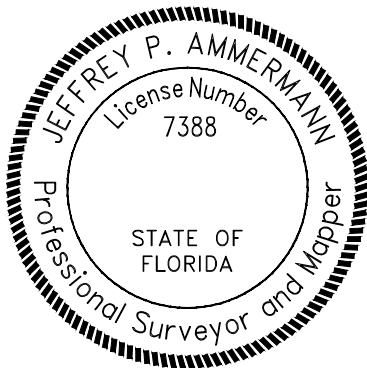
A parcel of land being a portion of TRACT A, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the South line of said Tract B, also being the North line of Tract E of said plat; thence continue South 00°14'30" East, along the West line of said Tract E and said East right-of-way line of North 10th Street, 100.00 feet to the intersection with the North line of said Tract A for the POINT OF BEGINNING, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of North 21°43'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and said North line of Tract A, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel with the West line of said Tract A; thence South 00°14'30" East, along said parallel line, 78.73 feet; thence South 89°45'30" West, 7.00 feet to the intersection with the West line of said Tract A and said East right-of-way line of North 10th Street; thence North 00°14'30" West, along said West line of Tract A and said East right-of-way line of North 10th Street, 61.38 feet to the POINT OF BEGINNING.

Said parcels containing 513.18 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P  
Ammermann

Digitally signed by  
Jeffrey P Ammermann  
Date: 2025.02.27  
14:35:42 -05'00'

JEFFREY P. AMMERMAN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE  
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE  
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT  
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2  
SEE SHEET 2 FOR  
DESCRIPTION SKETCH, LEGEND,  
AND SURVEYOR'S NOTES

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262		CS PROJECT: 8825.03
DRAWN BY: S. CHILDS		1062-PE-C
FIELD BOOK: — PAGE: —	DATE: 02/27/2025	SHEET NO. V-01

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESMFS.dwg 1062-PE-C by: jammermann Feb 27, 2025 2:28pm



**JOINDER, CONSENT AND SUBORDINATION OF HOMEOWNER'S ASSOCIATION  
TO EASEMENTS**

KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned, as authorized representative of **Grove at Highland Meadows Homeowners Association, Inc.**, (hereinafter "Association") a Florida not for profit corporation organized under Chapter 617 Florida Statutes, which is authorized to govern, make rules and regulations, control and manage the Lots and Common Properties of Grove at Highland Meadows, according to the map or plat thereof recorded in Plat Book 164, Page 39 of the Public Records of Polk County, Florida, pursuant to the Declaration of Covenants and Restrictions for Grove at Highland Meadows (hereinafter "Declaration"), dated April 5, 2018 and recorded April 9, 2018 in Official Records Book 10447, Page 1293 of the Public Records of Polk County, Florida, (with the Declaration, Articles of Organization and By-Laws of the Association hereinafter referred to as "Association's Governing Documents") hereby joins in and consents to the filing of the foregoing Easement. The Association further (i) warrants that it has complied with all requirements for member notification and consent required by the Association's Governing Documents and (ii) agrees that the rights of the Association are and shall be subordinate to the foregoing Easement as if the foregoing Easement had been executed and/or recorded prior to the execution or recordation of the Association's Governing Documents.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK,  
SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the undersigned has executed this Joinder, Consent and Subordination this \_\_\_\_ day of \_\_\_\_\_, 2026.

Signed, sealed and delivered in the presence of:

**Grove at Highland Meadows Homeowners Association, Inc. a Florida not for profit corporation**

\_\_\_\_\_  
Signature of Witness #1

By: \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Witness #1

Print Name: \_\_\_\_\_

Address of Witness #1:  
\_\_\_\_\_  
\_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Signature of Witness #2

\_\_\_\_\_  
Printed Name of Witness #2

Address of Witness #2:  
\_\_\_\_\_  
\_\_\_\_\_

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

THE FOREGOING INSTRUMENT was acknowledged before me by means of [ ] physical presence or [ ] online notarization, on this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, as \_\_\_\_\_ of Grove at Highland Meadows Homeowners Association, Inc., who [ ] is personally known to me, or [ ] has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public Signature  
State of \_\_\_\_\_ at Large  
Print Notary Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

(AFFIX NOTARY SEAL)

Return to:  
American Acquisition Group, LLC  
Attn: Arlena Dominick, Project Manager  
711 N Sherrill St Suite B  
Tampa, FL 33609

Project Name: Polk Regional Water Cooperative  
Southeast Wellfield Project  
Parcel No.: 1062-TCE-A, 1062-TCE-B, 1062-TCE-C  
Parcel ID No.: 272709-729508-000410

## TEMPORARY CONSTRUCTION EASEMENT

THIS GRANT OF EASEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by and **Highland Meadows II Community Development District, a local unit of special-purpose government organized under Chapter 190, Florida Statutes**, whose address is 255 Primera Blvd., Suite 160, Lake Mary, FL 32746, Grantor, and **Polk Regional Water Cooperative, an independent special district of the State of Florida**, 330 W. Church Street, PO Box 9005, Drawer CA01, Bartow FL 33831, its successors and assigns, Grantee, an Easement in, upon and through the following described land in the County of Polk, State of Florida, to-wit:.

SEE EXHIBIT "B" ATTACHED  
(the "Easement Area")

1. The Easement interests and rights acquired by the Grantee are the right, privilege and authority to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, alter, substitute, relocate, resize, replace and remove the water transmission line or lines and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the easement area, for the transmission of water and such other improvements as are reasonably necessary in connection with the water supply project for the PRWC.
2. After construction is complete, the lands of the Grantor shall be restored to the same, or as good as, condition as existed before construction began.
3. Within a reasonable time after construction is complete, paving, grassed areas and other improvements will be replaced by the Grantee.
4. The rights granted herein shall expire upon completion of construction within the Easement Area or sixty (60) months from the date this Easement is established, whichever occurs sooner.

IN WITNESS WHEREOF, the Grantor has set their hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Signed, sealed and delivered in the presence of:

**Grantor: Highland Meadows II Community Development District, a local unit of special-purpose government**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By:

\_\_\_\_\_  
Printed Name

Name: \_\_\_\_\_

\_\_\_\_\_  
Address Line 1

Title: \_\_\_\_\_

\_\_\_\_\_  
Address Line 2

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address Line 1

\_\_\_\_\_  
Address Line 2

STATE OF Florida

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2026 by \_\_\_\_\_, who is  personally known to me or  who has produced \_\_\_\_\_ as identification.

(AFFIX NOTARY SEAL)

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

My Commission Expires: \_\_\_\_\_

DESCRIPTION  
1062-TCE-A

DESCRIPTION:

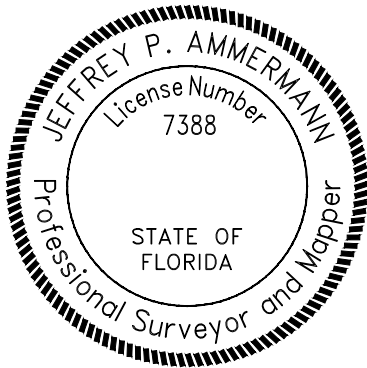
A parcel of land being a portion of TRACT B, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of said Tract B; thence South 89°48'41" East, along the North line of said Tract B, 7.00 feet to the POINT OF BEGINNING; thence continue South 89°48'41" East, along said North line of Tract B, 6.00 feet to the intersection with a line being 13.00 feet East of and parallel to the West line of said Tract B; thence South 00°14'30" East, along said parallel line, 109.00 feet to the intersection with the South line of said Tract B also being the North line of Tract E of said plat, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of North 52°52'18" West, and a chord distance of 7.55 feet; thence along the arc of said curve and said South line of Tract B, 7.58 feet; thence North 00°14'30" West, parallel with the West line of said Tract B, 104.47 feet to the POINT OF BEGINNING.

Said parcels containing 641.86 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



JEFFREY P. AMMERMAN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2

CS PROJECT: 8825.03

1062-TCE-A

SHEET NO. V-01

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

P:\882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\TS.dwg 1062-TCE-A Sep 27, 2024 4:48pm by jammermann

**LEGEND:**

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

**DESCRIPTION SKETCH**  
**1062-TCE-A**

**NOTES:**

- 1) This is not a Boundary survey.
- 2) The bearings are based on the West line of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.

**POINT OF COMMENCEMENT**  
NW CORNER TRACT B  
(P.B. 164, PG. 39)

**POINT OF BEGINNING**

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 89°48'41" E	7.00'
L2	S 89°48'41" E	6.00'

**C1**  
RADIUS = 25.00'  
DELTA = 17°22'09"  
ARC LENGTH = 7.58'  
CHORD BEARING = N 52°52'18" W  
CHORD DISTANCE = 7.55'

S 00°14'30" E (BASIS OF BEARINGS)

N 00°14'30" W 104.47'

S 00°14'30" E 109.00'

N 00°00'00" W 110.73'(PLAT)

**SUBJECT PARCEL**  
**1062-TCE-A**  
CONTAINING 641.86 SQUARE FEET,  
MORE OR LESS

LOT 11

WEST LINE OF TRACT B  
AND THE EAST RIGHT-OF-WAY LINE  
OF NORTH 10TH STREET  
(P.B. 164, PG. 39)

NORTH 10TH STREET  
RIGHT-OF-WAY WIDTH VARIES

PARCEL ID: 272709-729508-000410  
OWNER: HIGHLAND MEADOWS II  
COMMUNITY DEVELOPMENT DISTRICT  
(O.R. 10290, PG. 600)  
TRACT B  
GROVE AT HIGHLAND MEADOWS  
(P.B. 164, PG. 39)

15' PUBLIC UTILITY EASEMENT  
(P.B. 164, PG. 39)

SOUTH LINE OF TRACT B  
AND NORTH LINE OF TRACT E  
(P.B. 164, PG. 39)

WEST LINE OF TRACT E  
AND THE EAST RIGHT-OF-WAY LINE  
OF NORTH 10TH STREET  
(P.B. 164, PG. 39)

**SANDESTIN DRIVE**  
50' PRIVATE RIGHT-OF-WAY  
PARCEL ID: 272709-729508-000410  
OWNER: HIGHLAND MEADOWS II  
COMMUNITY DEVELOPMENT DISTRICT  
(O.R. 10290, PG. 600)  
TRACT E  
GROVE AT HIGHLAND MEADOWS  
(P.B. 164, PG. 39)

SCALE 1"=20'

SHEET 2 OF 2

CS PROJECT: 8825.03

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

1062-TCE-A

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

SHEET NO. V-02

*DESCRIPTION*  
*1062-TCE-B*

DESCRIPTION:

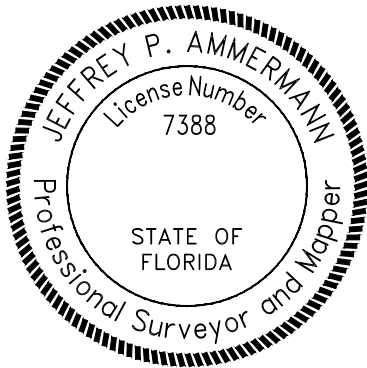
A parcel of land being a portion of TRACT E, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the Northwest corner of said Tract E, said point being on a curve to the left having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of South 22°12'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and the North line of said Tract E, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel to the West line of said Tract E for the POINT OF BEGINNING; said intersection being on a curve to the left having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of South 52°52'18" East, and a chord distance of 7.55 feet; thence along the arc of said curve and said North line of Tract E, 7.58 feet to the intersection with a line being 13.00 feet East of and parallel to said West line of Tract E; thence South 00°14'30" East, along said parallel line, 56.14 feet to the intersection with the South line of said Tract E, said point being on a non-tangent curve to the left having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of South 52°23'18" West, and a chord distance of 7.55 feet; thence along the arc of said curve and said South line of Tract E, 7.58 feet to the intersection with said line being 7.00 feet East of and parallel to the West line of Tract E; thence North 00°14'30" West, along said parallel line, 65.30 feet to the POINT OF BEGINNING.

Said parcels containing 361.42 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



JEFFREY P. AMMERMANN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE  
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE  
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT  
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

**SHEET 1 OF 2**  
SEE SHEET 2 FOR  
DESCRIPTION SKETCH, LEGEND,  
AND SURVEYOR'S NOTES

**CS PROJECT: 8825.03**

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

**1062-TCE-B**

**DRAWN BY: S. CHILDS**

**FIELD BOOK: — PAGE: —**

**DATE: 09/27/2024**

**SHEET NO. V-01**

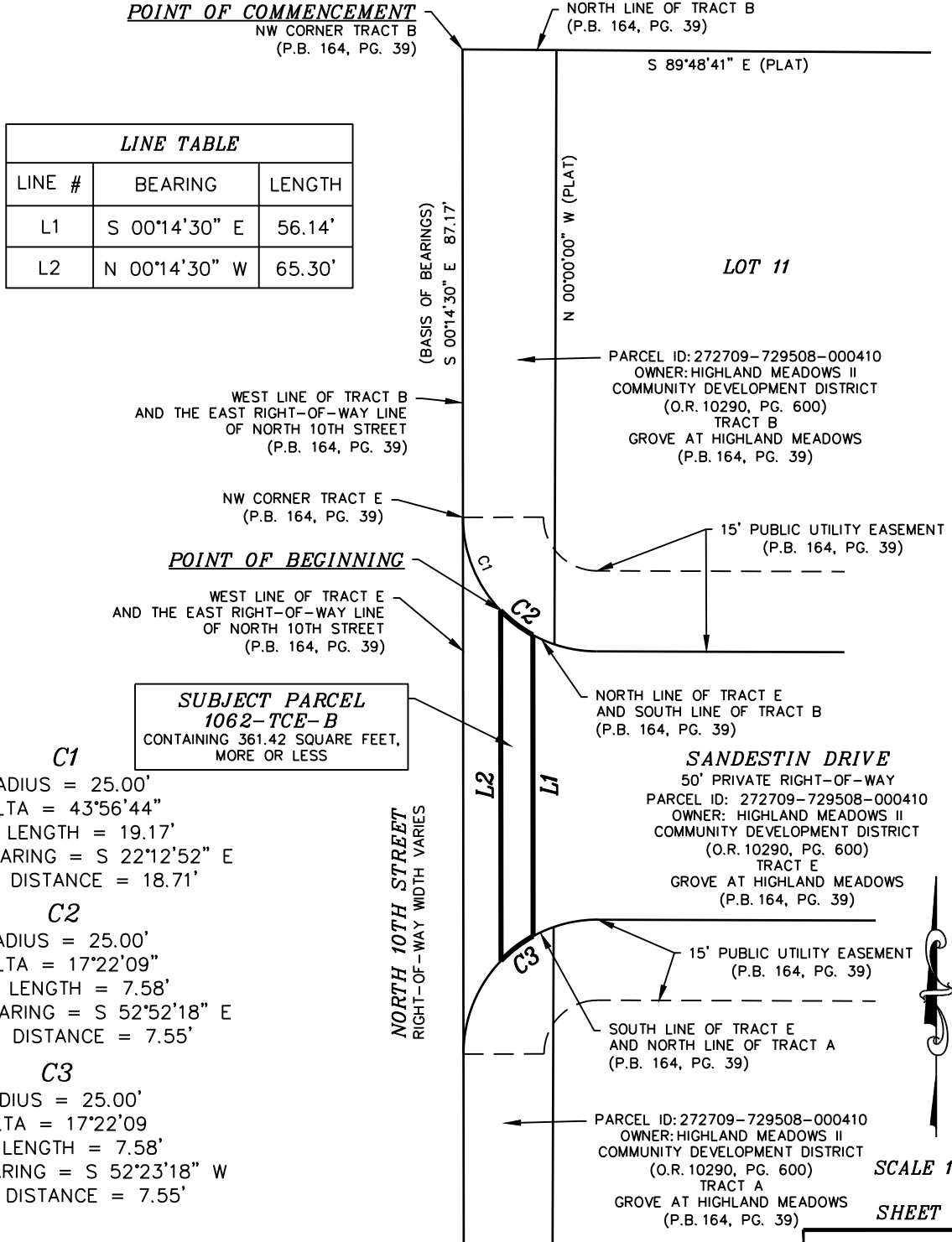
**LEGEND:**

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

**DESCRIPTION SKETCH**  
**1062-TCE-B**

**NOTES:**

- 1) This is not a Boundary survey.
- 2) The bearings are based on the West line of plat, GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 00°14'30" E	56.14'
L2	N 00°14'30" W	65.30'

**C1**  
RADIUS = 25.00'  
DELTA = 43°56'44"  
ARC LENGTH = 19.17'  
CHORD BEARING = S 22°12'52" E  
CHORD DISTANCE = 18.71'

**C2**  
RADIUS = 25.00'  
DELTA = 17°22'09"  
ARC LENGTH = 7.58'  
CHORD BEARING = S 52°52'18" E  
CHORD DISTANCE = 7.55'

**C3**  
RADIUS = 25.00'  
DELTA = 17°22'09"  
ARC LENGTH = 7.58'  
CHORD BEARING = S 52°23'18" W  
CHORD DISTANCE = 7.55'

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

DATE: **09/27/2024**

CS PROJECT: **8825.03**

**1062-TCE-B**

SHEET NO. **V-02**

DESCRIPTION  
1062-TCE-C

DESCRIPTION:

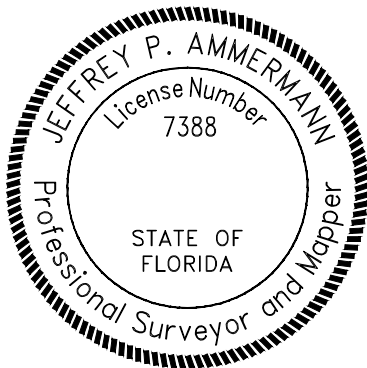
A parcel of land being a portion of TRACT A, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the Northwest corner of Tract E of said plat; thence continue South 00°14'30" East, along the West line of said Tract E and the East right-of-way line of North 10th Street, 100.00 feet to the intersection with the North line of said Tract A, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of North 21°43'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and said North line of Tract A, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel to the West line of said Tract A for the POINT OF BEGINNING, said intersection being on a curve to the right having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of North 52°23'18" East, and a chord distance of 7.55 feet; thence along the arc of said curve and said North line of Tract A, 7.58 feet; thence South 00°14'30" East, parallel to the West line of said Tract A, 83.31 feet; thence South 89°45'30" West, 6.00 feet; thence North 00°14'30" West, parallel to said West line of Tract A, 78.73 feet to the POINT OF BEGINNING.

Said parcels containing 487.55 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P Ammermann  
Digitally signed by Jeffrey P Ammermann  
Date: 2025.02.27 14:36:35 -05'00'

JEFFREY P. AMMERMAN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2  
SEE SHEET 2 FOR DESCRIPTION SKETCH, LEGEND, AND SURVEYOR'S NOTES

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

CS PROJECT: 8825.03

1062-TCE-C

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/27/2025

SHEET NO. V-01

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESMFS.dwg 1062-TCE-C Feb 27, 2025 2:31pm by: jammermann

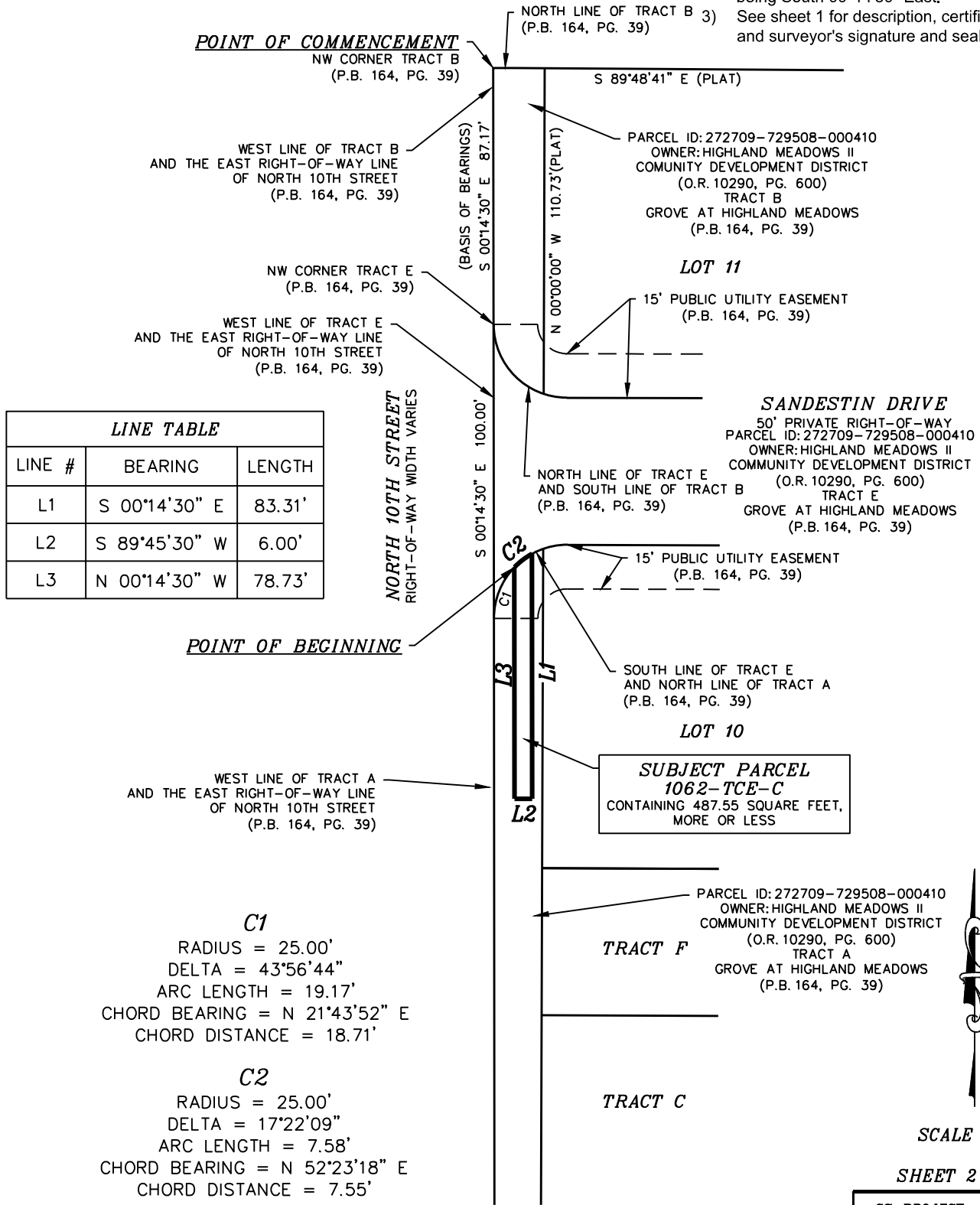
**LEGEND:**

- P.B. = PLAT BOOK
- PG. = PAGE
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- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

**DESCRIPTION SKETCH**  
**1062-TCE-C**

**NOTES:**

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of plat, GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.



