

District: HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT
Date of Meeting: Thursday, June 25, 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

- 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. Consideration to Approve First Amendment to Towing Agreement **[EXHIBIT 3](#)**
 2. Discussion of Status on Amounts Owed to Haines City
 3. Consideration of Agreement Between Highland Meadows II Community Development District and Phase 4 Homeowners Association Inc. for Entrance Monument Enhancement and Maintenance **[EXHIBIT 4](#)**
 4. Consideration of Agreement Between Highland Meadows II Community Development District and Phase 7 Homeowners Association Inc. for Entrance Monument Enhancement and Maintenance **[EXHIBIT 5](#)**

IV. Fields Services Report

- A. Presentation of the Highland Meadows II Field Report [EXHIBIT 6](#)
- B. Discussion of Yucca Plantings [EXHIBIT 7](#)
- C. Presentation of Top Choice Application [EXHIBIT 8](#)
- D. Consideration to Approve Seeding Proposal – Mele Environmental Services, LLC - \$485 [EXHIBIT 9](#)
- E. Consideration to Approve Cooper Pools Proposal – PRO25-2 CAT Controllers - \$581.12 [EXHIBIT 10](#)
- F. Consideration to Approve Irrigation Proposal – Mele Environmental Services – Parts-\$267.88- Labor - \$114.79 - Total: \$382.67 [EXHIBIT 11](#)

V. Security Services

VI. Administrative Matters

- A. Consideration for Acceptance – May 2026 Unaudited Financial Statements [EXHIBIT 12](#)
- B. Consideration for Approval – The Meeting Minutes of the Regular Board of Supervisors Meeting Held May 28, 2026 [EXHIBIT 13](#)
- C. Consideration to Ratify Good Home Service Proposal for Garbage Can Removal on Phase 7 - \$175 [EXHIBIT 14](#)

VII. District Manager

- A. Reminder: Form 1 - Due July 1

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

IX. Supervisor Requests

X. 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

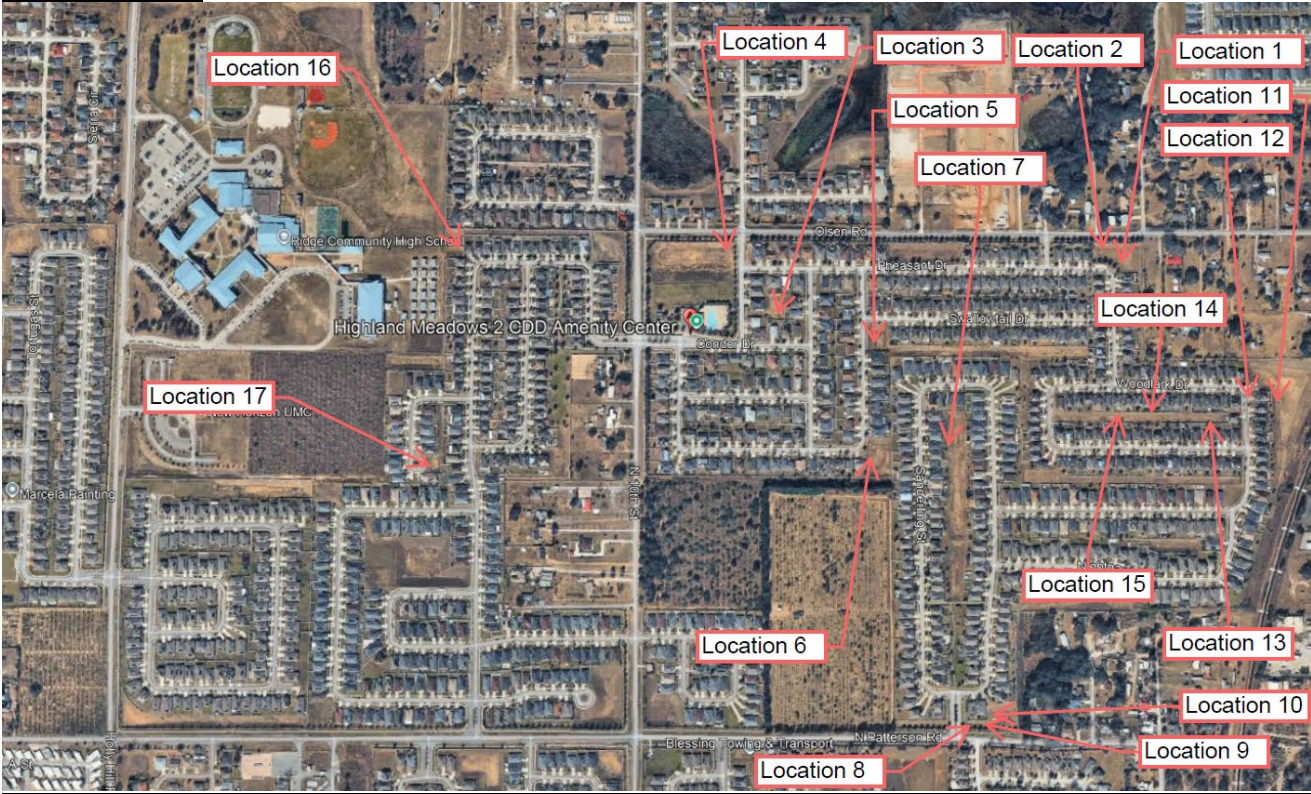
County / Consultant / Developer Representatives on Site:
Weather Conditions: Clear Partly Cloudy Heavy Clouds Fog
Rain: None Light Heavy Showers
Soil Conditions: Dry Wet Extremely Wet
Effects of Weather on Major Work Items None <50% affected >50% affected No Work