**POINT OF COMMENCEMENT**  
NW CORNER TRACT B  
(P.B. 164, PG. 39)

WEST LINE OF TRACT B  
AND THE EAST RIGHT-OF-WAY LINE  
OF NORTH 10TH STREET  
(P.B. 164, PG. 39)

NW CORNER TRACT E  
(P.B. 164, PG. 39)

WEST LINE OF TRACT E  
AND THE EAST RIGHT-OF-WAY LINE  
OF NORTH 10TH STREET  
(P.B. 164, PG. 39)

NORTH 10TH STREET  
RIGHT-OF-WAY WIDTH VARIES

(BASIS OF BEARINGS)  
S 00°14'30" E 87.17'

NORTH LINE OF TRACT B 3)  
(P.B. 164, PG. 39)

S 89°48'41" E (PLAT)

PARCEL ID: 272709-729508-000410  
OWNER: HIGHLAND MEADOWS II  
COMMUNITY DEVELOPMENT DISTRICT  
(O.R. 10290, PG. 600)  
TRACT B  
GROVE AT HIGHLAND MEADOWS  
(P.B. 164, PG. 39)

**LOT 11**

15' PUBLIC UTILITY EASEMENT  
(P.B. 164, PG. 39)

**SANDESTIN DRIVE**

50' PRIVATE RIGHT-OF-WAY  
PARCEL ID: 272709-729508-000410  
OWNER: HIGHLAND MEADOWS II  
COMMUNITY DEVELOPMENT DISTRICT  
(O.R. 10290, PG. 600)  
TRACT E  
GROVE AT HIGHLAND MEADOWS  
(P.B. 164, PG. 39)

NORTH LINE OF TRACT E  
AND SOUTH LINE OF TRACT B  
(P.B. 164, PG. 39)

15' PUBLIC UTILITY EASEMENT  
(P.B. 164, PG. 39)

SOUTH LINE OF TRACT E  
AND NORTH LINE OF TRACT A  
(P.B. 164, PG. 39)

**LOT 10**

**SUBJECT PARCEL**  
**1062-TCE-C**  
CONTAINING 487.55 SQUARE FEET,  
MORE OR LESS

WEST LINE OF TRACT A  
AND THE EAST RIGHT-OF-WAY LINE  
OF NORTH 10TH STREET  
(P.B. 164, PG. 39)

PARCEL ID: 272709-729508-000410  
OWNER: HIGHLAND MEADOWS II  
COMMUNITY DEVELOPMENT DISTRICT  
(O.R. 10290, PG. 600)  
TRACT A  
GROVE AT HIGHLAND MEADOWS  
(P.B. 164, PG. 39)

**TRACT F**

**TRACT C**

**C1**  
RADIUS = 25.00'  
DELTA = 43°56'44"  
ARC LENGTH = 19.17'  
CHORD BEARING = N 21°43'52" E  
CHORD DISTANCE = 18.71'

**C2**  
RADIUS = 25.00'  
DELTA = 17°22'09"  
ARC LENGTH = 7.58'  
CHORD BEARING = N 52°23'18" E  
CHORD DISTANCE = 7.55'

SCALE 1"=50'

SHEET 2 OF 2

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 00°14'30" E	83.31'
L2	S 89°45'30" W	6.00'
L3	N 00°14'30" W	78.73'

CS PROJECT: 8825.03
1062-TCE-C
SHEET NO. V-02

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/27/2025

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESMITS.dwg 1062-TCE-C (2) Feb 27, 2025 2:31pm by: jammermann

**JOINDER, CONSENT AND SUBORDINATION OF HOMEOWNER'S ASSOCIATION  
TO EASEMENTS**

KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned, as authorized representative of **Grove at Highland Meadows Homeowners Association, Inc.**, (hereinafter "Association") a Florida not for profit corporation organized under Chapter 617 Florida Statutes, which is authorized to govern, make rules and regulations, control and manage the Lots and Common Properties of Grove at Highland Meadows, according to the map or plat thereof recorded in Plat Book 164, Page 39 of the Public Records of Polk County, Florida, pursuant to the Declaration of Covenants and Restrictions for Grove at Highland Meadows (hereinafter "Declaration"), dated April 5, 2018 and recorded April 9, 2018 in Official Records Book 10447, Page 1293 of the Public Records of Polk County, Florida, (with the Declaration, Articles of Organization and By-Laws of the Association hereinafter referred to as "Association's Governing Documents") hereby joins in and consents to the filing of the foregoing Easement. The Association further (i) warrants that it has complied with all requirements for member notification and consent required by the Association's Governing Documents and (ii) agrees that the rights of the Association are and shall be subordinate to the foregoing Easement as if the foregoing Easement had been executed and/or recorded prior to the execution or recordation of the Association's Governing Documents.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK,  
SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the undersigned has executed this Joinder, Consent and Subordination this \_\_\_\_ day of \_\_\_\_\_, 2026.

Signed, sealed and delivered in the presence of:

**Grove at Highland Meadows Homeowners Association, Inc. a Florida not for profit corporation**

\_\_\_\_\_  
Signature of Witness #1

By: \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Witness #1

Print Name: \_\_\_\_\_

Address of Witness #1:  
\_\_\_\_\_  
\_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Signature of Witness #2

\_\_\_\_\_  
Printed Name of Witness #2

Address of Witness #2:  
\_\_\_\_\_  
\_\_\_\_\_

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

THE FOREGOING INSTRUMENT was acknowledged before me by means of [ ] physical presence or [ ] online notarization, on this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, as \_\_\_\_\_ of Grove at Highland Meadows Homeowners Association, Inc., who [ ] is personally known to me, or [ ] has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public Signature  
State of \_\_\_\_\_ at Large  
Print Notary Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

(AFFIX NOTARY SEAL)

Return to:  
American Acquisition Group, LLC  
Attn: Arlena Dominick, Project Manager  
711 N Sherrill St Suite B  
Tampa, FL 33609

Project Name: Polk Regional Water Cooperative  
Southeast Wellfield Project  
Parcel No.: 1063-PE  
Parcel ID No.: 272708-727506-002000

## PERMANENT EASEMENT

THIS GRANT OF EASEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by and between **Highland Meadows II Community Development District, a local unit of special-purpose government organized under Chapter 190, Florida Statutes**, whose address is 255 Primera Blvd., Suite 160, Lake Mary, FL 32746, Grantor, and **Polk Regional Water Cooperative, an independent special district of the State of Florida**, 330 W. Church Street, PO Box 9005, Drawer CA01, Bartow FL 33831, its successors and assigns, Grantee, an Easement in, upon and through the following described land in the County of Polk, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED  
(the "Easement Area")

The nature, terms and duration of the nonexclusive permanent easement (the "Easement") which the Polk Regional Water Cooperative ("PRWC") acquires from the property owners/interest holders ("Owner") of the real property shown and described on Exhibit "A" are:

1. The permanent perpetual water line Easement interests and rights acquired by PRWC are the perpetual right, privilege and authority to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, alter, substitute, relocate, resize, replace and remove the water transmission line or lines and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the easement area, for the transmission of water and such other improvements as are reasonably necessary in connection with the water supply project for the PRWC.
2. In the event that the construction and installation of the water transmission line or lines and related fixtures and/or appurtenances thereto impact Owner's improvements, PRWC shall, to the extent practicable, relocate or replace with the same, like, or better quality and at their original locations or as near as is reasonably practicable, all fences, roads, driveways, sidewalks, parking areas, irrigation systems, wells, septic tanks and septic drain fields, that PRWC damaged or caused to be removed, relocated or replaced from the Easement before or during initial construction and installation of the water transmission line or lines and related fixtures

and/or appurtenances. Furthermore subject to PRWC's acquired easement rights, PRWC will restore the surface of all disturbed areas within the Easement to its original contour and condition, as near as is reasonably practicable.

3. This Grant of Easement shall not be construed as a grant of right of way and is limited to a PRWC Easement. The Owner shall have the right to use the area subject to the Easement granted hereby, including without limitation for improved parking areas, improved driveways, and landscaping, which are not inconsistent with the use of the Easement by PRWC for the purposes granted hereby. Inconsistent improvements to the use of the Easement by Owner for the purposes granted hereby, including mounded landscaping, building foundations and overhangs, foundations for pole mounted commercial signage, and other permanent structures and related foundations shall be strictly prohibited. With the specific written approval of PRWC, the limited use of trees, walls, and mounded landscaping may be utilized within the Easement by Owner.
4. Owner reserves the right to grant permission or other easements to other parties for ingress and egress. In addition, the Owner reserves the right to grant permission or other easements to other parties for the purpose of installing and maintaining underground utilities, including without limitation, electrical, gas, broadband, fiber optic and cable (but not other water transmission lines), with the prior written consent of PRWC. PRWC shall not unreasonably withhold, condition, or delay its decision concerning such utility easements. Owner's request to grant permission or an easement to other parties must be written and delivered 1) in person, 2) via certified or registered mail (return receipt), or 3) via nationally recognized overnight delivery service to the attention of the Executive Director of the Polk Regional Water Cooperative at the then-current address of the PRWC as reflected on the PRWC website. If after sixty (60) days, PRWC has not responded to Owner's request to grant permission or an easement to other parties, Owner may assume PRWC has granted permission for same. Any permissions or easements granted under this Paragraph prior to Owner's development of the subject property must be perpendicular to the PRWC easement.
5. In the event that PRWC performs emergency related repairs, unscheduled infrastructure adjustment activities, or scheduled community improvement projects within said Easement, PRWC shall be responsible for restoring the disturbed portions of all existing approved and permitted improvements in as good or better condition that existed prior to the disturbance activity by PRWC.

*This space intentionally left blank; signature pages to follow*

IN WITNESS WHEREOF, the Grantor has set their hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Signed, sealed and delivered in the presence of:

**Grantor: Highland Meadows II  
Community Development District, a local  
unit of special-purpose government**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By:

\_\_\_\_\_  
Printed Name

Name: \_\_\_\_\_

\_\_\_\_\_  
Address Line 1

Title: \_\_\_\_\_

\_\_\_\_\_  
Address Line 2

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address Line 1

\_\_\_\_\_  
Address Line 2

STATE OF Florida

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2026 by \_\_\_\_\_, who is  personally known to me or  who has produced \_\_\_\_\_ as identification.

(AFFIX NOTARY SEAL)

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

My Commission Expires: \_\_\_\_\_

EXHIBIT "A"

DESCRIPTION  
1063-PE

DESCRIPTION:

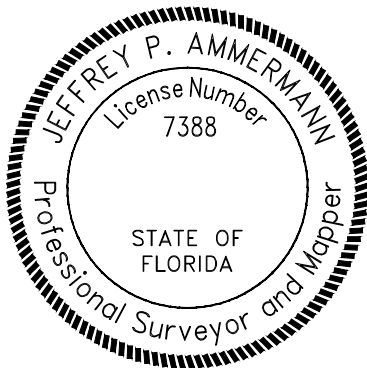
A parcel of land being a portion of TRACT A, of the plat of HIGHLAND MEADOWS 4B, as recorded in Plat Book 167, Pages 42 through 47, and described in Official Records Book 11017, Pages 1525 through 1527, both of the Public Records of Polk County, Florida, located in Section 8, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northeasterly corner of said Tract A; thence South 00°14'30" East, along the East line of said Tract A, a distance of 17.20 feet to the POINT OF BEGINNING; thence continue South 00°14'30" East, along said East line, 364.14 feet to the Point of Curvature of a curve to the right having a radius of 25.00 feet, a central angle of 47°09'22", a chord bearing of South 23°20'11" West, and a chord distance of 20.00 feet; thence along the arc of said curve, 20.58 feet; thence North 00°14'30" West, parallel to said East line of Tract A, 382.50 feet; thence North 90°00'00" East, 8.00 feet to the POINT OF BEGINNING.

Said parcels containing 3,014.62 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P  
Ammermann

Digitally signed by  
Jeffrey P Ammermann  
Date: 2025.02.27  
14:50:21 -05'00'

JEFFREY P. AMMERMAN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE  
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE  
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT  
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SEE SHEET 2 FOR  
DESCRIPTION SKETCH, LEGEND,  
AND SURVEYOR'S NOTES

SHEET 1 OF 2

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1063-PE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/27/2025

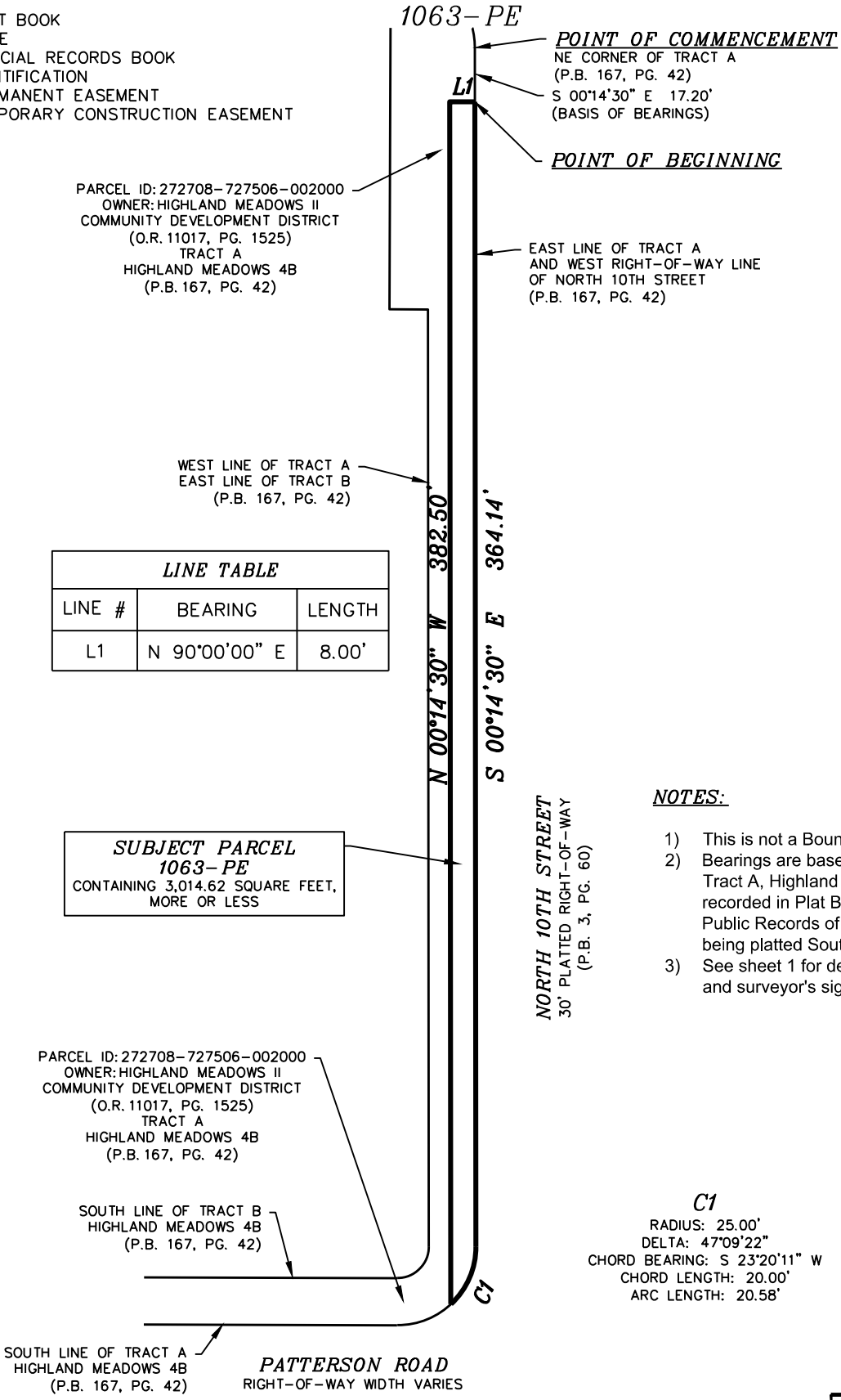
SHEET NO. V-01

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESMFS.dwg 1063-PE Feb 27, 2025 2:44pm by: jammermann

**LEGEND:**

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

**DESCRIPTION SKETCH**



PARCEL ID: 272708-727506-002000  
 OWNER: HIGHLAND MEADOWS II  
 COMMUNITY DEVELOPMENT DISTRICT  
 (O.R. 11017, PG. 1525)  
 TRACT A  
 HIGHLAND MEADOWS 4B  
 (P.B. 167, PG. 42)

**POINT OF COMMENCEMENT**  
 NE CORNER OF TRACT A  
 (P.B. 167, PG. 42)  
 S 00°14'30" E 17.20'  
 (BASIS OF BEARINGS)

**POINT OF BEGINNING**

EAST LINE OF TRACT A  
 AND WEST RIGHT-OF-WAY LINE  
 OF NORTH 10TH STREET  
 (P.B. 167, PG. 42)

WEST LINE OF TRACT A  
 EAST LINE OF TRACT B  
 (P.B. 167, PG. 42)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 90°00'00" E	8.00'

**SUBJECT PARCEL**  
**1063-PE**  
 CONTAINING 3,014.62 SQUARE FEET,  
 MORE OR LESS

PARCEL ID: 272708-727506-002000  
 OWNER: HIGHLAND MEADOWS II  
 COMMUNITY DEVELOPMENT DISTRICT  
 (O.R. 11017, PG. 1525)  
 TRACT A  
 HIGHLAND MEADOWS 4B  
 (P.B. 167, PG. 42)

SOUTH LINE OF TRACT B  
 HIGHLAND MEADOWS 4B  
 (P.B. 167, PG. 42)

SOUTH LINE OF TRACT A  
 HIGHLAND MEADOWS 4B  
 (P.B. 167, PG. 42)

**PATTERSON ROAD**  
 RIGHT-OF-WAY WIDTH VARIES

NORTH 10TH STREET  
 30' PLATTED RIGHT-OF-WAY  
 (P.B. 3, PG. 60)

**NOTES:**

- 1) This is not a Boundary survey.
- 2) Bearings are based on the East line of Tract A, Highland Meadows 4B, as recorded in Plat Book 167, Pages 42-47, Public Records of Polk County, Florida, being platted South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.

**C1**  
 RADIUS: 25.00'  
 DELTA: 47°09'22"  
 CHORD BEARING: S 23°20'11" W  
 CHORD LENGTH: 20.00'  
 ARC LENGTH: 20.58'



SCALE 1"=50'

SHEET 2 OF 2

CS PROJECT: 8825.03
1063-PE
SHEET NO. V-02

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262
DRAWN BY: S. CHILDS
FIELD BOOK: — PAGE: —
DATE: 02/27/2025

**JOINDER, CONSENT AND SUBORDINATION OF HOMEOWNER'S ASSOCIATION  
TO EASEMENTS**

KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned, as authorized representative of **Highland Meadows 4B Homeowners Association, Inc.**, (hereinafter "Association") a Florida not for profit corporation organized under Chapter 617 Florida Statutes, which is authorized to govern, make rules and regulations, control and manage the Lots and Common Properties of Highland Meadows 4B, according to the map or plat thereof recorded in Plat Book 167, Page 42, pursuant to the Declaration of Covenants and Restrictions for Highland Meadows 4B (hereinafter "Declaration"), dated August 9, 2018 and recorded August 10, 2018 in Official Records Book 10578, Page 1536; Assignment and Assumption of Declarant Rights recorded in Official Records Book 10830 Page 2002; Amendment to Declarations of Covenants and Conditions Official Records Book 12518, Page 1340, all of the Public Records of Polk County, Florida, (with the Declaration, Assignment, Amendment, Articles of Organization and By-Laws of the Association hereinafter referred to as "Association's Governing Documents") hereby joins in and consents to the filing of the foregoing Easement. The Association further (i) warrants that it has complied with all requirements for member notification and consent required by the Association's Governing Documents and (ii) agrees that the rights of the Association are and shall be subordinate to the foregoing Easement as if the foregoing Easement had been executed and/or recorded prior to the execution or recordation of the Association's Governing Documents.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK,  
SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the undersigned has executed this Joinder, Consent and Subordination this \_\_\_\_ day of \_\_\_\_\_, 2026.

Signed, sealed and delivered in the presence of:

**Highland Meadows 4B Homeowners Association, Inc. a Florida not for profit corporation**

\_\_\_\_\_  
Signature of Witness #1

By: \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Witness #1

Print Name: \_\_\_\_\_

Address of Witness #1:  
\_\_\_\_\_  
\_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Signature of Witness #2

\_\_\_\_\_  
Printed Name of Witness #2

Address of Witness #2:  
\_\_\_\_\_  
\_\_\_\_\_

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

THE FOREGOING INSTRUMENT was acknowledged before me by means of [ ] physical presence or [ ] online notarization, on this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, as \_\_\_\_\_ of Highland Meadows 4B Homeowners Association, Inc., who [ ] is personally known to me, or [ ] has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public Signature  
State of \_\_\_\_\_ at Large  
Print Notary Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

(AFFIX NOTARY SEAL)

Return to:  
American Acquisition Group, LLC  
Attn: Arlena Dominick, Project Manager  
711 N Sherrill St Suite B  
Tampa, FL 33609

Project Name: Polk Regional Water Cooperative  
Southeast Wellfield Project  
Parcel No.: 1063-TCE  
Parcel ID No.: 272708-727506-002000

## TEMPORARY CONSTRUCTION EASEMENT

THIS GRANT OF EASEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by and **Highland Meadows II Community Development District, a local unit of special-purpose government organized under Chapter 190, Florida Statutes**, whose address is 255 Primera Blvd., Suite 160, Lake Mary, FL 32746, Grantor, and **Polk Regional Water Cooperative, an independent special district of the State of Florida**, 330 W. Church Street, PO Box 9005, Drawer CA01, Bartow FL 33831, its successors and assigns, Grantee, an Easement in, upon and through the following described land in the County of Polk, State of Florida, to-wit:.

SEE EXHIBIT "B" ATTACHED  
(the "Easement Area")

1. The Easement interests and rights acquired by the Grantee are the right, privilege and authority to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, alter, substitute, relocate, resize, replace and remove the water transmission line or lines and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the easement area, for the transmission of water and such other improvements as are reasonably necessary in connection with the water supply project for the PRWC.
2. After construction is complete, the lands of the Grantor shall be restored to the same, or as good as, condition as existed before construction began.
3. Within a reasonable time after construction is complete, paving, grassed areas and other improvements will be replaced by the Grantee.
4. The rights granted herein shall expire upon completion of construction within the Easement Area or sixty (60) months from the date this Easement is established, whichever occurs sooner.

IN WITNESS WHEREOF, the Grantor has set their hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Signed, sealed and delivered in the presence of:

**Grantor: Highland Meadows II Community Development District, a local unit of special-purpose government**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By:

\_\_\_\_\_  
Printed Name

Name: \_\_\_\_\_

\_\_\_\_\_  
Address Line 1

Title: \_\_\_\_\_

\_\_\_\_\_  
Address Line 2

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address Line 1

\_\_\_\_\_  
Address Line 2

STATE OF Florida

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2026 by \_\_\_\_\_, who is  personally known to me or  who has produced \_\_\_\_\_ as identification.

(AFFIX NOTARY SEAL)

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

My Commission Expires: \_\_\_\_\_

DESCRIPTION  
1063-TCE

DESCRIPTION:

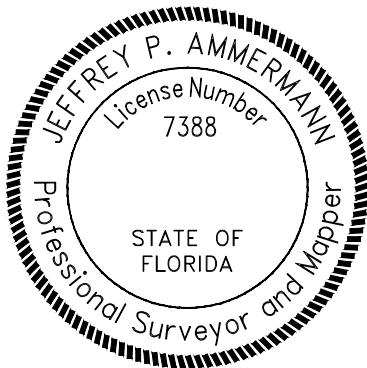
A parcel of land being a portion of TRACT A, of the plat of HIGHLAND MEADOWS 4B, as recorded in Plat Book 167, Pages 42 through 47, and described in Official Records Book 11017, Pages 1525 through 1527, both of the Public Records of Polk County, Florida, located in Section 8, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northeast corner of said Tract A; thence South 00°14'30" East, along the East line of said Tract A, 17.20 feet; thence South 90°00'00" West, 8.00 feet to the POINT OF BEGINNING; thence South 00°14'30" East, 382.50 feet to the Point of Curvature of a curve to the right having a radius of 25.00 feet, a central angle of 14°09'29", a chord bearing of South 53°59'37" West, and a chord distance of 6.16 feet; thence along the arc of said curve, 6.18 feet; thence North 00°14'30" West, 386.13 feet; thence North 90°00'00" East, 5.00 feet to the POINT OF BEGINNING.

Said parcels containing 1,922.34 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P  
Ammermann

Digitally signed by  
Jeffrey P Ammermann  
Date: 2025.02.27  
14:51:05 -05'00'

JEFFREY P. AMMERMAN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE  
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE  
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT  
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SEE SHEET 2 FOR  
DESCRIPTION SKETCH, LEGEND,  
AND SURVEYOR'S NOTES

SHEET 1 OF 2

CS PROJECT: 8825.03

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

1063-TCE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/27/2025

SHEET NO. V-01

**LEGEND:**

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

**DESCRIPTION SKETCH**

1063-TCE

PARCEL ID: 272708-727506-002000  
 HIGHLAND MEADOWS II  
 COMMUNITY DEVELOPMENT DISTRICT  
 (O.R. 11017, PG. 1525)  
 TRACT A  
 HIGHLAND MEADOWS 4B  
 (P.B. 167, PG. 42)

**POINT OF COMMENCEMENT**

NE CORNER OF TRACT A  
 (P.B. 167, PG. 42)  
 S 00°14'30" E 17.20'  
 (BASIS OF BEARINGS)

**POINT OF BEGINNING**

EAST LINE OF TRACT A AND  
 WEST RIGHT-OF-WAY LINE  
 OF NORTH 10TH STREET  
 (P.B. 167, PG. 42)

WEST LINE OF TRACT A  
 EAST LINE OF TRACT B  
 (P.B. 167, PG. 42)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 90°00'00" W	8.00'
L2	N 90°00'00" E	5.00'

N 00°14'30" W 386.13'  
 S 00°14'30" E 382.50'

NORTH 10TH STREET  
 30' PLATTED RIGHT-OF-WAY  
 (P.B. 03, PG. 60)

**SUBJECT PARCEL**  
 1063-TCE  
 CONTAINING 1,922.34 SQUARE FEET,  
 MORE OR LESS

PARCEL ID: 272708-727506-002000  
 HIGHLAND MEADOWS II  
 COMMUNITY DEVELOPMENT DISTRICT  
 (O.R. 11017, PG. 1525)  
 TRACT A  
 HIGHLAND MEADOWS 4B  
 (P.B. 167, PG. 42)

SOUTH LINE OF TRACT B  
 HIGHLAND MEADOWS 4B  
 (P.B. 167, PG. 42)

SOUTH LINE OF TRACT A  
 HIGHLAND MEADOWS 4B  
 (P.B. 167, PG. 42)

**PATTERSON ROAD**  
 RIGHT-OF-WAY WIDTH VARIES

**NOTES:**

- 1) This is not a Boundary survey.
- 2) Bearings are based on the East line of Tract A, Highland Meadows 4B, as recorded in Plat Book 167, Pages 42 through 47, Public Records of Polk County, Florida, being platted South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.

**C1**  
 RADIUS: 25.00'  
 DELTA: 14°09'29"  
 CHORD BEARING: S 53°59'37" W  
 CHORD LENGTH: 6.16'  
 ARC LENGTH: 6.18'



SCALE 1"=50'

SHEET 2 OF 2

CS PROJECT: 8825.03

1063-TCE

SHEET NO. V-02

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/27/2025

**JOINDER, CONSENT AND SUBORDINATION OF HOMEOWNER'S ASSOCIATION  
TO EASEMENTS**

KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned, as authorized representative of **Highland Meadows 4B Homeowners Association, Inc.**, (hereinafter "Association") a Florida not for profit corporation organized under Chapter 617 Florida Statutes, which is authorized to govern, make rules and regulations, control and manage the Lots and Common Properties of Highland Meadows 4B, according to the map or plat thereof recorded in Plat Book 167, Page 42, pursuant to the Declaration of Covenants and Restrictions for Highland Meadows 4B (hereinafter "Declaration"), dated August 9, 2018 and recorded August 10, 2018 in Official Records Book 10578, Page 1536; Assignment and Assumption of Declarant Rights recorded in Official Records Book 10830 Page 2002; Amendment to Declarations of Covenants and Conditions Official Records Book 12518, Page 1340, all of the Public Records of Polk County, Florida, (with the Declaration, Assignment, Amendment, Articles of Organization and By-Laws of the Association hereinafter referred to as "Association's Governing Documents") hereby joins in and consents to the filing of the foregoing Easement. The Association further (i) warrants that it has complied with all requirements for member notification and consent required by the Association's Governing Documents and (ii) agrees that the rights of the Association are and shall be subordinate to the foregoing Easement as if the foregoing Easement had been executed and/or recorded prior to the execution or recordation of the Association's Governing Documents.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK,  
SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the undersigned has executed this Joinder, Consent and Subordination this \_\_\_\_ day of \_\_\_\_\_, 2026.

Signed, sealed and delivered in the presence of:

**Highland Meadows 4B Homeowners Association, Inc. a Florida not for profit corporation**

\_\_\_\_\_  
Signature of Witness #1

By: \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Witness #1

Print Name: \_\_\_\_\_

Address of Witness #1:  
\_\_\_\_\_  
\_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Signature of Witness #2

\_\_\_\_\_  
Printed Name of Witness #2

Address of Witness #2:  
\_\_\_\_\_  
\_\_\_\_\_

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

THE FOREGOING INSTRUMENT was acknowledged before me by means of [ ] physical presence or [ ] online notarization, on this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, as \_\_\_\_\_ of Highland Meadows 4B Homeowners Association, Inc., who [ ] is personally known to me, or [ ] has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public Signature  
State of \_\_\_\_\_ at Large  
Print Notary Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

(AFFIX NOTARY SEAL)

---

**RE: Highland Meadows 4B - Landscape Agreement**

---

**From** Magee, Kyle M. <Kyle.Magee@KutakRock.com>

**Date** Wed 5/20/2026 4:09 PM

**To** Patricia Thibault <Patricia@havenmgtzol.com>

**Cc** Deborah Galbraith <dgalbraithm2@gmail.com>; Haven Mgt <Havenadmin@havenmgtzol.com>

 3 attachments (10 MB)

05.15.26 P1029-1037-1062-1063 Agr & Closing Docs AO.pdf; Authorization of Agent for Lien Reduction - Highland Meadows II.docx; Authorization of Agent for Mailing - Email Address Change - Highland Meadows II.docx;

Patricia and Deborah,

Attaching a few items for inclusion.

First document is the finalized closing docs for the PRWC. I've reviewed and are good with these docs. I had a conversation with the PRWC representative earlier in the week who confirmed a few things:

1. They are requiring that the relevant HOA's the parcels are located in sign a joinder as well due to the fact that the parcels are technically encumbered by the HOA Declarations and Covenants. Frankly, I don't see how that is relevant but I could not get them to budge on it. Those declarations and covenants are included in the package and we'll need to get them signed by the HOA's prior to closing.
2. The PRWC representative did state that the Lien with the City need to be taken care of before we'll be able to close. I let him know that we are planning on going through the Lien Reduction Program with the City and will keep him updated on progress.

Regarding the Lien Reduction Program, I've requested some additional files regarding the prior proceeding with the Magistrate from the City that I found to be necessary when filling out the application. Once received I'll get the application submitted. To that end though, I'm running into some pushback from the City regarding my representation of the District. To that end, I'm attaching two Authorization of Agent forms for the Lien Reduction and the change of the Mailing Address for the parcels on Property Appraiser website. The Board previously approved me pursuing these items at the last meeting, so Deborah if you're good with executing them prior to the meeting we can ratify them at the meeting. They do need to be notarized though.

Regarding the agreement for the HOA, can you provide the address for the entrance monument in question? I'll get an agreement drafted for it.

**Kyle M. Magee**

Associate

Kutak Rock LLP – Tallahassee

[Kyle.Magee@kutakrock.com](mailto:Kyle.Magee@kutakrock.com)

p: 850.692.7334 m: 850.509.7213

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**From:** Patricia Thibault <Patricia@havenmgtzol.com>

**Sent:** Wednesday, May 20, 2026 9:52 AM

**To:** Magee, Kyle M. <Kyle.Magee@KutakRock.com>

**Cc:** Deborah Galbraith <dgalbraithm2@gmail.com>; Haven Mgt <Havenadmin@havenmgtzol.com>

**Subject:** RE: Highland Meadows 4B - Landscape Agreement

Hey Kyle - we will be slating the below for the agenda as well - the landscape agreement

So in summary we need

Status on PRWC

Status on amounts owed to Haines City – need this asap in case we are getting additional fines

The agreement cited below for HOAs to fund the plant materials for their individual monument entries

*Patricia Thibault*

District Manager

Haven Management Solutions

255 Primera Blvd, Suite 160

Lake Mary, FL 32746

---

**From:** Patricia Thibault

**Sent:** Tuesday, May 19, 2026 9:40 AM

**To:** Magee, Kyle M. <kyle.magee@kutakrock.com>

**Cc:** Deborah Galbraith <dgalbraithm2@gmail.com>

**Subject:** FW: Highland Meadows 4B - Landscape Agreement

Hey there

Please see the below , can you draft an agreement between the HOA and the CDD for the HOA to do landscape enhancements at their entrance, the District will maintain

Thanks much for your assistance on this

*Patricia Thibault*

District Manager

Haven Management Solutions

255 Primera Blvd, Suite 160

Lake Mary, FL 32746

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**From:** Avelino Vide <[avelino@avidtampa.com](mailto:avelino@avidtampa.com)>

**Sent:** Tuesday, May 19, 2026 9:35 AM

**To:** Patricia Thibault <[Patricia@havenmgtsol.com](mailto:Patricia@havenmgtsol.com)>

**Subject:** Highland Meadows 4B

Patricia,

Hope you are doing well. Could you please provide an update on the entrance monuments? They look terrible, and I am getting pushback from homeowners, who are compiling violation letters pointing out that the association is not being held to the same standard as the members. What is the plan for them? I know 4B has the funds to bring them up to a standard acceptable to the community. I believe the board would be willing to complete our entrances. Thanks for your help. AV

**Avelino Vide, CMCA®, AMS®**  
Avid Property Management Inc

2906 Busch Lake Blvd  
Tampa, FL 33614  
phone: (813) 868-1104  
fax: (813) 774-7861  
[www.avidtampa.com](http://www.avidtampa.com)

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Thank you.

EXHIBIT 4  
RETURN TO AGENDA

**AUTHORIZATION OF AGENT**

This letter shall serve as a designation of Kyle M. Magee of Kutak Rock LLP, whose address is 107 West College Avenue, Tallahassee, Florida 32301, to act as agent for the Highland Meadows II Community Development District with regard to any and all matters pertaining to the Application for Reduction or Waiver of Code Enforcement Liens submitted or to be submitted to the City Manager for Haines City, Florida. This authorization shall remain in effect until revoked in writing.

Witnessed:

**HIGHLAND MEADOWS II COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: Chairperson

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, as Chairperson of the Board of Supervisors of the Highland Meadows II Community Development District.

\_\_\_\_\_  
(Official Notary Signature & Seal)  
Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

EXHIBIT 5  
RETURN TO AGENDA

**AUTHORIZATION OF AGENT**

This letter shall serve as a designation of Kyle M. Magee of Kutak Rock LLP, whose address is 107 West College Avenue, Tallahassee, Florida 32301, to act as agent for the Highland Meadows II Community Development District with regard to any and all matters pertaining to the Mailing/Email Change request submitted or to be submitted to the Property Appraiser for Polk County, Florida. This authorization shall remain in effect until revoked in writing.

Witnessed:

**HIGHLAND MEADOWS II COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: Chairperson

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, as Chairperson of the Board of Supervisors of the Highland Meadows II Community Development District.

\_\_\_\_\_  
(Official Notary Signature & Seal)  
Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

EXHIBIT 6  
RETURN TO AGENDA

**AGREEMENT BETWEEN THE HIGHLAND MEADOWS II  
COMMUNITY DEVELOPMENT DISTRICT AND \_\_\_\_\_  
HOMEOWNERS ASSOCIATION INC.  
FOR ENTRANCE MONUMENT ENHANCEMENT AND  
MAINTENANCE**

THIS AGREEMENT (“Agreement”) is made and entered into this \_\_ day of \_\_\_\_\_, 2026, by and between:

**HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Polk County, Florida, whose address is c/o Haven Management Solutions, 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746 (“District”); and

\_\_\_\_\_, a Florida not-for-profit corporation, whose address is \_\_\_\_\_, FL \_\_\_\_\_ (“Association” and together with the District, the “Parties”).

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government established, pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*; and

**WHEREAS**, pursuant to the Act, the District is authorized to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge and extend, equip, operate, and maintain systems, facilities and infrastructure in conjunction with the development of lands within the District; and

**WHEREAS**, the Association is a Florida not-for-profit corporation established pursuant to Chapter 720, *Florida Statutes*, as the governing homeowners’ association for the Highland Meadows Phase \_\_ community; and

**WHEREAS**, the District and Association desire to enter into this Agreement to provide for the sharing of costs, including all labor and materials, associated with the entrance monument enhancement and maintenance for the mutual benefit of the community;

**WHEREAS**, the District and the Association have a mutual obligation to the District’s property owners and residents to provide for the proper and efficient operation of the District’s facilities, and the parties accordingly agree that this mutual obligation is sufficient consideration to induce the other party to enter into this Agreement.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

**SECTION 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

**SECTION 2. ASSOCIATION OBLIGATIONS.** The Association shall pay for the costs associated with installation of the landscape enhancements to its respective community entrance monuments located on the parcels depicted in **Exhibit A**. The Association shall promptly and properly pay the sum of \_\_\_\_\_ (\$\_\_\_\_\_) to **[Insert Contractor]** for installation of landscape enhancements as depicted in **Exhibit B**. The Association shall not be entitled, for any reason, to reimbursement or refund from the District of any funds expended in the performance of its obligations under this Agreement. The Association shall keep the District Property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Association's performance under this Agreement, and the Association shall immediately discharge any such claim or lien.

**SECTION 3. DISTRICT OBLIGATIONS.** Following the completion of the landscape enhancement installations referenced in Section 2 above, the District shall assume landscape maintenance responsibilities for the parcels included in Exhibit A.

**SECTION 4. TERM AND TERMINATION.** The term of this Agreement shall commence as of the effective date of this Agreement. A party shall provide a minimum of ninety (90) days' written notice of its intent to terminate the Agreement to the other party hereto.

**SECTION 5. PUBLIC RECORDS.** The Association understands and agrees that all documents of any kind provided to the CDD or the CDD's staff in connection with the activities contemplated under this Agreement are public records pursuant to Chapter 119, *Florida Statutes*, and are treated as such in accordance with Florida law.

**SECTION 6. NOTICES.** All notices, requests, consents and other communications, hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to HOA: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attn: \_\_\_\_\_

B. If to District: Highland Meadows II Community Development  
District  
c/o Haven Management Solutions,  
255 Primera Boulevard, Suite 160,  
Lake Mary, FL 32746  
Attn: District Manager

With a copy to: Kutak Rock LLP  
107 West College Avenue

Tallahassee, Florida 32301  
Attn: District Counsel

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

**SECTION 7. AUTHORIZATION.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

**SECTION 8. AMENDMENTS; ASSIGNMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by each of the parties hereto. Neither of the parties may assign their rights, duties or obligations under this Agreement without prior written approval of the other party. Any purported assignment without said written authorization is void.

**SECTION 9. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**SECTION 10. EXECUTION IN COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgement pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

**SECTION 11. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

**SECTION 12. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree that venue shall be in Polk County, Florida.

**SECTION 13. FINAL AGREEMENT.** This instrument shall constitute the final and complete expression between the District and the Association relating to the subject matter of this Agreement.

**SECTION 14. INDEMNIFICATION.**

- A.** The Association agrees to require that, by written contract, any contractor and subcontractors hired in connection with this Agreement indemnify, defend and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or harm of any nature, arising out of, or in connection with, the acts or omissions of such contractors and subcontractors, including litigation or any appellate proceedings with respect thereto, to the maximum extent permitted by Florida law.
- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, paralegal fees, and expert witness fees and costs (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

**SECTION 15. RECOVERY OF COSTS AND FEES.** In the event either the District or the Association are required to enforce this Agreement or any provision hereof by court proceedings or otherwise then, if prevailing, the District or the Association, as applicable, shall be entitled to recover from the other all fees and costs incurred, including but not limited to reasonable attorney's fees, paralegal fees and expert witness fees and costs incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

**SECTION 16. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**[CONTINUED ON FOLLOWING PAGE]**

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

**HIGHLAND MEADOWS II COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Assistant Secretary/Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**[INSERT HOA ENTITY]**

\_\_\_\_\_  
(Signature of Witness)

By: \_\_\_\_\_

Its: \_\_\_\_\_

\_\_\_\_\_  
(Print Name of Witness)

**Exhibit A – Entrance Monument Parcels**  
**Exhibit B – Landscape Enhancement Proposal**

**Exhibit A**  
**Entrance Monument Parcels**

**Exhibit B**  
**Landscape Enhancement Proposal**

EXHIBIT 7  
RETURN TO AGENDA

**LICENSE AGREEMENT BY AND BETWEEN HIGHLAND  
MEADOWS II COMMUNITY DEVELOPMENT DISTRICT  
AND \_\_\_\_\_.**

THIS LICENSE AGREEMENT (“Agreement”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2026, by and between:

**HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Polk County, Florida, and whose mailing address is 255 Primera Blvd Ste 160, Lake Mary Fl 32746-2168 (“District”); and

\_\_\_\_\_, a \_\_\_\_\_, whose address is \_\_\_\_\_ (“Licensee”).

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

**WHEREAS**, the District owns certain real property within the boundaries of the District, as depicted in **Exhibit A** attached hereto and incorporated herein by reference (“License Property”); and

**WHEREAS**, the Licensee desires access to the License Property for purposes of placing thereon a notification board in substantially the design as that depicted on **Exhibit B**, attached hereto and incorporated herein by reference (“Sign”) (; and

**WHEREAS**, the District is willing to permit Licensee to access the License Property for such purposes.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Licensee agree as follows:

**1. INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.

**2. GRANT OF LICENSE.** The District hereby grants to the Licensee a non-exclusive, revocable license over the License Property for purposes of placing, maintaining and/or repairing the Sign thereon.

**3. CONDITIONS OF THE LICENSE.** The license granted in Paragraph 2 is subject to the following terms and conditions:

**A.** Licensee's use of the License Property shall be for the sole purpose of placement, repair and maintenance of the Sign and reasonable ingress and egress thereto.

**B.** Placement of the Sign shall be at Licensee's sole expense.

**C.** The Sign shall be in substantial conformity with the specifications in Exhibit B. Licensee may, at its discretion, construct a smaller Sign than the specifications provide. Any other alteration(s) to or deviation(s) from the specifications is/are prohibited without the Board's approval, by motion, of such alteration(s) or deviation(s).

**D.** Licensee's use of the License Property shall not impede public use of any District property.

**F.** Licensee shall consult with the District Manager prior to undertaking any construction, installation, repair or maintenance activity on the License Property.

**G.** The Licensee shall, at Licensee's expense, ensure that the Sign, in all respects and at all times, complies with all state and local government requirements for approval, placement, maintenance and removal.

**H.** The Licensee shall, at Licensee's expense, maintain the License Property and the Sign in a neat, clean and sanitary condition in compliance with all applicable laws, rules, codes, ordinances and covenants. All repairs, maintenance or alterations of the Sign shall be done at the Licensee's sole expense subject to Paragraph 3(C), above.

**I.** The Licensee shall use all due care to protect the property of the District, its residents and landowners from damage. The Licensee agrees to assume responsibility for any and all damage to District property as a result of Licensee's use of the License Property under this Agreement, which may be attributable to an act or omission by the Licensee or its agents or invitees.

**J.** The District or its duly authorized agents have the right at any and all times to enter and inspect the License Property for compliance with the provisions of this Agreement.

**4. EFFECTIVE DATE; TERM.** This Agreement shall become effective on the date first written above and shall continue in full force and effect for a period of ten (10) years from such date, unless revoked or terminated earlier in accordance with Paragraph 5, below. The Agreement may be renewed, however, subject to the parties' agreement on the terms of such renewal.

**5. REVOCATION AND TERMINATION.** The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be revoked, in whole or in part, with or without cause, at the sole discretion of the District. In the event the District exercises its right to revoke the License, the District shall provide Licensee written notice of the revocation, which shall be effective immediately upon receipt by Licensee of the notice. Licensee may terminate this Agreement upon written notice to the District. Within ten (10) days of such revocation or termination, Licensee agrees, at its sole expense, to remove the Sign from the License Property and restore the License Property to substantially the same condition it was in prior to placement of the Sign thereon. Should Licensee fail to so remove the Sign and restore the License Property, the District may do so at its expense and the Licensee agrees to reimburse the District for the costs of such removal and restoration and for any damages the District may incur by virtue of the Licensee's failure to remove the Sign and restore the License Property in accordance with this Paragraph 5.

**6. CONDITION OF THE LICENSE PROPERTY.** The District assumes no liability or obligation to Licensee as to the condition of the License Property or the suitability of the License Property for the Sign. The License Property is granted in an "as is" condition.

**7. INDEMNIFICATION; LIMITATION ON LIABILITY.** Licensee shall defend, indemnify and hold harmless the District and its supervisors, agents, staff and representatives, from and against any loss, damage, injury, claim, demand, cost and expense (including legal expense) or injury arising from a) Licensee's occupation or use of the License Property; b) Licensee's operations, negligence or willful conduct occurring in or on any part of the License Property; and c) Licensee's failure to comply with any regulatory requirement relating to the Sign, including but not limited to enforcement of applicable covenants and restrictions. The Licensee hereby assumes all risk with respect to its use of the License Property. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party, including but not limited to guests, invitees and licensees, for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law. The provisions of this Paragraph 7 shall survive revocation or termination of this Agreement.

**8. INSURANCE.** Licensee shall maintain and keep in force with an insurance company licensed or authorized to do business in the State of Florida and throughout the entire term of this Agreement, a policy or policies of general comprehensive liability insurance covering the License Property and the Sign in an amount normally maintained by Licensee as an owner of property similar to the License Property, with a broad form comprehensive general liability endorsement which shall name the District, its supervisors, staff and consultants as additional insured parties and which insurance coverage shall be primary, regardless of whether the District shall maintain other insurance on the License Property. Upon the District's request, Licensee shall furnish the District with written evidence that such insurance coverage is in force and effect.

**9. RECOVERY OF COSTS AND FEES.** In the event the District is required to enforce this Agreement by court proceedings or otherwise, then if successful, the District shall be entitled to recover from the Licensee all fees and costs incurred, including reasonable attorneys' fees and costs.

**10. DEFAULT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

**11. ASSIGNMENT.** The Licensee may not assign its rights, duties or obligations under this Agreement without the prior written approval of the District. Any purported assignment without said written authorization shall be void.

**12. AMENDMENT.** Except as provided in Paragraph 3(C), amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**13. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Any previous agreements related to the subject matter set forth herein, whether verbal or written, are hereby superseded.