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.



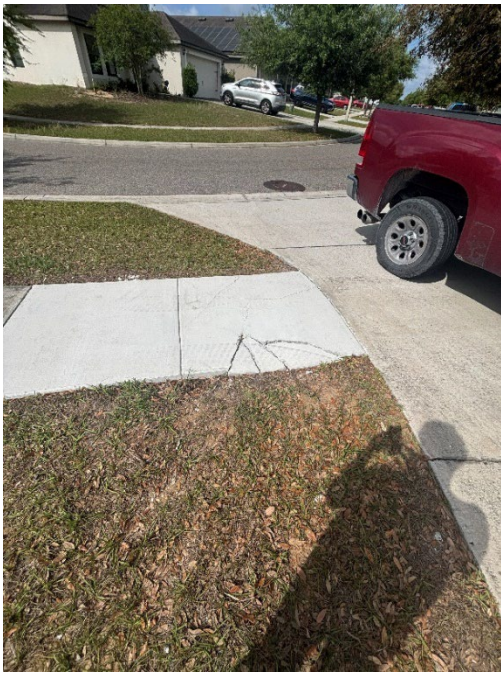
FIELD OBSERVATION REPORT

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.

Accepted date

Accepted by

EXHIBIT 3
RETURN TO AGENDA

FIRST AMENDMENT TO AGREEMENT FOR TOWING SERVICES

This **FIRST AMENDMENT** (the “Amendment”) is made and entered into this ___th day of June 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 Boulevard, Suite 160, Lake Mary, Florida 32746 (“**District**”), and

ON TIME ROAD ASSISTANCE LLC, a Florida limited liability company, with a mailing address of 701 Lafoley Ave, Haines City, FL 33844, (“**Contractor**” and together with the District, “**Parties**”).

RECITALS

WHEREAS, the Parties previously entered into that certain *Towing Services Agreement*, dated on or around February 2026 (the “Agreement”); and

WHEREAS, Section 11 of the Agreement provides that the Parties may amend the Agreement when such amendment is in writing and authorized by both Parties; and

WHEREAS, the Parties now desire to amend the towing schedule outlined in the agreement to and desire to execute this Amendment effectuating same.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and are incorporated as a material part of this Amendment.

SECTION 2. AMENDMENT OF AGREEMENT.

- A.** Section 2 of the Agreement is hereby amended to reflect that Contractor shall conduct roving towing services within the District twice daily on the following schedule:
- i. Afternoon: Between 5:00 PM and 6:00 PM
 - ii. Night: Between 10:00 PM and 11:00 PM

SECTION 3. AFFIRMATION OF THE AGREEMENT. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification and sovereign immunity provisions, remain in full effect and fully enforceable.

SECTION 4. AUTHORIZATION. The execution of this Amendment has been duly authorized by the appropriate body or official of the Parties, both Parties have complied with all the requirements of law, and both the Parties have full power and authority to comply with the terms and provisions of this Amendment.

SECTION 5. EXECUTION IN COUNTERPARTS. This Amendment 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.

SECTION 6. MERGER. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of the Agreement. The Agreement, as amended by this First Amendment, shall supersede all other written instruments executed between the Parties between the date of the Agreement and the date first written above.

[Remainder of this page left intentionally blank]

IN WITNESS WHEREOF, the parties hereto have signed this Amendment on the day and year first written above.

**HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

ON TIME ROAD ASSISTANCE LLC

Witness

By: _____
Its: _____

EXHIBIT 4
RETURN TO AGENDA

**AGREEMENT BETWEEN THE HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT AND PHASE 4
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 an amount not to exceed _____ (\$_____) 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 of 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 5
RETURN TO AGENDA

**AGREEMENT BETWEEN THE HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT AND HIGHLAND
MEADOWS 7 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

HIGHLAND MEADOWS 7 HOMEOWNERS ASSOCIATION, Inc. a Florida not-for-profit corporation, whose address is 4110 S. Florida Ave, Suite 200, Lakeland, FL 33813, 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 7 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 an amount not to exceed [REDACTED] (\$ [REDACTED]) 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: Highland Meadows 7 Homeowners Association, Inc.
c/o Highland Community Management, LLC
4110 S. Florida Ave, Suite 200
Lakeland, FL 33813
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

**HIGHLAND MEADOWS 7 HOMEOWNERS
ASSOCIATION, INC.**

(Signature of Witness)

By: _____

Its: _____

(Print Name of Witness)

**Exhibit A – Entrance Monument Parcels
Exhibit B – Landscape Enhancement Proposal**

Exhibit A
Entrance Monument Parcels

Entrance Monument on Parcel ID 27-27-16-740508-001690

Exhibit B
Landscape Enhancement Proposal

EXHIBIT 6
RETURN TO AGENDA

Haven Management Solutions - Highland Meadows II

Monthly Maintenance Inspection Report

Area: Pool and Park

Month: June

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	Browning near playground
Turf Fertility - Non Bahia - Color and Growth Density		15	10	
Turf Areas - Weed Control		10	10	
Bed Weed Control		10	9	
Shrub & Plant Pruning & Shape - Deadheading & Appearance		10	8	
Shrub Fertility & Vitality		10	9	
Debris & Trash Management		10	9	
Total Points Landscape Inspection Items - Failure is Deemed to be at 80% : 80 or lower	83%	100	83	
Other Landscape Maintenance Items Based on Contract Terms				Notes
Turf Fertilizer & Pesticide Management - Applied Pursuant to Months Cited in Contract Terms		10	10	
Plant Material Fertilization Management - Applied Pursuant to Contract Terms		10	10	
Tree Pruning - Trees Lifted in Accordance with Contract terms - 10' to 12"		10	10	
Reporting Requirements & District Receipt - Based on Contract Terms		20	15	
Total Points Other Landscape Items - Failure is at 90%: 45 or lower	90%	50	45	
Other Landscape Supplemental Items				Notes
Annuals - Vigor & Appearance - Planted in Accordance with Contract Terms Schedule		10	7	
Mulch - Even Distribution - Not greater than 4 " Deep in Accordance with Contract Terms Schedule		10	10	
Total Points Other Landscape Supplemental Items- Failure is at 80%:16 or below	85%	20	17	
Pond Inspection Items		Max Points Allowed	Points allocated	
Pond Algae & Growth - Check for the presence of spkerush, torpedo grass and pennywort.				
Arrowhead is good plant material		50		NA
Pond Debris & Trash in Pond and On Pond Bank		50		NA
Total Points Pond Inspection- Failure is at 80%:80 or below	0%	100	0	
Clubhouse & Amenity Center Inspections				
All bathroom toilet bowls are clean		10	10	
All bathroom Soap and Paper Towel Dispensers are Reasonably Full		10	10	
Bathroom Floors Are Clean		10	10	
All Paper Waste Has Been Thrown Out and Minimum Amount Remains		10	10	
If On Site Staff - Does Pool Furniture Look Wiped Down		10	10	
No Ant Beds Present		10	8	
Pool Appears to Be Cleaned		10	10	
Pool Maintenance Logs are Present		10	10	
Outside Restroom Area Trash Receptacles Appear to be Emptied Regularly		10	10	
Pet Waste Stations at the Amenity Center have Waste Station Bags and Appear to Empties Regularly		10	5	Wood pallet left near dog park
Total Points Amenity Center Inspection. Failure is at 80%				