**14. NOTICES.** All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the parties as follows:

**A.** If to the District: Highland Meadows II  
Community Development District  
255 Primera Blvd Ste 160,  
Lake Mary Fl 32746-2168  
Attn: District Manager

With a copy to: Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

**B.** If to the Licensee: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Attn: \_\_\_\_\_

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business

day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

**15. CONTROLLING LAW; VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Polk County, Florida.

**16. PUBLIC RECORDS.** Licensee acknowledges and agrees that all documents of any kind relating to this Agreement may be public records and shall be treated as such in accordance with Florida law.

**17. ARM'S LENGTH NEGOTIATION.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

**18. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason of, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended nor shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and be binding upon the parties hereto and their respective representatives, successors and assigns.

**19. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of each of the parties hereto, each of the parties has complied with all the requirements of law and each of the parties has full power and authority to comply with the terms and conditions of this Agreement.

**20. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**21. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

**22. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

**IN WITNESS WHEREOF,** the parties execute this Agreement the day and year first written above.

Attest:

**HIGHLAND MEADOWS II  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

\_\_\_\_\_  
Witness

**[INSERT LICENSEE]**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
By:

\_\_\_\_\_  
Its:

\_\_\_\_\_  
Print Name of Witness

**Exhibit A: License Property**

**Exhibit B: Sign Specifications**

## Exhibit A

## **Exhibit B**

EXHIBIT 8  
RETURN TO AGENDA

Haven Management Solutions - Highland Meadows II

Monthly Maintenance Inspection Report

Area: Pool and Park

Month: May

Landscape Inspection Items	Score	Max Points Allowed	Points allocated	Notes
Turf - Mow, Hard Edge, & Blow		10	9	
Turf Mow - Pond Banks - No Grass Clumping or Rutting. Mowed on Schedule		10	9	
Turf Fertility - Bahia - Naturally dormant (brown) in the winter. Color & Growth Density		15	10	
Turf Fertility - Non Bahia - Color and Growth Density		15	10	
Turf Areas - Weed Control		10	8	
Bed Weed Control		10	9	
Shrub & Plant Pruning & Shape - Deadheading & Appearance		10	8	
Shrub Fertility & Vitality		10	8	
Debris & Trash Management		10	9	
<b>Total Points Landscape Inspection Items - Failure is Deemed to be at 80% : 80 or lower</b>	<b>80%</b>	<b>100</b>	<b>80</b>	
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	
<b>Total Points Other Landscape Items - Failure is at 90%: 45 or lower</b>	<b>90%</b>	<b>50</b>	<b>45</b>	
Other Landscape Supplemental Items				Notes
Annuals - Vigor & Appearance - Planted in Accordance with Contract Terms Schedule		10	8	
Mulch - Even Distribution - Not greater than 4 " Deep in Accordance with Contract Terms Schedule		10	10	
<b>Total Points Other Landscape Supplemental Items- Failure is at 80%:16 or below</b>	<b>90%</b>	<b>20</b>	<b>18</b>	
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	
<b>Total Points Pond Inspection- Failure is at 80%:80 or below</b>	<b>0%</b>	<b>100</b>	<b>0</b>	
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 Resrtroom Area Trash Receptacles Appear to be Emptied Regularly		10	10	
Pet Waste Stations at the Amenity Center have Waste Station Bags and Appear to Empties Regularly		10	10	
<b>Total Points Amenity Center Inspection. Failure is at 80%</b>				

# Highland Meadows II Field Report



**Haven Management Solutions**



Irrigation  
Landscape  
Solutions

MAY 18,2026

## Highland Meadows 2

Field Inspection

QUAD 1,2,3 & 4

**TURF - Mow** 9      **Hard Edge** 0      **Soft Edge** 0

THE ENTIRE PROPERTY DID APPEAR TO BE MOWED

There were no visible signs of recent edging, but there was not enough growth  
To create intrusion on walkways or beds

**TURF MOW** Ponds & DRA's - 9

DRA's appeared to be mowed, the majority of outfalls treated as  
well as perimeter walls and fences

**RUTTING** - 9 no sign of flagrant rutting, during drought conditions I

Would avoid excessive mowing and concentrate on detail

**TURF FERTILITY** - BAHIA 2

NON BAHIA 2

**SPRING COLOR** - 7

**TURF AREA WEED CONTROL** - 2

**SHRUB / TREE RING WEED CONTROL** - 8

**SHRUB / PLANT PRUNING** - 8

## **SHRUB FERTILITY - 7**

## **DEBRIS & TRASH MNGMT - 8**

**SITE NOTES** - In General the property looked clean, a few scattered debris piles that may have been created by residents.

There is an Island on Willet with busted up concrete and dead plant material?

The common area in the sw corner of Penta has dirt dumped on it?

## **QUADS**

1 - IVA , IVB , IVC

2 - IIA , IIB , III

3 - VI , VIA , VII

4 - VA , VB , VIIA



The overall condition of the community common areas and DRAs was mowed

The majority of the shrubs surrounding the community were trimmed

The majority of the outfalls appeared to be treated with weed control

Areas above walls surrounding DRAs were treated

There was no sign of excess trash in the community or DRAs

There was no evidence of edging but there has been no real growth requiring edging

Quad 2 has the most obvious need for street tree lifting

Because of the drought conditions we are currently experiencing, excessive mowing is a negative, I recommend a concentration on detail.

### HM2 Quad 3





moto g stylus - 2025

MAY 18, 2026



HM2 Quad 2















HM2 Quad 1

-What happened to the isle?







moto\_g styles © 2025

May 13, 2024



HM2 Quad 1

-Not sure who trimmed the Oak tree, well done. But will the town pick up the debris?











moto g stylus - 2025

May 18, 2026









HIGHLAND MEADOWS II QUAD 3- April 27, 2026



- DRAs mowed
- Outfalls need to be addressed

HIGHLAND MEADOWS II Quad 3





-Village 7 entry mowed



### HIGHLAND MEADOWS II QUAD 3



photo stylus - 2025

Apr 27 2025



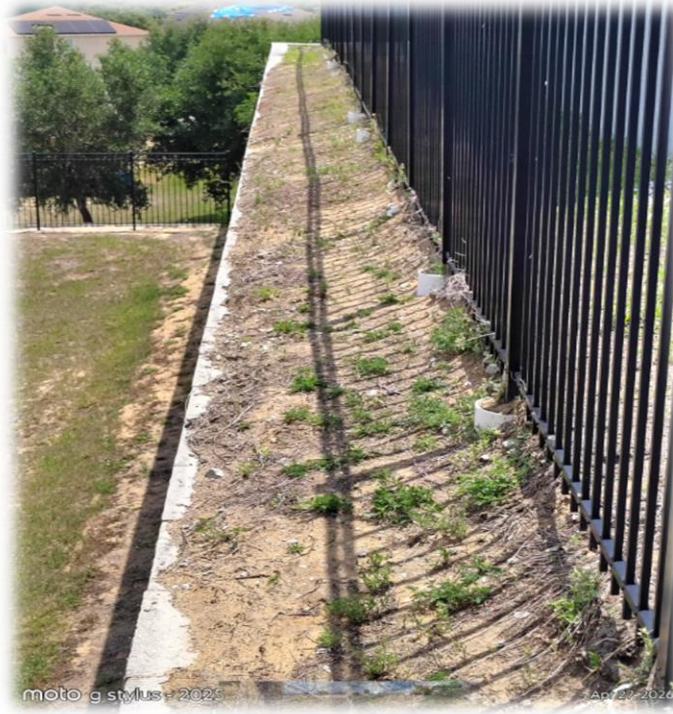
photo stylus - 2025





-Playground area mowed/ attended to

### HIGHLAND MEADOWS II QUAD 3





-DRAs being attended but without detail

EXHIBIT 9  
RETURN TO AGENDA



## **Proposal for Irrigation Timer Replacement**

**Community:** Highland Meadows 2 c/o Haven Management Solutions

**Date:** May 13, 2026

Mele Environmental Services, LLC conducted a site inspection of the irrigation controller systems within the Highland Meadows 2 community. During the inspection, two irrigation timers were found to have significant operational and physical deficiencies requiring complete replacement.

### **Scope of Work**

- Remove and dispose of existing defective irrigation timers.
- Supply and install new replacement irrigation controllers.
- Reconnect and test all applicable irrigation zones.
- Verify controller functionality and programming upon completion.

#### **1. Phase 7 Park – Ruby Run Road**

The existing 4-zone irrigation timer located at the Phase 7 park on Ruby Run Road has sustained visible physical damage. The faceplate hinge is broken, and replacement housing components are no longer available separately. In addition, the controller exhibits signs of aging and deterioration. Complete replacement of the timer is recommended.

Replacement Cost: \$387.28

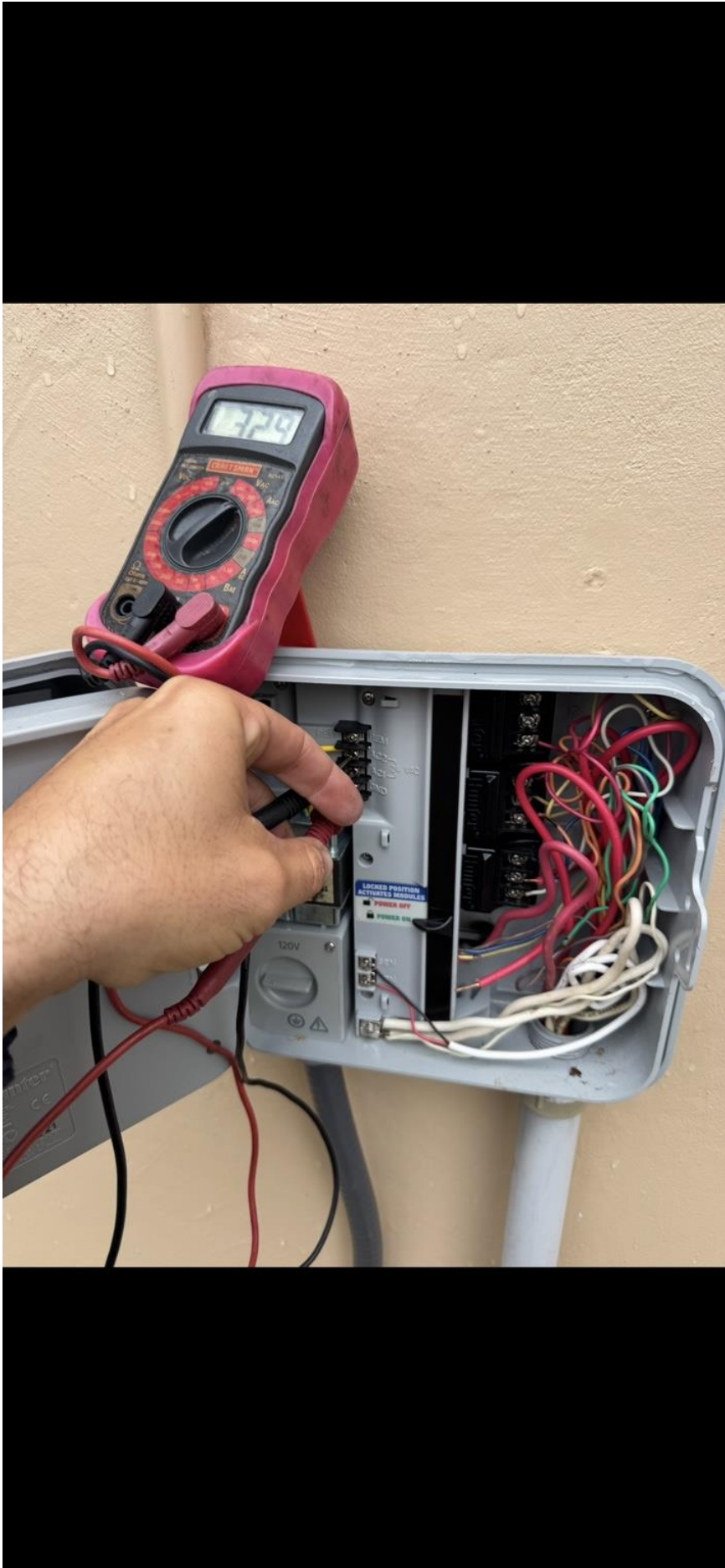




## **2. Phase 3 Back Entrance – Patterson Road & Sanderling Street**

The existing 12-zone irrigation timer located at the back entrance of Phase 10 near Patterson Road and Sanderling Street is non-operational. The controller display has no power, and the unit is unable to engage irrigation zones or access programming functions. Inspection findings indicate an over-current condition, making replacement of the entire controller necessary.

Replacement Cost: \$562.87



## **Project Total**

**Total Cost for Complete Replacement of Both Irrigation Timers: \$950.15**

Thank you for the opportunity to provide this proposal. Please contact Mele Environmental Services, LLC with any questions or to schedule the proposed work.

EXHIBIT 10  
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 Pump 3**  
 2860 N 10th St  
 Haines City, FL 33844

**Quote #: q5411**

Quote Date: 5/5/2026

Item	Description	Quantity	Price	Amount
Pump Install Fee	Pump Installation Fee	1	\$700.00	\$700.00
7.5 HP 208/230v 3PH Motor	7.5 HP Grundfos 208/230v 3PH Motor	1	\$2,599.45	\$2,599.45
7.5 HP 77S75-15-SS	7.5 HP Grundfos 77S75-15-SS Submersible Pump	1	\$5,579.30	\$5,579.30
2 Galv Drop Pipe	2" - Galvanized TNC	105	\$10.01	\$1,051.05
10-3 DJ Wire	10-3 W/G - DJ Submersible Pump Wire W/ Ground (Per Ft)	147	\$3.64	\$535.08
6" x 3" Well Seal	6" x 2" Well Seal	1	\$175.00	\$175.00
GSG2 HD 40 - 60 Press Switch	GSG2 Heavy Duty 40 - 60 Pressure Switch	1	\$142.72	\$142.72
Misc Fee	Misc Fittings	1	\$175.00	\$175.00
Subtotal:				\$10,957.60
Total:				\$10,957.60

**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 11  
RETURN TO AGENDA

## Highland Meadows II Entries Proposal

### Options

1. 3 gal Golden Duranta
  - 1 gal sunset jasmine minima
2. 3 gal Golden Duranta
  - 1 gal Blue Daze
3. 3 gal Plum Lorapedelum
  - 1 gal dwarf Mexican Petunia
4. 3 gal Dwarf Ixora
  - 1 gal Blue daze
5. 3 gal Dwarf Ixora
  - 1 gal sunset jasmine minima

double row of Juniper fronting the ded

## Golden Duranta



## Sunset Jasmine



**Blue Daze**



**Plum Lorepetelum**



Dwarf Mexican Petunia  
(They come in White , Pink, Purple)



Dwarf Ixora



EXHIBIT 12  
RETURN TO AGENDA

# **Highland Meadows II Community Development District**

**Summary Financial Statements  
(Unaudited)**

**April 30, 2026**

**Highland Meadows II  
Balance Sheet  
April 30, 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	323,332	706,384	-	-	1,029,715
4 Cash - Money Market Account-Restricted Cash		-	-	-	-
5 Cash - Operating Account South State	560,554	-	-	-	560,554
6 Cash - Reserve Fund					
7 Investments:					
8 Revenue Trust Fund	-	-	1,740,902	-	1,740,902
9 Interest Fund	-	-	-	-	-
10 Debt Service Reserve Fund	-	-	718,250	-	718,250
11 Prepayment Fund	-	-	1,643	-	1,643
12 Optional Redemption	-	-	10	-	10
13 Acquisition and Construction	-	-	-	496,948	496,948
13 On Roll Assessments Receivable	1,953	-	2,278	-	4,230
14 Accounts Receivable	268	-	-	-	268
15 Due from Other Funds	-	-	-	-	-
16 Due from General Fund	-	-	92,634	-	92,634
16 Deposits	2,390	-	-	-	2,390
17 Prepaid Items	19,409	-	-	-	19,409
<b>18 Total Assets</b>	<b>\$ 907,905</b>	<b>\$ 706,384</b>	<b>\$ 2,555,716</b>	<b>\$ 496,948</b>	<b>\$ 4,666,952</b>
<b>19 Liabilities:</b>					
20 Accounts Payable	\$ 3,586	\$ -	\$ -	\$ -	\$ 3,586
21 Sales Tax Payable	10	-	-	-	10
22 Accrued Payable	-	-	-	-	-
23 Deferred Revenue	1,954	-	2,278	-	4,231
24 Due to Capital Projects	-	-	-	-	-
25 Due to Debt Service	92,634	-	-	-	92,634
26 Due to Reserve Fund	-	-	-	-	-
<b>27 Fund Balance:</b>					
28 Non-Spendable:	16,114	-	-	-	16,114
29 Assigned	-	706,384	-	-	706,384
30 Unassigned	152,618	-	-	-	152,618
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	-	-	2,553,438	496,948	3,050,386
35 Net Change in Fund Balance	318,957	-	-	-	318,957
<b>35 Total Liabilities &amp; Fund Balance</b>	<b>\$ 907,905</b>	<b>\$ 706,384</b>	<b>\$ 2,555,716</b>	<b>\$ 496,948</b>	<b>\$ 4,666,952</b>

**Highland Meadows II**  
**General Fund**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the Period of October 1, 2025 through April 30, 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	\$ 1,046,073	\$ 102,851
3 Interest Income	-	-	18,958	18,958
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>1,065,792</b>	<b>122,570</b>
<b>7 Expenditures:</b>				
<b>8 Financial &amp; Administrative</b>				
9 Supervisor Compensation	24,000	14,000	6,000	8,000
10 District Management	51,800	30,217	31,258	(1,041)
11 District Engineer	20,000	11,667	6,246	5,421
12 Dissemination Agent	7,000	4,083	3,782	301
13 Trustee Fees	26,787	15,626	16,200	(574)
17 Dues, Licenses & Fees	175	175	175	-
14 Auditing Services	4,000	2,333	-	2,333
15 Arbitrage Rebate Calculation	2,700	1,575	-	1,575
16 Public Officials Liability Insurance	3,214	3,214	-	3,214
17 Legal Advertising	3,000	1,750	-	1,750
18 Website Hosting, Maintenance & Backup	2,015	1,175	-	1,175
19 Miscellaneous Fees	-	-	1,214	(1,214)
20 Tax Collector/Property Appraiser Fee	22,027	22,027	28,154	(6,127)
21 Postage & Delivery	1,000	583	371	213
22 Assessment Roll	5,200	3,033	2,810	224
23 Administrative Contingency	6,500	3,792	-	3,792
24 District Counsel	40,000	23,333	23,312	21
25 <b>Total Financial &amp; Administrative</b>	<b>219,418</b>	<b>138,584</b>	<b>119,520</b>	<b>19,064</b>
<b>26 Security Operations</b>				
27 Security Services & Patrol	55,000	32,083	34,597	(2,513)
28 Access Control Maintenance & Repair	5,000	2,917	2,710	207
29 <b>Total Security Operations</b>	<b>60,000</b>	<b>35,000</b>	<b>37,307</b>	<b>(2,307)</b>
<b>30 Utilities</b>				
31 Utility Services	28,000	16,333	1,915	14,419
32 Utility - Streetlights	70,000	40,833	42,429	(1,596)
33 Utility Services	6,000	3,500	1,958	1,542
34 <b>Total Utilities</b>	<b>104,000</b>	<b>60,667</b>	<b>46,301</b>	<b>14,365</b>

**Highland Meadows II**  
**General Fund**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the Period of October 1, 2025 through April 30, 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	112,000	113,250	(1,250)
39	Irrigation Maintenance and Repair	16,000	9,333	5,049	4,284
40	Landscape - Fertilizer	36,000	21,000	-	21,000
41	Landscape Replacement Plants & Shrubs	30,000	17,500	1,200	16,300
42	Miscellaneous Expenditure	5,000	2,917	175	2,742
43	Maintenance Repairs	11,976	6,986	25,911	(18,925)
44	Sidewalk Maintenance & Repair	8,000	4,667	17,415	(12,748)
45	Capital Projects	15,000	8,750	61,804	(53,054)
46	Field Services	12,000	7,000	6,484	516
47	<b>Total Other Physical Environment</b>	<b>365,601</b>	<b>222,778</b>	<b>267,931</b>	<b>(38,153)</b>
<b>48 Parks &amp; Recreation</b>					
49	Pool Services Contract	63,600	37,100	36,372	728
50	Amenity Facility Janitorial Service Contract	21,600	12,600	18,062	(5,462)
51	Telephone, Internet, Cable	3,000	1,750	1,349	401
52	Maintenance & Repairs	13,807	8,054	424	7,630
53	Pest Control & Termite Bond	1,500	875	312	563
54	Miscellaneous Expenditure	5,000	2,917	19,257	(16,340)
55	Office Supplies	500	292	-	292
56	<b>Total Parks &amp; Recreation</b>	<b>109,007</b>	<b>63,587</b>	<b>75,777</b>	<b>(12,189)</b>
57	<b>Total Expenditures before other financing sources (uses)</b>	<b>858,026</b>	<b>520,616</b>	<b>546,835</b>	<b>(19,220)</b>
<b>58 Other Financing Sources (Uses)</b>					
59	Increase in Asset Reserves	200,000	-	200,000	(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>200,000</b>	<b>(200,000)</b>
64	<b>Excess Expenditures Over (Under) Revenues</b>	<b>-</b>	<b>422,607</b>	<b>318,957</b>	<b>103,350</b>
65	<b>Fund Balance - Beginning</b>			<b>490,766</b>	
	Increase In Emergency Reserves			-	
	Decrease in Fund Balance Forward			-	
66	<b>Fund Balance - Ending</b>			<b>\$ 809,723</b>	

**Highland Meadows II  
Capital Reserve Fund  
Statement of Revenue, Expenditures and Change in Fund Balance  
For the Period of October 1, 2025 through April 30, 2026**

	<b>Adopted Budget</b>	<b>Actual Year to Date</b>
<b>1 Revenues:</b>		
2 Interest Earnings	\$ -	\$ -
<b>3 Total Revenues</b>	<b>-</b>	<b>-</b>
<b>4 Expenditures:</b>		
5 Capital Reserves Miscellaneous	-	
<b>6 Total Expenditures before other souces (uses)</b>	<b>-</b>	<b>-</b>
<b>7 Excess Expenditures Over (Under) Revenues</b>	<b>-</b>	<b>-</b>
<b>8 Other Sources (Uses)</b>		
9 Transfer In from General Fund	-	200,000
10 Transfer out to General Fund		-
<b>11 Total Other Sources (Uses)</b>	<b>-</b>	<b>200,000</b>
<b>12 Fund Balance - Beginning</b>	<b>-</b>	<b>506,384</b>
<b>13 Fund Balance - Ending</b>	<b>-</b>	<b>\$ 706,383.57</b>

**Highland Meadows II  
Debt Service Funds  
Statement of Revenue, Expenditures and Change in Fund Balance  
For the Period of October 1, 2025 through April 30, 2026**

	<b>Adopted Budget</b>	<b>Actual Year to Date</b>
<b>1 Revenues:</b>		
2 Special Assessments	\$ 1,222,442	\$ 1,220,164
3 Interest	-	30,967
<b>4 Total Revenues</b>	<b>1,222,442</b>	<b>1,251,131</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>553,198</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>\$ 2,553,438.86</b>

**Highland Meadows II  
Capital Project Funds  
Statement of Revenue, Expenditures and Change in Fund Balance  
For the Period of October 1, 2025 through April 30, 2026**

	<b>Adopted Budget</b>	<b>Actual Year to Date</b>
<b>1 Revenues:</b>		
2 Interest	-	\$ 9,259.16
<b>3 Total Revenues</b>	<b>-</b>	<b>9,259</b>
<b>4 Expenditures:</b>		
5 Requisition Expense	-	117,695
<b>6 Total Administrative</b>	<b>-</b>	<b>117,695</b>
<b>7 Total Expenditures before other sources (uses)</b>	<b>-</b>	<b>117,695</b>
<b>8 Excess Expenditures Over (Under) Revenues</b>	<b>-</b>	<b>(108,436)</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>		605,384
<b>14 Fund Balance - Ending</b>	<b>-</b>	<b>\$ 496,946.95</b>

**Highland Meadows II  
Check Register  
April 30, 2026**

Balance per Bank Statement	\$	572,094.69
Plus: Deposits in Transit		-
		-
Less: Outstanding Checks		(11,541.18)
	<b>\$</b>	<b>560,553.51</b>
Beginning Balance	\$	2,173,499.84
Receipts		-
Disbursements		(32.66)
<b><i>Balance per Book</i></b>	<b>\$</b>	<b>2,173,467.18</b>

**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
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

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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
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

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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
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

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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	Monthly Pool Maint		4,600.00	2,259,784.85
1/4/2026		5192 Cooper Pools	Monthly 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	Monthly Pool Maint		4,600.00	2,242,386.85
1/8/2026		5197 Cooper Pools	pool 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
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	Monthly Pool Maint		4,600.00	2,178,728.90
2/3/2026	020327ach'	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

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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>
3/1/2026		5233 Haven Management Solutions, LLC	March Management Services		6,333.33	2,167,166.51
3/2/2026		5234 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,354.00	2,164,812.51
3/2/2026		5235 Good Home Services, LLC	Remaining Amt-Playground removal		395.00	2,164,417.51
3/2/2026		5236 813 Security & Protective Services	Security		2,250.00	2,162,167.51
3/2/2026		5237 Cooper Pools	Monthly Pool Maint		4,600.00	2,157,567.51
3/2/2026		5238 KIMLEY-HORN AND ASSOCIATES, INC.	Svcs through 4/30/25		2,107.69	2,155,459.82
3/2/2026		5239 Deborah Galbraith	BOS MTG 02-26-26		200.00	2,155,259.82
3/2/2026		5240 Joellen Dibrango	02-26-26 BOS MTG		200.00	2,155,059.82
3/2/2026		5241 Kristen Anderson	02-26-26 BOS MTG		200.00	2,154,859.82
3/2/2026		5242 Mario Munoz	02-26-26 BOS MTG		200.00	2,154,659.82
3/2/2026		5243 Shamrock First Baptist Church	Meeting Space Feb		100.00	2,154,559.82
3/2/2026	030226ach	Duke Energy	108 tanger st irrigation		32.65	2,154,527.17
3/2/2026	030226ach1	Duke Energy	331 Pheasant Dr Well		32.66	2,154,494.51
3/2/2026	030226ach2	Duke Energy	1000 DUNLIN ST. SIGN A		32.65	2,154,461.86
3/3/2026	030326ach	Duke Energy	990 Condor Dr Entry, ENTRANCE LIGHT		32.65	2,154,429.21
3/3/2026	030326ach4	Duke Energy	2901 N 10th St well		32.65	2,154,396.56
3/3/2026	030326ach2	Duke Energy	600 Eaglecrest Dr,		32.66	2,154,363.90
3/3/2026	030326ach5	Duke Energy	2901 N 10th St well		32.65	2,154,331.25
3/3/2026	030326ach6	Duke Energy	3950 N 10th St,		32.65	2,154,298.60
3/3/2026	030326ach7	Duke Energy	599 Patterson rd		30.80	2,154,267.80
3/3/2026	030326ach8	Duke Energy	1200 Patterson Rd Lite,		32.66	2,154,235.14
3/4/2026		5244 Accurate Drilling Solutions, LLC	Hunter PSR/2 HP Grundfos Control Box		1,211.22	2,153,023.92
3/4/2026	030426ach	CITY OF DAVENPORT	3001 Golden Eagle Way		50.30	2,152,973.62
3/4/2026	030426ach2	CITY OF DAVENPORT	1015 Condor Dr Cabana		122.85	2,152,850.77
3/4/2026	030426ach2	CITY OF DAVENPORT	1015 Condor Dr Cabana		146.39	2,152,704.38
3/4/2026		3/4/2026 CITY OF DAVENPORT	3 hihgland meadows phase 3 park		22.34	2,152,682.04
3/7/2026		5246 Good Home Services, LLC	HM2 sign Phase 2A		610.00	2,152,072.04
3/9/2026		5247 Good Home Services, LLC	Repair 3 fence panels		385.00	2,151,687.04
3/10/2026		5248 Good Home Services, LLC	Deposit-pressure wash		525.00	2,151,162.04

**Highland Meadows II  
Check Register  
FY2026**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
3/10/2026		CITY OF DAVENPORT	1015 Condor Dr Cabana		134.62	2,151,027.42
3/11/2026		5250 Permacast LLC	PA #3		6,830.04	2,144,197.38
3/11/2026			Funds Transfer		500,000.00	1,644,197.38
3/11/2026			Funds Transfer		1,000,000.00	644,197.38
3/12/2026		5251 Good Home Services, LLC	unclog toilet		95.00	644,102.38
3/13/2026		5252 Permacast LLC	PA #2		42,257.15	601,845.23
3/13/2026			Deposit	10,084.48		611,929.71
3/17/2026		5254 Advanced Drainage Solutions	Repairs/Maint		20,900.00	591,029.71
3/17/2026		5255 Southern Green Residential & Com Cleaning	Pool Bathroom maint		268.36	590,761.35
3/18/2026	031826ach	Duke Energy	541 Pheasant Dr Entry Lighting,		32.66	590,728.69
3/18/2026	031826ach2	Duke Energy	1015 Condor Dr,		1,081.81	589,646.88
3/19/2026	031926ach	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844,		199.65	589,447.23
3/20/2026	032026ach1	Duke Energy	0 PATTERSON RD Lite		805.37	588,641.86
3/22/2026		5256 Cooper Pools	Pool Repairs/Maint		1,193.28	587,448.58
3/24/2026		5262 Advanced Drainage Solutions	Repairs/Maint		24,500.00	562,948.58
3/24/2026		5263 Advanced Drainage Solutions	concrete/sideway repairs		11,715.00	551,233.58
3/24/2026		5264 Advanced Drainage Solutions	concrete/sideway repairs		5,700.00	545,533.58
3/26/2026		5265 Deborah Galbraith	Pizza reimb		175.00	545,358.58
3/26/2026	032626ach	Duke Energy	00 PATTERSON RD		274.56	545,084.02
3/27/2026		5266 Adam King	Easter Egg Hunt Reimb		114.12	544,969.90
3/27/2026		5268 Adam King	Jan-March Supervisor Payments		600.00	544,369.90
3/27/2026	032726ach	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL		1,097.89	543,272.01
3/27/2026	032726ach1	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL		672.90	542,599.11
3/27/2026	032726ach2	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B		558.12	542,040.99
3/27/2026	032726ach4	Duke Energy	0000 PATTERSON RD		162.35	541,878.64
3/27/2026	032726ach5	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A		577.63	541,301.01
3/27/2026	032726ach6	Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL		372.43	540,928.58
3/27/2026	032726ach7	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH4A SL		402.04	540,526.54
3/30/2026		5261 Deborah Galbraith	BOS MTG 03-26-26		200.00	540,326.54
3/30/2026		5258 Joellen Dibrango	03-26-26 BOS MTG		200.00	540,126.54
3/30/2026		5259 Kristen Anderson	03-26-26 BOS MTG		200.00	539,926.54
3/30/2026		5260 Mario Munoz	03-26-26 BOS MTG		200.00	539,726.54
3/30/2026		5272 Shamrock First Baptist Church	Meeting Space Feb		100.00	539,626.54
3/30/2026	033026ach	Duke Energy	1000 DUNLIN ST. SIGN A		32.65	539,593.89
3/31/2026		5269 Mele Environmental Services LLC	irrigation repairs		3,491.72	536,102.17
3/31/2026		5270 Mele Environmental Services LLC	landscape monthly		16,208.33	519,893.84
3/31/2026	033126ach	Duke Energy	108 tanger st irrigation		32.64	519,861.20
3/31/2026		313126 Duke Energy	331 Pheasant Dr Well		32.66	519,828.54
<b>Total 1.General Fund</b>				<b>10,084.48</b>	<b>1,663,755.78</b>	<b>519,828.54</b>
4/1/2026		5273 Haven Management Solutions, LLC	April Management Services		6,333.33	513,495.21
4/1/2026	040126ach	Duke Energy	1200 Patterson Rd Lite,		32.64	513,462.57
4/1/2026	040126ach2	Duke Energy	990 Condor Dr Entry		32.65	513,429.92
4/1/2026	040126ach3	Duke Energy	2901 N 10th St well		32.66	513,397.26
4/1/2026	040126ach4	Duke Energy	600 Eaglecrest Dr,		32.66	513,364.60
4/1/2026	040126ach6	Duke Energy	3950 N 10th St,		32.66	513,331.94
4/1/2026	040126ach7	Duke Energy	2901 N 10th St entry		32.66	513,299.28
4/1/2026	040126ach9	Duke Energy	599 Patterson rd		61.60	513,237.68
4/2/2026		5274 813 Security & Protective Services	Security		4,851.50	508,386.18
4/2/2026		5275 813 Security & Protective Services	Security		5,175.00	503,211.18
4/2/2026		5276 Intergra Realty Resources	Appraisal		4,000.00	499,211.18
4/2/2026		5277 Accurate Drilling Solutions, LLC	Maint/repair		1,199.83	498,011.35
4/2/2026		5278 Cooper Pools	Monhthly Pool Maint		4,600.00	493,411.35
4/2/2026		5280 ECS INTEGRATIONS LLC	camera mgmt		280.00	493,131.35
4/3/2026	040326ach	CITY OF DAVENPORT	3001 Golden Eagle Way		49.84	493,081.51
4/3/2026	040326ach1	CITY OF DAVENPORT	3 hihgland meadows phase 3 park		22.34	493,059.17
4/7/2026		5281 ECS INTEGRATIONS LLC	100 pool cards		926.00	492,133.17
4/7/2026		5282 Stantec Consulting Services Inc	Engineering Services 3.6.26		6,245.50	485,887.67

**Highland Meadows II  
Check Register  
FY2026**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
4/7/2026		5283 Polk County Tax Collector	Postage Reimbursement		370.58	485,517.09
4/7/2026		5284 ECS INTEGRATIONS LLC	access control		555.00	484,962.09
4/7/2026		5285 Mele Environmental Services LLC	landscape monthly		16,208.33	468,753.76
4/12/2026		5286 Highland Meadows II CDD c/o US Bank	Funds DS Series 2014 AA1 5/1/26		65,832.49	402,921.27
4/12/2026		5287 Highland Meadows II CDD c/o US Bank	Funds DS Series 2014 AA2 5/1/26		96,963.21	305,958.06
4/12/2026		5288 Highland Meadows II CDD c/o US Bank	Funds DS Series 2016 AA3 5/1/26		97,170.69	208,787.37
4/12/2026		5289 Highland Meadows II CDD c/o US Bank	Funds DS Series 2016 AA4 5/1/26		101,430.65	107,356.72
4/12/2026		5290 Highland Meadows II CDD c/o US Bank	Funds DS Series 2017 AA4 B/C 5/1/26		155,935.85	(48,579.13)
4/12/2026		5291 Highland Meadows II CDD c/o US Bank	Funds DS Series 2017 AA5 5/1/26		288,740.33	(337,319.46)
4/12/2026		5292 Highland Meadows II CDD c/o US Bank	Funds DS Series 2017 AA6 5/1/26		124,125.27	(461,444.73)
4/12/2026		5293 Highland Meadows II CDD c/o US Bank	Funds DS Series 2019 5/1/26		200,625.77	(662,070.50)
4/13/2026		5295 Good Home Services, LLC	pressure wash		975.00	(663,045.50)
4/14/2026		5296 Good Home Services, LLC	repair fence		200.00	(663,245.50)
4/14/2026			Funds Transfer	1,130,824.26		467,578.76
4/17/2026	041726ach	Duke Energy	541 Pheasant Dr Entry Lighting,		32.66	467,546.10
4/17/2026	041726ach	Duke Energy	1015 Condor Dr,		1,096.42	466,449.68
4/17/2026			Deposit	19,503.29		485,952.97
4/20/2026	042026acj	Bright House Networks	1015 Condor Dr.		199.65	485,753.32
4/21/2026		5297 City of Haines City	Violation # 39224		25.04	485,728.28
4/21/2026		5298 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,200.00	483,528.28
4/21/2026	042126ach	Duke Energy	0 PATTERSON RD Lite		805.21	482,723.07
4/22/2026			Funds Transfer	100,000.00		582,723.07
4/23/2026		5299 Kutak Rock LLP	Legal Services		14,756.45	567,966.62
4/28/2026	042826ach	Duke Energy	00 PATTERSON RD		274.56	567,692.06
4/29/2026		5301 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,200.00	565,492.06
4/29/2026		5302 Deborah Galbraith	BOS MTG 04-23-26		200.00	565,292.06
4/29/2026		5303 Joellen Dibrango	04-23-26 BOS MTG		200.00	565,092.06
4/29/2026		5304 Kristen Anderson	04-23-26 BOS MTG		200.00	564,892.06
4/29/2026		5305 Mario Munoz	04-23-26BOS MTG		200.00	564,692.06
4/29/2026		5306 Adam King	04-23-26 BOS MTG		200.00	564,492.06
4/29/2026		5307 Shamrock First Baptist Church	Meeting Space April		100.00	564,392.06
4/29/2026	042926ach	Duke Energy	0000 PATTERSON RD		162.35	564,229.71
4/29/2026	042926ach2	Duke Energy	000 PATTERSON RD, 6 SL		372.43	563,857.28
4/29/2026	042926ach	Duke Energy	0 N 10TH ST, LITE PH4A SL		402.04	563,455.24
4/29/2026	042926ach6	Duke Energy	0 N 10TH ST, LITE HIGHLAND 2B		558.12	562,897.12
4/29/2026	042926ach7	Duke Energy	0 N 10TH ST, LITE HIGHLAND 2A		577.63	562,319.49
4/29/2026	042926ach8	Duke Energy	000 OLSEN RD, LITE HGH PH3 SL		672.90	561,646.59
4/29/2026	042926ach20	Duke Energy	000 PATTERSON RD, 5 SL		1,097.89	560,548.70
4/30/2026	043026ach	Duke Energy	1000 DUNLIN ST. SIGN A		32.65	560,516.05
4/30/2026			Deposit	13.39		560,529.44
4/30/2026			Deposit	24.07		560,553.51
<b>Total 1.General Fund</b>				<b>1,250,365.01</b>	<b>1,209,640.04</b>	<b>560,553.51</b>

EXHIBIT 13  
RETURN TO AGENDA

**MINUTES OF 04/23/26 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, April 23, 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 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
- Dana Bryant ..... Field Management Services, Haven Management Solutions
- 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.

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

- An audience member asked about the fence repair at the lift station, 1271 Wood Park. Ms. Thibault advised she would send it to the handyman and get a proposal.

**III. Professional Staff Updates**

**A. Stantec Engineering –**

Ms. Thibault presented Mr. Woodcock’s report, sharing that there were concerns about the outfall structures and silt buildup. She reported that Mr. Bryant had found that their outfalls were in need of repairs to prevent flooding. Mr. Bryant explained some of the causes of the flooding, noting that the silt, dirt, and sand from the roads ran down to the outfalls, where the outfalls were supposed to have large amounts of riprap in front of them to break that up. He noted that instead, the riprap was placed above the concrete, making the silt pack up. Mr. Bryant noted that the sand holds moisture and weeds, and everything else started growing in that. Ms. Thibault asked if asking the landscaping crew to place chemicals in the area to beat down the weeds would help. Mr. Bryant advised that they could hit it with Glyphosate or put together a proposal to have someone come and dig the debris out. He noted that the crew could distribute the debris in the DRA rather than hauling it out. He described a potential method to distribute the material, noting they could just scatter it in the surrounding areas. Ms. Thibault reported that Mr. Woodcock had advised that removing the debris would be very labor intensive. Mr. Bryant agreed that it would be labor intensive. He noted that the riprap was placed incorrectly initially, so the Board would likely have to become comfortable with paying for someone to come and clean it out every year or two. Chairwoman Galbraith noted that the riprap was in code when they initially built it, if only just so. Mr. Bryant shared his guess that the outfalls were placed first and then the riprap was placed when the areas outside of the outfalls began to wash away. He advised that once the initial labor is done, they would need to do a spring cleaning every year or possibly reach a point where they are able to wash and spray it out. The Board discussed the improper placement of the riprap. Chairwoman Galbraith noted that they have had to fix the fence for about \$200-\$400 every time. Ms. Thibault advised that she had reached out to Mele about a proposal to put chemicals down there, as it was not a part of

48 their contract. Mr. Bryant advised that no one takes care of ants, it is usually an extra charge, though he noted having a  
49 solution to an ant problem. He shared that there is a product called Top Choice that would cost roughly \$150 to \$200 an  
50 acre. Ms. Thibault noted that she had seen \$5,000 to cover one of her districts. Mr. Bryant stated that it depends on what  
51 they're covering, but that he would look into it again. He advised that it should last about 10 months, so if they placed it  
52 in February or March, it should last through Christmas, and then the cold would keep them down in January and February.  
53 He advised that he has never had an issue with placing it in dog parks, but he would check the label again. Ms. Thibault  
54 requested a proposal and shared that Long Lake Ranch was the district that had to pay \$5,000 for Top Choice. Mr. Bryant  
55 asked for an outline of where the Board would want the Top Choice. They noted around the pool, the playground area,  
56 and the two dog parks. Mr. Bryant suggested using Roundup and advised that the product would need to be absorbed  
57 through the leaves while the plant is still alive to work. He suggested it would need to sit on the plants for 15-20 minutes.

58 **B. District Attorney – Kutak Rock (addressed after Administrative Items)**

59 Ms. Thibault asked Mr. Magee if they turned over landscape enhancements at the monuments, what would need to  
60 be done with the HOA as far as agreements. Mr. Magee advised that it would be a maintenance agreement, or cost share  
61 agreement. He noted his opinion that it would be doable.

62 **1. Discussion and Update on PRWC Status**

63 Mr. Magee reported that he would distribute the documents so they can be ratified at the next meeting. He shared  
64 that the PRWC counsel believed they needed joinders from the HOA to execute the agreements, something he did not  
65 believe necessary. Mr. Magee confirmed he would need to get their reasoning for why the HOA would need to execute  
66 anything on CDD property. He also reported that while PRWC was conducting their review, they found an administrative  
67 fine from the city of Haines City against the CDD for fencing, along Ruby Road. Mr. Magee noted that the fine was  
68 issued in April of 2025, but not corrected until January 2026, so there is an outstanding balance of \$29,000. He noted he  
69 was requesting a case file, but that he believed due to the district's sovereign immunity protections, the city would not  
70 be able to foreclose on any property but could sue to collect those fines. He noted a lien reduction program that they were  
71 looking into. Mr. Magee advised that the district try to knock down the fine as much as possible through that program.  
72 Ms. Thibault explained the program the city offers to petition to have some of the fees waived. Supervisor Anderson  
73 asked why the city didn't bring it up when they've discussed other events. Mr. Magee suggested it was likely a lack of  
74 communication in the department. He requested Board approval to engage with the city on the fine reduction program in  
75 between meetings.

76 On a MOTION by Chairwoman Galbraith SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board  
77 Approved Mr. Magee to Interact with the City Regarding the Fines for the Highland Meadows II Community  
78 Development District.

79 Ms. Thibault advised that the initial fine was around \$1,500 and grew to \$29,000 because of the daily charge.

80 **2. Discussion on Fining for Vehicles on District Property**

81 Mr. Magee noted that if the Board wanted to implement a fine to cut down on the number of e-vehicles in the district  
82 common areas they would have to update the amenity policy, which would require a rule hearing. He noted that the fines  
83 would only be collected in small claims court and may serve as more of a deterrent than anything else. Ms. Thibault  
84 detailed a fatal accident that had occurred in Hillsborough County regarding a child on an e-skateboard and his father,  
85 the driver of the vehicle whose line of sight was deterred. Chairwoman Galbraith noted that the kids in the morning on  
86 the way to school don't follow the traffic laws, which has almost resulted in an accident. Ms. Thibault reminded the  
87 Board that issuing a fine would act as a deterrent and if they wanted to collect, they would have to go to small claims  
88 court. She asked Mr. Magee if they went to small claims court and were successful, if they could obtain legal fees as  
89 well. Mr. Magee advised that he would need to speak to one of their litigation attorneys to find out.

90 Ms. Thibault noted an issue with the change in policy lies in being able to identify the perpetrator. The Board noted  
91 that most of the adolescents don't use helmets but do have hoods and headphones on. Ms. Thibault suggested the  
92 Board incorporate language not allowing the e-vehicles on amenity property in their amenity polices. Chairwoman

93 Galbraith reported that the kids who the police had spoken to were back to throwing their e-bikes into a resident's  
94 yard and using it to cut through the district. Ms. Thibault suggested banning e-vehicles in common areas. Supervisor  
95 Munoz suggesting using the term 'motorized,' Mr. Magee noted that the rule would need to be on the books for  
96 security to be able to stop someone who was breaking the rules. Ms. Thibault advised that their current defense if a  
97 loss of amenity privileges and asked if they wanted to add a fine to catch the parents' attention. Chairwoman  
98 Galbraith asked that golf carts be included in the policy. Ms. Magee confirmed that he would get a draft for the  
99 policy change banning e-vehicles and issuing a fine. He advised that they did not have enough time to advertise for  
100 the next meeting. Ms. Thibault asked to aim for the June meeting. She asked that Mr. Bryant always check for line-  
101 of-sight issues. The Board discussed HOA versus CDD property.

102 **IV. Field Services Report (moved up from agenda)**

103 Mr. Bryant presented his reports, beginning with the Yucca plant. He advised that by staggering the plants every 3  
104 feet, they could cover the full 675 by 12 area with 225 plants. He noted that they start out small but grow quickly. The  
105 Board noted that people would tear through them. Mr. Bryant suggested waiting until June, when school is out, and by  
106 September, if they've been left alone long enough to establish roots (2-3 months) they should be pretty established. He  
107 noted they may be difficult to remove or replace. Ms. Thibault asked if they could be propagated, which Mr. Bryant  
108 confirmed. Ms. Thibault asked if that was the Golden Sword Yucca, which Mr. Bryant confirmed sounded familiar. He  
109 reported that the Yucca would cover 675 linear feet. The Board asked for his ballpark amount to spray/prep the area.

110 On a MOTION by Supervisor DiBrango SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board  
111 Approved the Yucca Cane Installation Proposal from ILS for \$3,307.50 in June for the Highland Meadows II Community  
112 Development District.

113 Mr. Bryant confirmed he was waiting for the irrigation report to plant anything new. He shared that per the law, they  
114 could water new plants, but those plants have to be more than 50% of the zone. He advised that there were areas, including  
115 off Olson, where drip was just lying there. He advised that drip is considered low pressure, meaning it could be run more  
116 than one day a week.

117 Mr. Bryant advised that the Meadow Pointe Dr. well was on 10th Street side of Patterson Road, and that there were  
118 2 of them. He advised that one well is working, but the pressure gauge wasn't, though that should be an easy fix. He  
119 explained that the north well had an 80-gallon tank, but he can't see into it as the pipe goes straight into the ground and  
120 the control box was on rotted wood and falling over. Meanwhile, the south well had a decoder and a brand-new valve  
121 that was turned off. Mr. Bryant explained that he turned it on, but there was no water running that way. He noted that the  
122 valve to the north ran manually. He noted that he wasn't sure which well the resident was complaining about. Mr. Bryant  
123 reiterated that the pressure gauge on the north well didn't show anything, but once they turned it on, the irrigation works.  
124 The south well had a repeated reading of bad decoder. When he manually tried to turn the closest valve on, there was no  
125 water. Ms. Thibault stated the well they had been informed about was 547 Meadow Pointe Dr., but Mr. Bryant suggested  
126 a map would show something different. Chairwoman Galbraith and Supervisor Anderson noted that the fancy-looking  
127 well may have been one they had fixed recently. Mr. Bryant noted that he had not checked the VFP box, so that, or the  
128 ACC timer may have been where the error code was coming from. Ms. Thibault asked if Mr. Bryant was going to have  
129 Accurate check the error code on the control panel, and if the other well just needed a pressure gauge, which he  
130 confirmed. Mr. Bryant noted that the fancier well was the one with the error codes, and the older well didn't have water.  
131 Supervisor DiBrango asked if the fancier well might have been the replacement for the older well. Mr. Bryant explained  
132 that the wells were not connected, there were two separate functions.

133 Ms. Thibault asked if the dead plant material was going to come back. Mr. Bryant advised that the only material that  
134 might come back was the Arboicola, and it would take a couple of years for them to look like they used to. Ms. Thibault  
135 asked the Board if they wanted Mr. Bryant to get any entrance proposals or to see if the HOA could help with  
136 enhancements at the entrances. Chairwoman Galbraith suggested ripping the plants out and putting new ones in and  
137 noted that they were having trouble with the pergola awnings. Supervisor DiBrango suggested that the monuments be

138 more of a priority, as more people see those. The Board discussed the monuments that needed to be replaced. Ms. Thibault  
139 suggested asking the HOA if they want a 50-50 split. She explained the status of the awnings, noting that it was \$15,000  
140 for all 3. She noted someone was coming out that following Monday to confirm the pricing. Ms. Thibault advised that  
141 she needed to figure out the budget to make sure they have the funds to replace anything. Supervisor Anderson noted  
142 that Mr. Magee had advised that they would need waivers if the HOA took over the monuments. Ms. Thibault advised  
143 that they would have to establish something with the HOA to make sure the monuments look the same. She also advised  
144 that the Board revisit this discussion once the budget has been calculated, as the outfall issue needed to be addressed first  
145 before hurricane season to avoid flooding liability. She noted they would look at the outfalls first, working with the HOA  
146 to get a 50-50 split on the monuments, and then getting a proposal for the pool awnings.

147 Mr. Bryant reported on Quad 2, noting that it was hard to see street signs because of the trees and foliage. Supervisor  
148 DiBrango noted that the trees also posed a danger to bicycles. Ms. Thibault advised that any common area is CDD  
149 responsibility, but anything by the houses is the HOA's responsibility. Mr. Bryant suggested that the trees on Woodlark  
150 Drive needed to be checked. Beyond the trees, Mr. Bryant noted that he had paid more attention to the outfalls. He also  
151 advised a short-term solution for the amenity center, noting that if they just ripped out the plants and put some mulch  
152 down, that would carry them into the next year. He also noted that removing the mulch to put new plants in would be  
153 difficult. Ms. Thibault asked for a proposal to address the front of the building. Mr. Bryant noted that a lot of the  
154 playground mulch has been ending up outside of the playground. He advised that removing the mulch would be expensive  
155 and replacing it with rubber mulch would be even more so, likely \$80,000 to \$100,000. Ms. Thibault reiterated Mr.  
156 Bryant's takeaways. Mr. Bryant suggested plant material options, which Ms. Thibault requested he get a proposal for as  
157 well. He also noted that if they removed the dead stuff while doing the Juniper installs, it might save them money. Ms.  
158 Thibault requested a proposal for that as well. Mr. Bryant discussed putting in new plans regarding the irrigation  
159 information he was waiting for. Chairwoman Galbraith discussed splitting the monuments with the HOA and asked Mr.  
160 Bryant to provide a list for the HOA to pick from. Ms. Thibault advised that right now the HOA cannot remove the dead  
161 material at the monuments without permission as it is district property. She noted they would get with Mr. Magee on that.

162 **A. Ratification of Proposals:**

163 On a MOTION by Supervisor Anderson SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board Ratified  
164 the Good Homes Services Fence Repair Proposals for \$200 Apiece, the Cooper Pools Proposal for \$2,143.28, and the  
165 ECS Integrations Proposal for \$926 for the Highland Meadows II Community Development District.

166 The Board noted they needed the pools fobs.

167 **V. Administrative Matters**

168 **A. Consideration for Acceptance – March 2026 Unaudited Financial Statements**

169 Ms. Thibault advised the Board that they were trending about \$22,000 over budget. She confirmed she would bring  
170 a budget analysis to the next meeting. Ms. Thibault reminded the Board that they increased the budget to fund the reserve  
171 study, and she asked the Board if they wanted to maintain a flat budget this year. Supervisor DiBrango asked if they had  
172 to touch the reserve fund, which Ms. Thibault stated they had not. Mr. Magee rejoined the meeting at this point. Ms.  
173 Thibault suggested keeping the budget flat and adding an option for 3%. Chairwoman Galbraith expressed frustration  
174 for renters breaking property. Ms. Thibault advised that Southern Dream was working to reimburse them.

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

177 **B. Consideration for Approval – The Meeting Minutes of the Regular Board of Supervisors Meeting Held March**  
178 **26, 2026**

179 On a MOTION by Supervisor Anderson SECONDED by Supervisor King, WITH ALL IN FAVOR, the Board Accepted  
180 the March 2026 Meeting Minutes of the Regular Board of Supervisors Meeting for the Highland Meadows II Community  
181 Development District.

182 **VI. District Management**

183 **1. Temporary Suspension (*Discussed at beginning of meeting*)**

184 Ms. Thibault reported that a flocking camera, which takes license tag numbers, and counts traffic was installed in  
185 Phase 6. She noted that a resident had complained about it and asked what they were going to do about it. She shared  
186 that the city of Haines City had installed it.

187 On a MOTION by Chairwoman Galbraith SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board  
188 Approved the Flocking Camera Installation for the Highland Meadows II Community Development District.

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

190 **A. Discussion of Installation of a Bulletin Board Near the Mailboxes**

191 The Board discussed charging a royalty fee, but Mr. Magee advised they would need to go through the rulemaking  
192 process to be able to charge a fee. Supervisor Anderson remembered HOA 5 getting approved for the bulletin board  
193 and just needing the waiver. Ms. Thibault noted to the Board that they could either put the bulletin board up free of  
194 charge because it is not in their policy, or have it added to the policy because Mr. Magee was already making the  
195 other changes. Mr. Magee advised that they should get a licensing agreement and a clause to allow for payment for  
196 any time his office had to spend on it. **The Board noted that the fee was imposed to cover any costs incurred by legal**  
197 **for the licensing agreement.**

198 On a MOTION by Supervisor DiBranco SECONDED by Chairwoman Galbraith, WITH ALL IN FAVOR, the Board  
199 Agreed the HOA Would Need a Licensing Agreement and Would Absorb any Attorney Fees to place a Bulletin Board on  
200 CDD Property for the Highland Meadows II Community Development District.

20 **VIII. Supervisor Requests**

202 Supervisor DiBranco asked if all the walls were pressure-washed, and how that was verified. Ms. Thibault confirmed  
203 that they were, and they drove behind to make sure. Supervisor DiBranco asked how they would collect the fees.  
204 Supervisor King noted he had reached out about them but had not heard back yet. Chairwoman Galbraith asked about  
205 painting the wall. Ms. Thibault noted that there was old algae embedded in the walls under the new algae because the  
206 walls had never been cleaned. Ms. Thibault reminded the Board that the outfalls need to be dealt with first before they  
207 can address these items.

208 Ms. Thibault reported that they often have security come in earlier and for longer days at the pool during holidays  
209 like Memorial Day, the 4<sup>th</sup> of July, and Labor Day. She suggested 8 to 8 on the 4-day weekend (Friday, Saturday, Sunday,  
210 and Monday). The Board discussed the pool times, deciding on 11-8. Mr. Magee confirmed that he could draft an  
211 addendum to allow the hour change for the holidays. **The new hours were set to start on Memorial Day.** The Board noted  
212 security should not be leaving the premises. Ms. Thibault asked that the security team stay put. Mr. Palevich noted all  
213 roving patrols should be done before or after their shifts, not during.

214 Supervisor Anderson asked how much they increased the financials: if it was 23% or 25%. Ms. Thibault confirmed  
215 that they increased 23.5%, which was \$200,000. She noted it was \$245.53 per home, and \$12.13 per month on escrow.  
216 Ms. Thibault noted the handyman would be by next week. She reported they had received 1 proposal to relocate the  
217 playground to Phase 7 at around \$50,000 to resurrect an old playground set. She hypothesized that a lot of the cost was  
218 labor. The Board discussed grading the playground, state regulations, and prices depending on mulch, utilities, and size.  
219 Ms. Thibault noted she was looking for a GC who could pull a permit for them, and that all of the playground pieces still  
220 have the concrete attached, which will likely make it more expensive. She noted they should not pay \$50,000 for a used

221 playground and should put a new one in if it reaches that point. Ms. Thibault advised that a new structure would allow  
222 them to use their construction funds.

223 **IX. Audience Comments**

224 Ms. Williams noted that since she had been told no golf carts in the streets, they could make that rule extend to all other  
225 motorized vehicles. Ms. Thibault advised that they could for district streets, but not for county streets. She noted that the  
226 language she saw included all motorized vehicles. Ms. Williams reported that a kid waiting by the bus had done their  
227 best to tear down the towing sign. She had told him his parents would have to pay for it, and that's when his mother told  
228 him to stop. She noted she did not know where the kid lived. Ms. Williams also reported on a large number of dogs that  
229 have gotten loose. She asked if the CDD would be responsible for dog attacks on CDD property. Mr. Magee advised that  
230 no, that would be a personal issue. **Chairwoman Galbraith** noted dogs without a leash will result in the involvement of  
231 the police and animal control.

232  
233 **X. Adjournment**

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

235 On a MOTION by Supervisor DiBranco, SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board  
236 Adjourned the Meeting at 6:24 for the Highland Meadows II Community Development District.

237  
238 *~Any individual who wishes to appeal a decision made by the Board with respect to any matter considered at this meeting*  
239 *is hereby advised that they may be responsible for ensuring that a verbatim record of the proceedings is made, including*  
240 *all testimony and evidence upon which the appeal is based.~*

241  
242  
243  
244  
245 \_\_\_\_\_  
246 **Signature**

245 \_\_\_\_\_  
246 **Signature**

247  
248  
249  
250 \_\_\_\_\_  
251 **Printed Name**  Secretary  Assistant Secretary

250 \_\_\_\_\_  
251 **Printed Name**  Chairman  Vice Chairman

252  
253  
254

EXHIBIT 14  
RETURN TO AGENDA

## AGREEMENT FOR SERVICES

This "**Agreement**" is by and between: Highland Meadows II Community Development District ("District") and **ILS** ("Contractor"):

**1. EFFECTIVE DATE.** The Agreement shall be deemed effective as of the date of the full execution of the Agreement.

**2. TERM.** This Agreement shall become effective upon the date of the full execution of the Agreement and shall continue in full force and effect for a period of two (2) years from such date, unless terminated by either party in accordance with the terms of this Agreement. The Agreement shall thereafter automatically renew for additional one (1) year periods, unless terminated earlier in accordance with the terms contained herein.

**3. 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. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Contractor shall obtain at its cost all permits, licenses, and/or other approvals necessary to provide the Services.

**4. COMPENSATION.** As compensation for the Services described in this Agreement, the District agrees to pay the Contractor the amounts set forth in **Exhibit A**

**A.** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

**5. 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.

**6. 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.

**7. 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.

**8. 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.

**9. 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.

**10. 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*.

**11. 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.

**12. 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.

**13. 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.

**14. CONFLICTS.** To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this document controls.

**15. 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.

**ILS**

Date: 4-1-26  
By: [Signature]  
Its: \_\_\_\_\_

**Highland Meadows II COMMUNITY DEVELOPMENT DISTRICT**

Date: 4/30/2026  
By: [Signature]  
Its: \_\_\_\_\_

Tab 1



Irrigation  
Landscape  
Solutions

Apr 30, 2026

## Highland Meadows 2 CDD

**PROPOSAL** - To treat the Dog Park, Playground area and pool area surrounds (20' outside the fence). An area of approximately 80,000sqft  
At a rate of 2lbs/1,000sqft

MATERIALS - \$800

LABOR - \$200

TOTAL - \$1,000

Tab 2

EXHIBIT 15  
RETURN TO AGENDA

## AGREEMENT FOR SERVICES

This "**Agreement**" is by and between: Highland Meadows II Community Development District ("District") and ***Accurate Drilling Solutions, LLC*** ("Contractor");

- 1. EFFECTIVE DATE.** The Agreement shall be deemed effective as of the date of the full execution of the Agreement.
- 2. TERM.** This Agreement shall become effective upon the date of the full execution of the Agreement and shall continue in full force and effect for a period of two (2) years from such date, unless terminated by either party in accordance with the terms of this Agreement. The Agreement shall thereafter automatically renew for additional one (1) year periods, unless terminated earlier in accordance with the terms contained herein.
- 3. 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. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Contractor shall obtain at its cost all permits, licenses, and/or other approvals necessary to provide the Services.
- 4. COMPENSATION.** As compensation for the Services described in this Agreement, the District agrees to pay the Contractor the amounts set forth in **Exhibit A**
  - A.** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
- 5. 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.
- 6. 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.
- 7. 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.

**8. 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.

**9. 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.

**10. 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*.

**11. 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.

**12. 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.

**13. 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.

**14. CONFLICTS.** To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this document controls.

**15. 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.

**Accurate Drilling Solutions, LLC**

Date: 4-28-26  
By: [Signature]  
Its: Managing Member

**HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT**

Date: 4/27/2026  
By: [Signature]  
Its: \_\_\_\_\_



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 Pump 3**  
2860 N 10th St  
Haines City, FL 33844

**Quote #: q5374**

Quote Date: 4/27/2026

Item	Description	Quantity	Price	Amount
Pump Pull	Pump Pull	1	\$700.00	\$700.00
Temporary Fuel Surcharge	Temporary Fuel Surcharge	1	\$25.00	\$25.00
			Subtotal:	\$725.00
			Total:	\$725.00

**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 16  
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 # 457  
Date 05/07/2026

Description	Total
Repair fencing at home corner of Woodlark This includes purchase of materials needed to repair this section of fencing, and labor	\$325.00
<b>Subtotal</b>	<b>\$325.00</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.

*Deborah Galbraith*  
Highland Meadows II 5/7/2026

EXHIBIT 17  
RETURN TO AGENDA

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 # 456  
Date 05/07/2026

Description	Total
Remove dog waste station on Zion	\$125.00
This is for labor to remove and dispose of the dog waste station on Zion Dr.	
<b>Subtotal</b>	\$125.00
<b>Total</b>	<b>\$125.00</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.

  
Highland Meadows II 5/7/2026

EXHIBIT 18  
RETURN TO AGENDA

**Arbitrage Rebate Computation  
Proposal For  
Highland Meadows II  
Community Development District  
(City of Davenport, Florida)**





# AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane  
Avon, CT 06001  
(T) 860-321-7521  
(F) 860-321-7581

[www.amteccorp.com](http://www.amteccorp.com)

May 1, 2026

Highland Meadows II Community Development District  
c/o Ms. Patricia Thibault  
District Manager  
Haven Management Solutions  
255 Primera Boulevard, Suite 160  
Lake Mary, FL 32746

Re: Arbitrage Calculations for all Highland Meadows II Community Development District Bonds

Dear Ms. Thibault:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the Highland Meadows II Community Development District (the "District") tax-exempt bond issues (the "Bonds"). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

### **Firm History**

AMTEC was incorporated in 1990 and maintains a prominent client base of cities, counties, colleges and universities, school districts, hospitals, health care facilities, state agencies and small-town bond issuers throughout the United States. We compute rebate for bond issuers in 48 U.S. states and territories and have delivered thousands of rebate reports. The IRS has never challenged our findings.

### **Client Base**

We have provided arbitrage rebate services for over 8,000 bond issues since 1990. On a national level, we are rebate consultant to the States of Connecticut, New Jersey, Montana, Minnesota, Mississippi, Vermont, West Virginia and Alaska.

We are proposing rebate computation services for all District bond issues based on the following:

- Fixed Rate Debt
- Acquisition and Construction, Debt Service Reserve and Debt Service Accounts

Should the Tax Agreements require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

**Proposal**

Our guaranteed fee for rebate computations for each district bond issue is \$450 per year through the anniversary month of the Bonds through 2031. Our fees are payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following tables.

**AMTEC's Professional Fee – \$3,645,000 Series 2016 (Assessment Area Three Project) Bonds**

<b>Report Date</b>	<b>Type of Report</b>	<b>Period Covered</b>	<b>Fee</b>
May 15, 2026	Rebate and Opinion	Closing – February 28, 2025	\$450
May 15, 2026	Rebate and Opinion	Closing – February 28, 2026	\$450
February 28, 2027	Rebate and Opinion	Closing – February 28, 2027	\$450
February 28, 2028	Rebate and Opinion	Closing – February 28, 2028	\$450
February 28, 2029	Rebate and Opinion	Closing – February 28, 2029	\$450
February 28, 2030	Rebate and Opinion	Closing – February 28, 2030	\$450
February 28, 2031	Rebate and Opinion	Closing – February 28, 2031	\$450

**AMTEC's Professional Fee – \$1,785,000 Series 2016 (Assessment Area Four Project) Bonds**

<b>Report Date</b>	<b>Type of Report</b>	<b>Period Covered</b>	<b>Fee</b>
May 15, 2026	Rebate and Opinion	Closing – February 28, 2025	\$450
May 15, 2026	Rebate and Opinion	Closing – February 28, 2026	\$450
February 28, 2027	Rebate and Opinion	Closing – February 28, 2027	\$450
February 28, 2028	Rebate and Opinion	Closing – February 28, 2028	\$450
February 28, 2029	Rebate and Opinion	Closing – February 28, 2029	\$450
February 28, 2030	Rebate and Opinion	Closing – February 28, 2030	\$450
February 28, 2031	Rebate and Opinion	Closing – February 28, 2031	\$450

**AMTEC's Professional Fee – \$3,950,000 Series 2017 (Assessment Area 4B/C Project) Bonds**

<b>Report Date</b>	<b>Type of Report</b>	<b>Period Covered</b>	<b>Fee</b>
May 15, 2026	Rebate and Opinion	Closing – September 30, 2024	\$450
May 15, 2026	Rebate and Opinion	Closing – September 30, 2025	\$450
September 30, 2026	Rebate and Opinion	Closing – September 30, 2026	\$450
September 30, 2027	Rebate and Opinion	Closing – September 30, 2027	\$450
September 30, 2028	Rebate and Opinion	Closing – September 30, 2028	\$450
September 30, 2029	Rebate and Opinion	Closing – September 30, 2029	\$450
September 30, 2030	Rebate and Opinion	Closing – September 30, 2030	\$450
September 30, 2031	Rebate and Opinion	Closing – September 30, 2031	\$450

**AMTEC's Professional Fee – \$5,370,000 Series 2017 (Assessment Area Five Project) Bonds**

<b>Report Date</b>	<b>Type of Report</b>	<b>Period Covered</b>	<b>Fee</b>
May 15, 2026	Rebate and Opinion	Closing – March 31, 2025	\$450
May 15, 2026	Rebate and Opinion	Closing – March 31, 2026	\$450
March 31, 2027	Rebate and Opinion	Closing – March 31, 2027	\$450
March 31, 2028	Rebate and Opinion	Closing – March 31, 2028	\$450
March 31, 2029	Rebate and Opinion	Closing – March 31, 2029	\$450
March 31, 2030	Rebate and Opinion	Closing – March 31, 2030	\$450
March 31, 2031	Rebate and Opinion	Closing – March 31, 2031	\$450

**AMTEC's Professional Fee – \$2,700,000 Series 2017 (Assessment Area Six Project) Bonds**

<b>Report Date</b>	<b>Type of Report</b>	<b>Period Covered</b>	<b>Fee</b>
May 15, 2026	Rebate and Opinion	Closing – March 31, 2025	\$450
May 15, 2026	Rebate and Opinion	Closing – March 31, 2026	\$450
March 31, 2027	Rebate and Opinion	Closing – March 31, 2027	\$450
March 31, 2028	Rebate and Opinion	Closing – March 31, 2028	\$450
March 31, 2029	Rebate and Opinion	Closing – March 31, 2029	\$450
March 31, 2030	Rebate and Opinion	Closing – March 31, 2030	\$450
March 31, 2031	Rebate and Opinion	Closing – March 31, 2031	\$450

**AMTEC's Professional Fee – \$5,765,000 Series 2019 (Assessment Area 7/7A Project) Bonds**

<b>Report Date</b>	<b>Type of Report</b>	<b>Period Covered</b>	<b>Fee</b>
May 15, 2026	Rebate and Opinion	Closing – December 16, 2024	\$450
May 15, 2026	Rebate and Opinion	Closing – December 31, 2025	\$450
December 31, 2026	Rebate and Opinion	Closing – December 31, 2026	\$450
December 31, 2027	Rebate and Opinion	Closing – December 31, 2027	\$450
December 31, 2028	Rebate and Opinion	Closing – December 31, 2028	\$450
December 31, 2029	Rebate and Opinion	Closing – December 31, 2029	\$450
December 31, 2030	Rebate and Opinion	Closing – December 31, 2030	\$450
December 31, 2031	Rebate and Opinion	Closing – December 31, 2031	\$450

**In order to begin, we are requesting copies of the following documentation:**

1. US Bank statements for all accounts related for each issuance from the date of our most recent report through current

**AMTEC's Scope of Services**

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;
- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;

- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on \_\_\_\_\_, 2026.

Highland Meadows II  
Community Development District

Consultant: American Municipal Tax-Exempt  
Compliance Corporation



By: \_\_\_\_\_

By: Michael J. Scarfo  
Senior Vice President

EXHIBIT 19  
RETURN TO AGENDA

# Arbitrage Rebate Counselors, LLC

*Arbitrage Regulations Compliance for Issuers of Tax-Exempt Bonds*

April 28, 2026

Highland Meadows II Community Development District  
c/o Patricia Thibault, District Manager  
Haven Management Solutions  
255 Primera Blvd., Suite 160  
Lake Mary, FL 32746

Re: Proposal – Annual Arbitrage Calculations – Highland Meadows II Community Development District – Special Assessment Bonds, Series 2014 (One/Two) (“Series 2014”)

Dear Highland Meadows II Community Development District:

Arbitrage Rebate Counselors is pleased to provide you with this proposal to perform Annual Arbitrage Calculations for the above-referenced Series 2014.

We understand that proceeds of Series 2014 were issued for purposes of: (1) providing funds to pay the costs of planning, financing, acquisition, construction, equipping and installation of the Assessment Area One and Two Projects, (2) funding deposits to Reserve Accounts, (3) paying a portion of the interest coming due on Series 2014, and (4) paying the costs of issuance.

The Annual Arbitrage Calculations will cover the initial annual period October 30, 2025 to October 30, 2026, and each successive annual period thereafter ending on October 30<sup>th</sup>.

Our services include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analyses, (6) preparing arbitrage opinion letter, and (7) preparing I.R.S. Form “8038-T” for paying any arbitrage due.

Our fee to prepare each Annual Arbitrage Calculation is a “flat-fee” of \$475.00. Highland Meadows II CDD may terminate this contract at any time at its discretion.

Sincerely yours,



John C. Rogers  
President

Acknowledged and accepted:

Signed: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

EXHIBIT 20  
RETURN TO AGENDA

# Arbitrage Rebate Counselors, LLC

*Arbitrage Regulations Compliance for Issuers of Tax-Exempt Bonds*

April 28, 2026

Highland Meadows II Community Development District  
c/o Patricia Thibault, District Manager  
Haven Management Solutions  
255 Primera Blvd., Suite 160  
Lake Mary, FL 32746

Re: Proposal – Annual Arbitrage Calculations – \$3,950,000 Highland Meadows II Community Development District – Special Assessment Bonds, Series 2017 (4B/C) (“Series 2017”)

Dear Highland Meadows II Community Development District:

Arbitrage Rebate Counselors is pleased to provide you with this proposal to perform Annual Arbitrage Calculations for the above-referenced Series 2017.

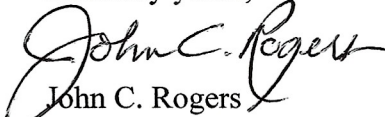
We understand that proceeds of Series 2017 were issued for purposes of: (1) providing funds to pay the costs of planning, financing, acquisition, construction, equipping and installation of the Assessment Area 4B/C Project, (2) funding deposits to Reserve Accounts, (3) paying a portion of the interest coming due on Series 2017, and (4) paying the costs of issuance.

The Annual Arbitrage Calculations will cover the initial annual period September 29, 2025 to September 29, 2026, and each successive annual period thereafter ending on September 29<sup>th</sup>.

Our services include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analyses, (6) preparing arbitrage opinion letter, and (7) preparing I.R.S. Form “8038-T” for paying any arbitrage due.

Our fee to prepare each Annual Arbitrage Calculation is a “flat-fee” of \$475.00. Highland Meadows II CDD may terminate this contract at any time at its discretion.

Sincerely yours,

  
John C. Rogers  
President

Acknowledged and accepted:

Signed: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

EXHIBIT 21  
RETURN TO AGENDA

# Arbitrage Rebate Counselors, LLC

*Arbitrage Regulations Compliance for Issuers of Tax-Exempt Bonds*

April 28, 2026

Highland Meadows II Community Development District  
c/o Patricia Thibault, District Manager  
Haven Management Solutions  
255 Primera Blvd., Suite 160  
Lake Mary, FL 32746

Re: Proposal – Annual Arbitrage Calculations – Highland Meadows II Community Development District – Special Assessment Bonds, Series 2017 (Five/Six) (“Series 2017”)

Dear Highland Meadows II Community Development District:

Arbitrage Rebate Counselors is pleased to provide you with this proposal to perform Annual Arbitrage Calculations for the above-referenced Series 2017.

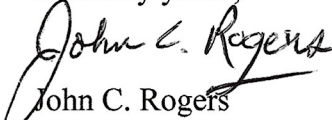
We understand that proceeds of Series 2017 were issued for purposes of: (1) providing funds to pay the costs of planning, financing, acquisition, construction, equipping and installation of the Assessment Area Five and Six Projects, (2) funding deposits to Reserve Accounts, (3) paying a portion of the interest coming due on Series 2017, and (4) paying the costs of issuance.

The Annual Arbitrage Calculations will cover the initial annual period March 29, 2025 to March 29, 2026, and each successive annual period thereafter ending on March 29<sup>th</sup>.

Our services include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analyses, (6) preparing arbitrage opinion letter, and (7) preparing I.R.S. Form “8038-T” for paying any arbitrage due.

Our fee to prepare each Annual Arbitrage Calculation is a “flat-fee” of \$475.00. Highland Meadows II CDD may terminate this contract at any time at its discretion.

Sincerely yours,

  
John C. Rogers  
President

Acknowledged and accepted:

Signed: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

EXHIBIT 22  
RETURN TO AGENDA

**Arbitrage Rebate Counselors, LLC**  
*Arbitrage Regulations Compliance for Issuers of Tax-Exempt Bonds*

April 28, 2026

Highland Meadows II Community Development District  
c/o Patricia Thibault, District Manager  
Haven Management Solutions  
255 Primera Blvd., Suite 160  
Lake Mary, FL 32746

Re: Proposal – Annual Arbitrage Calculations – \$5,765,000 Highland Meadows II Community Development District – Special Assessment Bonds, Series 2019 (7/7A) (“Series 2019”)

Dear Highland Meadows II Community Development District:

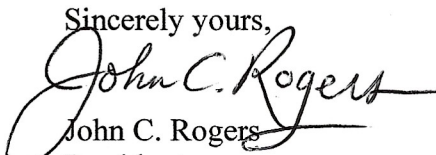
Arbitrage Rebate Counselors is pleased to provide you with this proposal to perform Annual Arbitrage Calculations for the above-referenced Series 2019.

We understand that proceeds of Series 2019 were issued for purposes of: (1) providing funds to pay the costs of planning, financing, acquisition, construction, equipping and installation of the Assessment Area 7/7A Project, (2) funding deposits to Reserve Accounts, (3) paying a portion of the interest coming due on Series 2019, and (4) paying the costs of issuance.

The Annual Arbitrage Calculations will cover the initial annual period December 16, 2025 to December 16, 2026, and each successive annual period thereafter ending on December 16<sup>th</sup>.

Our services include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analyses, (6) preparing arbitrage opinion letter, and (7) preparing I.R.S. Form “8038-T” for paying any arbitrage due.

Our fee to prepare each Annual Arbitrage Calculation is a “flat-fee” of \$475.00. Highland Meadows II CDD may terminate this contract at any time at its discretion.

Sincerely yours,  
  
John C. Rogers  
President

Acknowledged and accepted:

Signed: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

EXHIBIT 23  
RETURN TO AGENDA

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# HIGHLAND MEADOWS II

## COMMUNITY DEVELOPMENT DISTRICT

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FISCAL YEAR 2027  
ADOPTED ANNUAL BUDGET

**Highland Meadows II**  
COMMUNITY DEVELOPMENT DISTRICT



**STATEMENT 1**

**HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT**

**FY 2027 PROPOSED BUDGET GENERAL FUND (O&M)**

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2026 Actual 03.31.20256	FY 2027 Proposed	VARIANCE FY 2025-2026
<b>I.</b>								
<b>2 REVENUES</b>								
<b>3 ALL REVENUES</b>								
4 INTEREST EARNINGS	1,278	2,043	26,282	49,867		15,809	-	-
5 SPECIAL ASSESSMENTS - TAX ROLL	854,813	855,045	858,353	853,355	1,048,025	1,037,054	1,079,466	31,441
6 FUND BALANCE FORWARD	-	-	-	-	10,000		33,772	23,772
7 MISCELLANEOUS REVENUE	8,885	320	35,144	-			-	-
<b>8 ALL REVENUES Total</b>	<b>864,976</b>	<b>857,408</b>	<b>919,779</b>	<b>903,222</b>	<b>1,058,025</b>	<b>1,052,863</b>	<b>1,113,238</b>	<b>55,213</b>
<b>9 REVENUES Total</b>	<b>864,976</b>	<b>857,408</b>	<b>919,779</b>	<b>903,222</b>	<b>1,058,025</b>	<b>1,052,863</b>	<b>1,113,238</b>	<b>55,213</b>
<b>10 II.</b>								
<b>11 EXPENDITURES</b>								
<b>12 GENERAL ADMINISTRATIVE</b>								
13 SUPERVISORS FEES	4,400	10,200	12,600	10,200	24,000	5,200	16,000	(8,000)
14 ADMINISTRATIVE SERVICE	-	-	-	-	-		-	-
15 DISTRICT MANAGEMENT	-	41,445	44,458	48,060	51,800	26,941	51,804	4
16 DISTRICT ENGINEER	16,463	6,775	51,115	58,900	20,000	6,245	25,000	5,000
17 ASSESSMENT ROLL	5,000	5,000	8,413	4,333	5,200	2,377	5,220	20
18 TAX COLLECTOR/ PROPERTY APPRAISER FEES	-	-	22,026	22,027	22,027	28,154	28,000	5,973
19 AUDITING SERVICES	3,685	-	7,230	7,150	4,000		4,800	800
20 POSTAGE & DELIVERY	549	82	-	2,775	1,000	371	1,000	-
21 PUBLIC OFFICIALS LIABILITY INSURANCE	2,692	2,566	2,656	2,922	3,214		3,314	100
22 LEGAL ADVERTISING	2,477	7,628	2,810	1,149	3,000		2,000	(1,000)
23 DUES, LICENSES & FEES	175	175	975	175	175	175	175	-
24 MISCELLANEOUS FEES	654	4,998	1,950	-	-		-	-
25 WEBSITE HOSTING, MAINTENANCE, BACKUP	1,100	5,045	1,996	1,538	2,015		2,015	-
26 DISTRICT COUNSEL	18,008	49,985	86,539	53,215	40,000	23,311	45,000	5,000
27 ADMINISTRATIVE CONTINGENCY	-	-	-	4,790	6,500	1,114	6,500	-
<b>28 GENERAL ADMINISTRATIVE Total</b>	<b>55,203</b>	<b>133,899</b>	<b>242,769</b>	<b>217,234</b>	<b>182,931</b>	<b>93,888</b>	<b>190,828</b>	<b>7,897</b>
<b>29 DEBT ADMINISTRATION</b>								
30 DISSEMINATION AGENT	8,850	2,833	11,325	5,833	7,000	3,199	7,000	-
31 TRUSTEE FEES	26,469	22,890	23,309	12,836	26,787	16,200	26,787	(0)
32 ARBITRAGE REBATE CALCULATION	2,700	2,700	2,700	-	2,700	-	2,700	-
<b>33 DEBT ADMINISTRATION Total</b>	<b>38,019</b>	<b>28,423</b>	<b>37,334</b>	<b>18,669</b>	<b>36,487</b>	<b>19,399</b>	<b>36,487</b>	<b>(0)</b>

		FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2026 Actual 03.31.20256	FY 2027 Proposed	VARIANCE FY 2025-2026
34	<b>UTILITIES</b>								
35	ELECTRIC UTILITY SERVICES	18,239	26,301	13,629	6,366	28,000	1,882	28,000	-
36	STREET LIGHTS	55,396	66,303	63,930	76,032	70,000	38,311	71,400	1,400
37	WATER-SEWER UTILITY SERVICES	5,237	5,821	3,730	5,531	6,000	1,886	6,120	120
38	<b>UTILITIES Total</b>	<b>78,872</b>	<b>98,425</b>	<b>81,289</b>	<b>87,929</b>	<b>104,000</b>	<b>42,079</b>	<b>105,520</b>	<b>1,520</b>
39	<b>SECURITY OPERATIONS</b>								
40	SECURITY SERVICES AND PATROLS	15,382	43,631	40,388	65,248	55,000	29,745	62,100	7,100
41	ACCESS CONTROL MAINTENANCE & REPAIR	-	7,303	1,784	8,430	5,000	1,876	5,000	-
42	<b>SECURITY OPERATIONS Total</b>	<b>15,382</b>	<b>50,934</b>	<b>42,172</b>	<b>73,678</b>	<b>60,000</b>	<b>31,621</b>	<b>67,100</b>	<b>7,100</b>
43	<b>OTHER PHYSICAL ENVIRONMENT</b>								
44	LANDSCAPE INSPECTION SERVICES	-	-	6,020	-	-	-	-	-
45	PROPERTY INSURANCE	13,103	14,244	21,417	29,339	36,000	33,245	28,245	(7,755)
46	GENERAL LIABILITY INSURANCE	2,387	2,894	2,995	3,295	3,625	3,397	4,287	662
47	LANDSCAPE MAINTENANCE	192,000	227,462	191,270	192,413	192,000	97,042	194,508	2,508
48	IRRIGATION MAINTENANCE & REPAIR	9,181	11,786	5,516	10,747	16,000	5,050	16,000	-
49	SIDEWALK MAINTENANCE & REPAIR	-	3,991	6,265	880	8,000	-	8,000	-
50	LANDSCAPE- FERTILIZER	35,336	11,384	-	-	36,000	-	36,000	-
51	MAINTENANCE & REPAIR	5,216	12,401	8,880	2,480	11,976	25,911	11,976	-
52	LANDSCAPE REPLACEMENT-PLANTS, SHRUBS, TREES	13,604	1,050	-	7,755	30,000	1,200	30,000	-
53	FIELD SERVICES	15,450	5,408	-	-	12,000	5,483	12,000	-
54	CAPITAL PROJECTS	-	-	-	254,743	15,000	66,502	50,000	35,000
55	MISCELLANEOUS EXPENSE/ CONTINGENCY	23,291	34,848	3,500	4,213	5,000	12,892	5,000	-
56	<b>OTHER PHYSICAL ENVIRONMENT Total</b>	<b>309,568</b>	<b>325,468</b>	<b>245,863</b>	<b>505,865</b>	<b>365,601</b>	<b>250,722</b>	<b>396,016</b>	<b>30,415</b>
57	<b>PARK &amp; RECREATION</b>								
58	TELEPHONE, INTERNET, CABLE	2,166	2,484	2,290	2,117	3,000	1,149	3,000	-
59	POOL SERVICE CONTRACT	23,880	51,534	41,755	53,972	63,600	31,772	63,480	(120)
60	POOL PERMITS	-	-	280	-	-	280	-	-
61	AMENITY MAINTENANCE & REPAIRS	10,740	22,558	103,713	3,961	13,807	1,924	13,807	-
62	AMENITY FACILITY JANITORIAL SERVICE	10,910	8,470	16,643	26,283	21,600	13,930	30,000	8,400
63	PEST CONTROL & TERMITE BOND	835	908	1,079	1,242	1,500	312	1,500	-
64	OFFICE SUPPLIES	-	3	-	-	500	954	500	-
65	MISCELLANEOUS EXPENSE	2,769	9,553	625	232	5,000	15,027	5,000	-
66	TRUE UP TO AUDIT - FY 2023	-	88,071	-	-	-	-	-	-
67	<b>PARK &amp; RECREATION Total</b>	<b>51,300</b>	<b>183,581</b>	<b>166,385</b>	<b>87,807</b>	<b>109,007</b>	<b>65,348</b>	<b>117,287</b>	<b>8,280</b>
68	<b>TOTAL EXPENDITURES BEFORE THER FINANCING SOURCES/USES</b>	<b>548,344</b>	<b>820,730</b>	<b>815,812</b>	<b>991,182</b>	<b>858,026</b>	<b>503,057</b>	<b>913,238</b>	<b>55,212</b>

	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2026 Actual 03.31.20256	FY 2027 Proposed	VARIANCE FY 2025-2026
<b>69 OTHER FINANCING SOURCES/USES</b>								
70 INCREASE IN ASSET RESERVES	69,469	-	-	229,283	200,000	-	200,000	-
71 INCREASE IN EMERGENCY RESERVES	-	-	-	50,000	-	-	-	-
<b>72 OTHER FINANCING SOURCES/USES Total</b>	<b>69,469</b>	<b>-</b>	<b>-</b>	<b>279,283</b>	<b>200,000</b>	<b>-</b>	<b>200,000</b>	<b>-</b>
<b>73 EXPENDITURES Total</b>	<b>617,813</b>	<b>820,730</b>	<b>815,812</b>	<b>1,270,465</b>	<b>1,058,026</b>	<b>503,057</b>	<b>1,113,238</b>	<b>55,212</b>
<b>74 III</b>								
<b>75 FUND BALANCE</b>								
<b>76 FUND BALANCE BEGINNING</b>								
77 NET CHANGE IN FUND BALANCE	247,163	36,678	105,075	(367,243)	-	549,806	0	-
AUDIT ADJUSTMENT			-					
78 FUND BALANCE - BEGINNING	662,777	909,940	946,618	1,051,693	963,733		1,163,733	-
79 INCREASE IN FUND BALANCE FOR RESERVES	-	-	-	279,283	200,000		200,000	-
80 LESS FUND BALANCE FORWARD FOR CAPITAL PROJECTS	-	-	-	-	-		(33,772)	-
<b>81 FUND BALANCE ENDING</b>	<b>909,940</b>	<b>946,618</b>	<b>1,051,693</b>	<b>963,733</b>	<b>1,163,733</b>		<b>1,329,962</b>	<b>-</b>
<b>82</b>								
<b>83 FUND BALANCE USES:</b>								
84 LESS FUND BALANCE FORWARD	-	-	-	-			-	-
85 NONSPENDABLE - PREPAIDS & DEPOSITS	46,271	54,441	44,167	44,167	44,167		44,167	-
86 ASSIGNED - OPERATING RESERVE - GFOA RECOMMENS 2 MONTHS	250,267	343,579	141,338	141,338	141,338		176,338	-
87 ASSIGNED - ASSET RESERVE	-	-	270,717	506,383	706,383		906,383	-
88 ASSIGNED - EMERGENCY RESERVES	-	-	-	50,000	50,000		50,000	-
89 UNASSIGNED FUND BALANCE	613,402	548,598	613,712	221,846	221,845		153,074	-
<b>90 FUND BALANCE USES: Total</b>	<b>909,940</b>	<b>946,618</b>	<b>1,069,934</b>	<b>963,733</b>	<b>1,163,733</b>		<b>1,329,962</b>	<b>-</b>

**STATEMENT 2**  
**HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT**  
**FY 2027 PROPOSED BUDGET - RESERVES**

	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY25 TO FY26
<b>1 REVENUES</b>			
<b>2 ALL REVENUES</b>			
3 ASSESSMENTS LEVIED (NET ON-ROLL):	-	-	-
4 EXCESS FEES	-	-	-
5 INTEREST & MISCELLANEOUS	-	-	-
<b>6 ALL REVENUES Total</b>	-	-	-
<b>7 EXPENDITURES</b>			
<b>8 EXPENDITURES</b>			
<b>9 EXPENDITURES Total</b>	-	-	-
<b>10 OTHER SOURCES/(USES)</b>			
<b>11 OTHER FINANCING SOURCES &amp; USES</b>			
12 TRANSFER IN (OUT) FROM GENERAL FUND	200,000	200,000	-
13 CAPITAL IMPROVEMENT PLAN (CIP)	-	-	-
14 INCREASE IN RESERVE FUND BALANCE	-	-	-
<b>15 OTHER FINANCING SOURCES &amp; USES Total</b>	<b>200,000</b>	<b>200,000</b>	-
<b>16 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>200,000</b>	<b>200,000</b>	-
<b>17</b>			
<b>18 FUND BALANCE</b>			
19 FUND BALANCE - BEGINNING	506,383	706,383	
20 NET CHANGE IN FUND BALANCE	200,000	200,000	
<b>21 FUND BALANCE Total</b>	<b>706,383</b>	<b>906,383</b>	

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2023	395,000	748,074	2033	557,100	5,022,684	2043	710,200	2,834,634
2024	408,800	1,158,323	2034	576,600	5,234,111	2044	735,100	3,592,149
2025	423,100	1,506,983	2035	596,800	4,562,483	2045	760,800	4,233,039
2026	437,900	1,683,255	2036	617,700	3,848,220	2046	787,400	4,969,308
2027	453,200	2,026,861	2037	639,300	685,743	2047	815,000	5,432,210
2028	469,100	2,511,791	2038	598,000	1,290,636	2048	843,500	6,316,688
2029	485,500	2,896,126	2039	618,900	1,719,083	2049	873,000	7,236,960
2030	502,500	3,332,486	2040	640,600	1,703,080	2050	903,600	7,393,970
2031	520,100	3,877,734	2041	663,000	2,176,711	2051	935,200	8,081,395
2032	538,300	4,432,606	2042	686,200	2,373,993	2052	967,900	8,753,210

**STATEMENT 3**

**HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT**

**BUDGET DESCRIPTIONS / CONTRACTS SUMMARY**

11	EXPENDITURES	VENDOR / PROVIDER	GL ACCOUNT	AMOUNT TOTAL
12	<b>GENERAL ADMINISTRATIVE</b>			
13	<b>SUPERVISORS FEES</b>	Board of Supervisors	1510000	<b>16,000</b>
	Per Chapter 190 of the Florida Statutes, Board members may be compensated \$200 per meeting attended. The FY budget includes \$12,000 for 12 regular meetings (5 members per meeting) and an additional \$12,000 for an additional 12 meetings			
14	<b>ADMINISTRATIVE SERVICE</b>	Haven Management		-
	Pursuant to District Management Contract for services related to administration functions of the District such as agenda processing, public records request, etc.			
15	<b>DISTRICT MANAGEMENT</b>	Haven Management	1510080	<b>51,804</b>
	The District receives Management, Accounting, and Assessment services under an existing Management Agreement. Amount considers 15 meetings with no additional financial burden			
16	<b>DISTRICT ENGINEER</b>	Stantec	1510140	<b>25,000</b>
	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.			
17	<b>ASSESSMENT ROLL</b>	Haven Management	1520050	<b>5,220</b>
	Services for preparing, maintaining and transmitting the annual lien roll with the annual special assessment amounts for the operating, maintenance and capital assessments.			
18	<b>TAX COLLECTOR/ PROPERTY APPRAISER FEES</b>	Tax Collector	1513050	<b>28,000</b>
	The tax collector's fee is 2% of assessments collected.			
19	<b>AUDITING SERVICES</b>	DiBartolomeo	1510220	<b>4,800</b>
	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.			
20	<b>POSTAGE &amp; DELIVERY</b>		1510205	<b>1,000</b>
	For mailing out of any resident notices, printing of any agenda packages, etc.			
21	<b>PUBLIC OFFICIALS LIABILITY INSURANCE</b>	EGIS	1510260	<b>3,314</b>
	Protects the Board and staff from claims related to decisions or actions made while doing their official duties. The budgeted amount is based on estimates received for EGIS. (Based on 10% increase from prior year)			
22	<b>LEGAL ADVERTISING</b>	Local Newspaper	1510280	<b>2,000</b>
	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation			
23	<b>DUES, LICENSES &amp; FEES</b>	DEO	1510300	<b>175</b>
	Annual fee paid to the Florida Department of Economic Opportunity.			
24	<b>MISCELLANEOUS FEES</b>		1510360	-
	Estimated for miscellaneous expenditures			
25	<b>WEBSITE HOSTING, MAINTENANCE, BACKUP</b>	SchoolStatus / Haven Management	1510320	<b>2,015</b>
	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. SchoolStatus - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight			
26	<b>DISTRICT COUNSEL</b>	Kutak Rock	1520051	<b>45,000</b>
	On-going general counsel and legal representation. Attorneys attend the noticed Board meetings in order to anticipate and deal with possible legal issues as they may arise and to respond to questions. In this capacity, as local government lawyers, realize that this type of local government is very limited in its scope - providing infrastructure and service to development.			
27	<b>ADMINISTRATIVE CONTINGENCY</b>		1520052	<b>6,500</b>
	Estimated for items not known and considered in the administrative allocations			
28	<b>GENERAL ADMINISTRATIVE Total</b>			<b>190,828</b>

11	EXPENDITURES	VENDOR / PROVIDER	GL ACCOUNT	AMOUNT TOTAL
29	<b>DEBT ADMINISTRATION</b>			
30	<b>DISSEMINATION AGENT</b>	Haven Management	1510160	7,000
	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.			
31	<b>TRUSTEE FEES</b>	US Bank Trust, N.A.	1510180	26,787
	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees estimated by the Trustee.			
32	<b>ARBITRAGE REBATE CALCULATION</b>	AMTEC	1510240	2,700
	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances.			
33	<b>DEBT ADMINISTRATION Total</b>			36,487
34	<b>UTILITIES</b>			
35	<b>ELECTRIC UTILITY SERVICES</b>	Duke Energy	1530000	28,000
	Covers the cost of electricity for all District facilities. The current average monthly expense is approximately \$632, totaling \$7,579. Additional funds have been budgeted to account for anticipated increases in rates and usage.			
36	<b>STREET LIGHTS</b>	Duke Energy	1530020	71,400
	Covers the cost paid to Duke Energy for the District's streetlight power and maintenance. The current average monthly bill is approximately \$5,575, totaling \$66,908 annually. Additional has been included to account for potential increases in utility rates and usage.			
37	<b>WATER-SEWER UTILITY SERVICES</b>	City of Davenport	1530060	6,120
	Funds allocated to support utility expenditures associated with. Additional funds have been budgeted to account for anticipated increases in rates and usage. water and sewer services for District-operated facilities; reflects an average monthly obligation of \$363, totaling \$4,354			
38	<b>UTILITIES Total</b>			105,520
39	<b>SECURITY OPERATIONS</b>			
40	<b>SECURITY SERVICES AND PATROLS</b>	JCS Security	1521010	62,100
	The District contracts with JCS Investigations and Security Services for roving patrols, weekend amenity coverage, and pool monitoring. Roving patrols cost \$1,980 per month, and weekend coverage is \$120 per weekend, totaling approximately \$30,000 annually. Pool and amenity monitoring is billed at \$20 per hour, with the final cost based on scheduled hours. The District has budgeted \$45,000 to cover all JCS security services. \$20 per hour guard, with the total cost based on the hours and number of guards determined by the board. The budget includes \$10,000 to account for additional expenses incurred for increased amenity monitoring.			
41	<b>ACCESS CONTROL MAINTENANCE &amp; REPAIR</b>	ECS Integrations	1521025	5,000
	Amenity Access Cards			
42	<b>SECURITY OPERATIONS Total</b>			67,100
43	<b>OTHER PHYSICAL ENVIRONMENT</b>			
45	<b>PROPERTY INSURANCE</b>	EGIS	1550040	28,245
	Covers damage or loss to District-owned buildings, equipment, and other property from things like fire, storms, or vandalism.			
46	<b>GENERAL LIABILITY INSURANCE</b>	EGIS	1550080	4,287
	Covers the District for claims related to injuries or property damage that happen during District activities or on District property. The budgeted amount is based on estimates received for EGIS. The budgeted amount is based on estimates received for EGIS			
47	<b>LANDSCAPE MAINTENANCE</b>	Mele Environmental	1550100	194,508
	The District contracts with Prince and Sons, Inc. for landscape maintenance at a rate of \$16,000 per month, totaling \$192,000 annually. Services include mowing, trimming, and irrigation inspections for the District's rights-of-way, common areas, and pond banks. Additional services such as mulch installation and plantings are provided upon request and billed separately.			
48	<b>IRRIGATION MAINTENANCE &amp; REPAIR</b>	Mele Environmental	1550140	16,000
	Intended to provide for the costs of repairs and maintenance to the sprinkler systems within the District's common areas and right of ways that are not as a part of the landscape maintenance contract.			
49	<b>SIDEWALK MAINTENANCE &amp; REPAIR</b>		1541025	8,000
	This budget covers the repair and upkeep of sidewalks within the District. It includes fixing cracks, replacing damaged sections, and addressing safety concerns like trip hazards to ensure sidewalks remain safe and accessible for residents.			

11	EXPENDITURES	VENDOR / PROVIDER	GL ACCOUNT	AMOUNT TOTAL
50	LANDSCAPE- FERTILIZER	Mele Environmental	1550120	36,000
	This covers the cost of applying fertilizer to keep the District's grass and plants healthy.			
51	MAINTENANCE & REPAIR		1551016	11,976
	As needed for signs and other items not listed above			
52	LANDSCAPE REPLACEMENT-PLANTS, SHRUBS, TREES	Mele Environmental	1550180	30,000
	Intended to provide for the replacement of dead or deteriorated plants within the District's common areas and right of ways that are not the result of the maintenance contractor's negligence.			
53	FIELD SERVICES	Haven Management		12,000
	Starting October 1, 2025, the District increased its agreement with Anchor Stone, LLC to provide weekly onsite field services totaling six hours per week. The expanded services are billed at \$12,000 annually			
54	CAPITAL PROJECTS			50,000
	A fund established to set aside money for future capital projects, including but not limited to the community center, tennis court, covered picnic area, adult activity equipment, and splash pad.			
55	MISCELLANEOUS EXPENSE/ CONTINGENCY		1551015	5,000
	Provides funding for unexpected expenses or future improvements related to landscaping, irrigation, pond enhancements, or amenity upgrades.			
56	<b>OTHER PHYSICAL ENVIRONMENT Total</b>			<b>396,016</b>
57	<b>PARK &amp; RECREATION</b>			
58	TELEPHONE, INTERNET, CABLE	Spectrum	1520060	3,000
	This budget covers the cost of internet, phone, and cable services at the District's clubhouse. These services support staff operations, resident use, and amenities that require connectivity, such as security systems or smart TVs at an average monthly rate of \$190. Additional funds have been budgeted to account for price increases.			
59	POOL SERVICE CONTRACT	Cooper Pools	1520020	63,480
	This line item covers daily pool cleaning, chemical treatment, bathroom cleaning, and trash removal in and around the pool area. It also includes a pool attendant on-site three days a week. The District pays \$4,600 monthly plus an amount of 15% is reserved for repairs			
61	AMENITY MAINTENANCE & REPAIRS		1551016	13,807
	This line item covers the cost of general maintenance and miscellaneous repairs to District amenities. It includes items such as painting of entry monuments, repairs to park equipment, signage, and other upkeep necessary to preserve the appearance and functionality of community assets.			
62	AMENITY FACILITY JANITORIAL SERVICE	Southern Green	1520040	30,000
	Provides for routine cleaning and maintenance of the District's amenity facilities, including dusting, restroom sanitation, trash removal, window cleaning, disinfection of high-touch surfaces, and restocking of bathroom supplies.			
63	PEST CONTROL & TERMITE BOND	Orkin	1520100	1,500
	The District has a contract with Orkin, currently averaging \$112 per month for pest management services. Increased budget to account for cost increase.			
64	OFFICE SUPPLIES		1520200	500
	Covers the cost of basic office supplies needed for daily operations at the District's amenity facilities, such as paper, pens, and printer ink.			
65	MISCELLANEOUS EXPENSE		1520120	5,000
	Covers unplanned or miscellaneous expenses related to Parks and Recreation that are not included in other budgeted line items.			
67	<b>PARK &amp; RECREATION Total</b>			<b>117,287</b>
73	<b>EXPENDITURES Total</b>			<b>913,238</b>

**HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2027 DEBT SERVICE BUDGET**

	SERIES 2014 AREA 1	SERIES 2014 AREA 2	SERIES 2016 AREA 3	SERIES 2016 AREA 4	SERIES 2017 AREA 4 B/C	SERIES 2017 AREA 5	SERIES 2017 AREA 6	SERIES 2019 AREA 7	TOTAL
<b>REVENUES</b>									
Expected Net Debt Service Revenue	\$66,648.56	\$98,165.18	\$175,974.81	\$102,687.99	\$157,868.85	\$292,319.58	\$125,663.94	\$203,112.76	\$1,222,441.65
<b>TOTAL REVENUES</b>	<b>\$66,648.56</b>	<b>\$98,165.18</b>	<b>\$175,974.81</b>	<b>\$102,687.99</b>	<b>\$157,868.85</b>	<b>\$292,319.58</b>	<b>\$125,663.94</b>	<b>\$203,112.76</b>	<b>\$1,222,441.65</b>
<b>EXPENDITURES (1)</b>									
May 1, 2027 Interest	\$22,037.50	\$29,009.38	\$58,209.38	\$33,721.88	\$49,593.75	\$95,843.79	\$40,106.25	\$63,751.25	\$392,273.18
May 1, 2027 Scheduled Principal Payment	\$0.00	\$0.00	\$55,000.00	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$85,000.00
November 1, 2027 Interest	\$22,037.50	\$29,009.38	\$56,662.50	\$32,878.13	\$49,593.75	\$95,843.76	\$40,106.25	\$63,751.25	\$389,882.52
November 1, 2027 Scheduled Principal Payment	\$20,000.00	\$35,000.00	\$0.00	\$0.00	\$55,000.00	\$95,000.00	\$40,000.00	\$75,000.00	\$320,000.00
<b>TOTAL EXPENDITURES</b>	<b>\$64,075.00</b>	<b>\$93,018.76</b>	<b>\$169,871.88</b>	<b>\$96,600.01</b>	<b>\$154,187.50</b>	<b>\$286,687.55</b>	<b>\$120,212.50</b>	<b>\$202,502.50</b>	<b>\$1,187,155.70</b>
<b>EXCESS REVENUE OVER EXPENDITURES</b>	<b>\$2,573.56</b>	<b>\$5,146.42</b>	<b>\$6,102.93</b>	<b>\$6,087.98</b>	<b>\$3,681.35</b>	<b>\$5,632.03</b>	<b>\$5,451.44</b>	<b>\$610.26</b>	<b>\$35,285.95</b>

(1) Scheduled Fiscal Year 2027 Debt Service Payments Per Trustee as of March 12, 2026.

## HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS

LOT SIZE AND TYPE	ACTUAL FISCAL YEAR 2026	PROPOSED FISCAL YEAR 2027	INCREASE (DECREASE)	
			\$	%
<b>Single Family - Assmt. Area 1</b>				
Debt Service	\$562.72	\$562.72	\$0.00	0.00%
Operations & Maintenance	\$762.60	\$785.48	\$22.88	3.00%
<b>Total</b>	<b>\$1,325.32</b>	<b>\$1,348.20</b>	<b>\$22.88</b>	<b>1.73%</b>
<b>Single Family - Assmt. Area 2</b>				
Debt Service	\$567.56	\$567.56	\$0.00	0.00%
Operations & Maintenance	\$762.60	\$785.48	\$22.88	3.00%
<b>Total</b>	<b>\$1,330.16</b>	<b>\$1,353.04</b>	<b>\$22.88</b>	<b>1.72%</b>
<b>Single Family - Assmt. Area 3A</b>				
Debt Service	\$566.83	\$566.83	\$0.00	0.00%
Operations & Maintenance	\$762.60	\$785.48	\$22.88	3.00%
<b>Total</b>	<b>\$1,329.43</b>	<b>\$1,352.31</b>	<b>\$22.88</b>	<b>1.72%</b>
<b>Single Family - Assmt. Area 3B</b>				
Debt Service	\$1,030.59	\$1,030.59	\$0.00	0.00%
Operations & Maintenance	\$762.60	\$785.48	\$22.88	3.00%
<b>Total</b>	<b>\$1,793.19</b>	<b>\$1,816.07</b>	<b>\$22.88</b>	<b>1.28%</b>
<b>Single Family - Assmt. Area 4</b>				
Debt Service	\$1,030.59	\$1,030.59	\$0.00	0.00%
Operations & Maintenance	\$762.60	\$785.48	\$22.88	3.00%
<b>Total</b>	<b>\$1,793.19</b>	<b>\$1,816.07</b>	<b>\$22.88</b>	<b>1.28%</b>
<b>Single Family - Assmt. Area 4BC</b>				
Debt Service	\$848.21	\$848.21	\$0.00	0.00%
Operations & Maintenance	\$762.60	\$785.48	\$22.88	3.00%
<b>Total</b>	<b>\$1,610.81</b>	<b>\$1,633.69</b>	<b>\$22.88</b>	<b>1.42%</b>
<b>Single Family - Assmt. Area 5A</b>				
Debt Service	\$1,082.11	\$1,082.11	\$0.00	0.00%
Operations & Maintenance	\$762.60	\$785.48	\$22.88	3.00%
<b>Total</b>	<b>\$1,844.71</b>	<b>\$1,867.59</b>	<b>\$22.88</b>	<b>1.24%</b>
<b>Single Family - Assmt. Area 5B</b>				
Debt Service	\$1,107.88	\$1,107.88	\$0.00	0.00%
Operations & Maintenance	\$762.60	\$785.48	\$22.88	3.00%
<b>Total</b>	<b>\$1,870.48</b>	<b>\$1,893.36</b>	<b>\$22.88</b>	<b>1.22%</b>
<b>Single Family - Assmt. Area 5C</b>				
Debt Service	\$1,133.64	\$1,133.64	\$0.00	0.00%
Operations & Maintenance	\$762.60	\$785.48	\$22.88	3.00%
<b>Total</b>	<b>\$1,896.24</b>	<b>\$1,919.12</b>	<b>\$22.88</b>	<b>1.21%</b>

**HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT  
COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS**

LOT SIZE AND TYPE	ACTUAL FISCAL YEAR 2026	PROPOSED FISCAL YEAR 2027	INCREASE (DECREASE)	
			\$	%
<b>Single Family - Assmt. Area 6A</b>				
Debt Service	\$842.09	\$842.09	\$0.00	0.00%
Operations & Maintenance	\$762.60	\$785.48	\$22.88	3.00%
<b>Total</b>	<b>\$1,604.69</b>	<b>\$1,627.57</b>	<b>\$22.88</b>	<b>1.43%</b>
<b>Single Family - Assmt. Area 6B</b>				
Debt Service	\$1,136.38	\$1,136.38	\$0.00	0.00%
Operations & Maintenance	\$762.60	\$785.48	\$22.88	3.00%
<b>Total</b>	<b>\$1,898.98</b>	<b>\$1,921.86</b>	<b>\$22.88</b>	<b>1.20%</b>
<b>Single Family - Assmt. Area 7</b>				
Debt Service	\$1,028.94	\$1,028.94	\$0.00	0.00%
Operations & Maintenance	\$762.60	\$785.48	\$22.88	3.00%
<b>Total</b>	<b>\$1,791.54</b>	<b>\$1,814.42</b>	<b>\$22.88</b>	<b>1.28%</b>

- (1) Annual debt service assessment includes principal, interest, Polk County collection costs and early payment discount costs.
- (2) Annual operations & maintenance assessment based on proposed Fiscal Year 2027 budget and includes Polk County collection costs and early payment discount costs.



# HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

# TRIM NOTICE

## FISCAL YEAR 2027 DEBT SERVICE AND O&M ASSESSMENT SCHEDULE

TOTAL FY 2027 OPERATIONS & MAINTENANCE BUDGET-TAX ROLL	\$1,079,466.25
PLUS: INCREASE FOR TRIM NOTICE @ 0.00%	\$0.00
<b>TOTAL FY 2027 OPERATIONS &amp; MAINTENANCE BUDGET-TAX ROLL</b>	<b>\$1,079,466.25</b>
COLLECTION AND EARLY PAYMENT DISCOUNT COSTS @ 6.00%	\$68,902.10
<b>TOTAL GROSS FY 2027 O&amp;M ASSESSMENT</b>	<b>\$1,148,368.36</b>

## FISCAL YEAR 2027 PER LOT ANNUAL ASSESSMENTS

BOND ISSUE ASSMT. AREA REFERENCE	ASSESSMENT AREA	O&M	TOTAL # OF LOTS ASSESSED				DEBT SERVICE (1)										FY 2027 O&M	TOTAL (2)
			DEBT SERVICE				SERIES 2014	SERIES 2014	SERIES 2016	SERIES 2016	SERIES 2017	SERIES 2017	SERIES 2017	SERIES 2019				
			SERIES 2014	SERIES 2016	SERIES 2017	SERIES 2019	AREA 1	AREA 2	AREA 3	AREA 4	AREA 4B/C	AREA 5	AREA 6	AREA 7				
SF 14 1	Single Family - Assmt. Area 1	126	126	0	0	0	\$562.72	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$785.48	\$1,348.20
SF 14 2	Single Family - Assmt. Area 2	184	184	0	0	0	\$0.00	\$567.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$785.48	\$1,353.04
SF 16 3A	Single Family - Assmt. Area 3A	103	0	103	0	0	\$0.00	\$0.00	\$566.83	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$785.48	\$1,352.31
SF 16 3B	Single Family - Assmt. Area 3B	125	0	125	0	0	\$0.00	\$0.00	\$1,030.59	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$785.48	\$1,816.07
SF 16 4	Single Family - Assmt. Area 4	106	0	106	0	0	\$0.00	\$0.00	\$0.00	\$1,030.59	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$785.48	\$1,816.07
SF 17 4BC	Single Family - Assmt. Area 4BC	199	0	0	198	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$848.21	\$0.00	\$0.00	\$0.00	\$0.00	\$785.48	\$1,633.69
SF 17 5A	Single Family - Assmt. Area 5A	112	0	0	112	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,082.11	\$0.00	\$0.00	\$0.00	\$785.48	\$1,867.59
SF 17 5B	Single Family - Assmt. Area 5B	70	0	0	70	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,107.88	\$0.00	\$0.00	\$0.00	\$785.48	\$1,893.36
SF 17 5C	Single Family - Assmt. Area 5C	99	0	0	99	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,133.64	\$0.00	\$0.00	\$0.00	\$785.48	\$1,919.12
SF 17 6A	Single Family - Assmt. Area 6A	40	0	0	40	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$842.09	\$0.00	\$0.00	\$785.48	\$1,627.57
SF 17 6B	Single Family - Assmt. Area 6B	88	0	0	88	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,136.38	\$0.00	\$0.00	\$785.48	\$1,921.86
SF 19 7	Single Family - Assmt. Area 7	210	0	0	0	210	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,028.94	\$785.48	\$1,814.42	
<b>TOTAL</b>		<b>1,462</b>	<b>310</b>	<b>334</b>	<b>607</b>	<b>210</b>												

## FISCAL YEAR 2027 TOTAL ASSESSMENT REVENUE

BOND ISSUE ASSMT. AREA REFERENCE	ASSESSMENT AREA	O&M	TOTAL # OF LOTS ASSESSED				DEBT SERVICE (1)										FY 2027 O&M	TOTAL (2)
			DEBT SERVICE				SERIES 2014	SERIES 2014	SERIES 2016	SERIES 2016	SERIES 2017	SERIES 2017	SERIES 2017	SERIES 2019				
			SERIES 2014	SERIES 2016	SERIES 2017	SERIES 2019	AREA 1	AREA 2	AREA 3	AREA 4	AREA 4B/C	AREA 5	AREA 6	AREA 7				
SF 14 1	Single Family - Assmt. Area 1	126	126	0	0	0	\$70,902.72	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$98,970.19	\$169,872.91
SF 14 2	Single Family - Assmt. Area 2	184	184	0	0	0	\$0.00	\$104,431.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$144,527.89	\$248,958.93
SF 16 3A	Single Family - Assmt. Area 3A	103	0	103	0	0	\$0.00	\$0.00	\$58,383.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$80,904.20	\$139,287.69
SF 16 3B	Single Family - Assmt. Area 3B	125	0	125	0	0	\$0.00	\$0.00	\$128,823.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$98,184.71	\$227,008.46
SF 16 4	Single Family - Assmt. Area 4	106	0	106	0	0	\$0.00	\$0.00	\$0.00	\$109,242.54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$83,260.63	\$192,503.17
SF 17 4BC	Single Family - Assmt. Area 4BC	199	0	0	198	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$167,945.58	\$0.00	\$0.00	\$0.00	\$0.00	\$156,310.06	\$324,255.64
SF 17 5A	Single Family - Assmt. Area 5A	112	0	0	112	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$121,196.32	\$0.00	\$0.00	\$0.00	\$87,973.50	\$209,169.82
SF 17 5B	Single Family - Assmt. Area 5B	70	0	0	70	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$77,551.60	\$0.00	\$0.00	\$0.00	\$54,983.44	\$132,535.04
SF 17 5C	Single Family - Assmt. Area 5C	99	0	0	99	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$112,230.36	\$0.00	\$0.00	\$0.00	\$77,762.29	\$189,992.65
SF 17 6A	Single Family - Assmt. Area 6A	40	0	0	40	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$33,683.60	\$0.00	\$0.00	\$31,419.11	\$65,102.71
SF 17 6B	Single Family - Assmt. Area 6B	88	0	0	88	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,001.44	\$0.00	\$0.00	\$69,122.04	\$169,123.48
SF 19 7	Single Family - Assmt. Area 7	210	0	0	0	210	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$216,077.40	\$164,950.31	\$381,027.71	
<b>TOTAL</b>		<b>1,462</b>	<b>310</b>	<b>334</b>	<b>607</b>	<b>210</b>	<b>\$70,902.72</b>	<b>\$104,431.04</b>	<b>\$187,207.24</b>	<b>\$109,242.54</b>	<b>\$167,945.58</b>	<b>\$310,978.28</b>	<b>\$133,685.04</b>	<b>\$216,077.40</b>	<b>\$1,148,368.36</b>	<b>\$2,448,838.20</b>		
LESS: Polk County Collection Costs (2%) and Early Payment Discount Costs (4%)								(\$4,254.16)	(\$6,265.86)	(\$11,232.43)	(\$6,554.55)	(\$10,076.73)	(\$18,658.70)	(\$8,021.10)	(\$12,964.64)	(\$68,902.10)	(\$146,930.29)	
<b>NET REVENUE TO BE COLLECTED</b>								<b>\$66,648.56</b>	<b>\$98,165.18</b>	<b>\$175,974.81</b>	<b>\$102,687.99</b>	<b>\$157,868.85</b>	<b>\$292,319.58</b>	<b>\$125,663.94</b>	<b>\$203,112.76</b>	<b>\$1,079,466.25</b>	<b>\$2,301,907.90</b>	

(1) Annual debt service assessment per lot adopted in connection with the Highland Meadows II CDD Series 2014, Series 2016, Series 2017 and Series 2019 bond issues. Annual assessment includes principal, interest, Polk County collection costs and early payment discount costs.

(2) Annual assessment that will appear on the November 2026 Polk County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

EXHIBIT 24  
RETURN TO AGENDA

**RESOLUTION 2026-06  
[FY 2027 BUDGET APPROVAL RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Highland Meadows II Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

**WHEREAS**, the Board now desires to set the required public hearing on the Proposed Budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.
  
2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:  
DATE: \_\_\_\_\_, 2026  
TIME: \_\_\_\_\_  
LOCATION: \_\_\_\_\_  
\_\_\_\_\_
  
3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.
  
4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

***[SIGNATURES ON FOLLOWING PAGE]***

**PASSED AND ADOPTED THIS 28<sup>th</sup> DAY OF May, 2026.**

ATTEST:

**HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget

EXHIBIT 25  
RETURN TO AGENDA



May 1, 2026

Mairyn Krause  
Highland Meadows II CDD  
255 Primera Blvd. Ste. 160  
Lake Mary, FL 32746

**RE: Highland Meadows II Community Development District Registered Voters**

Dear Ms. Krause,

In response to your request, there are currently **2,101** voters within the Highland Meadows II Community Development District as of **April 15, 2026**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

Melony M. Bell

Melony M. Bell  
Supervisor of Elections  
Polk County, Florida