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT
MONTHLY INSPECTION FIELD REPORT



HAVEN MANAGEMENT SOLUTIONS



QUAD 1



QUAD 1

- Sand should be removed from the sidewalk





There are some weeds to be addressed





- Common are were mowed
- Who is responsible for weeds along the fence?





- Quad 1 was clean, mowed, hard edged, and the shrubs were uniform.
- Turf color is medium, turf condition thin.





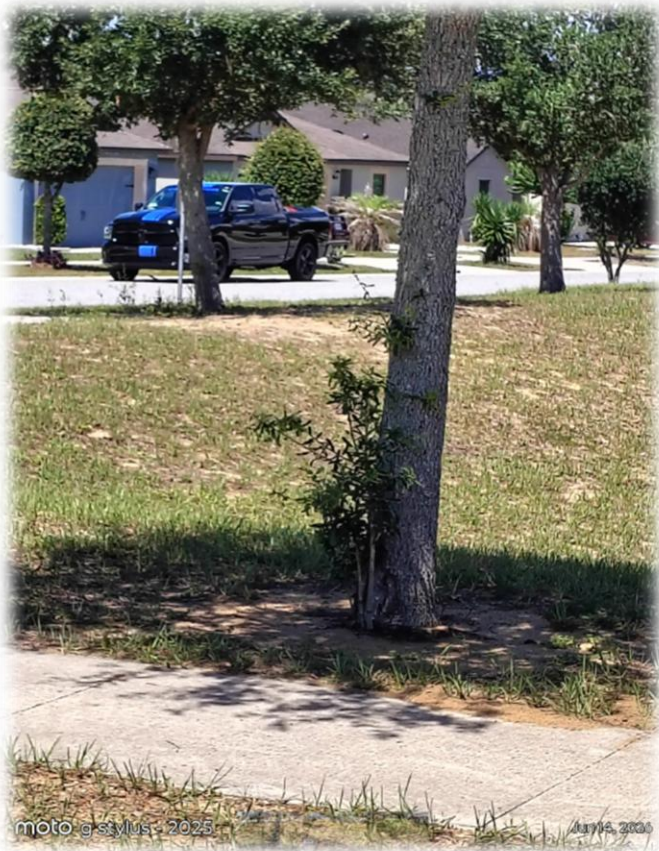


QUAD 2



QUAD II

- I believe the CDD property line is to the top of slope.
- Tree suckers should be addressed





QUAD 2

- DRAs were mowed
- Most outfalls addressed





moto g stylus - 2025

Jun 14, 2026



- Overall turf weak, Patchy. Weedy





Turf thin, Patchy, Weedy

Color medium

Driplines exposed, cut, they should either be repaired or removed





- Playground area clean
- Turf thin, color poor, weedy



- No sign of spider eggs



- Turf is patchy/ thin, color is medium.
- Hard Edging is evident, shrubs are uniform.
- Driplines remain exposed across the surface.
- If they are not in use why are they not removed or repaired?





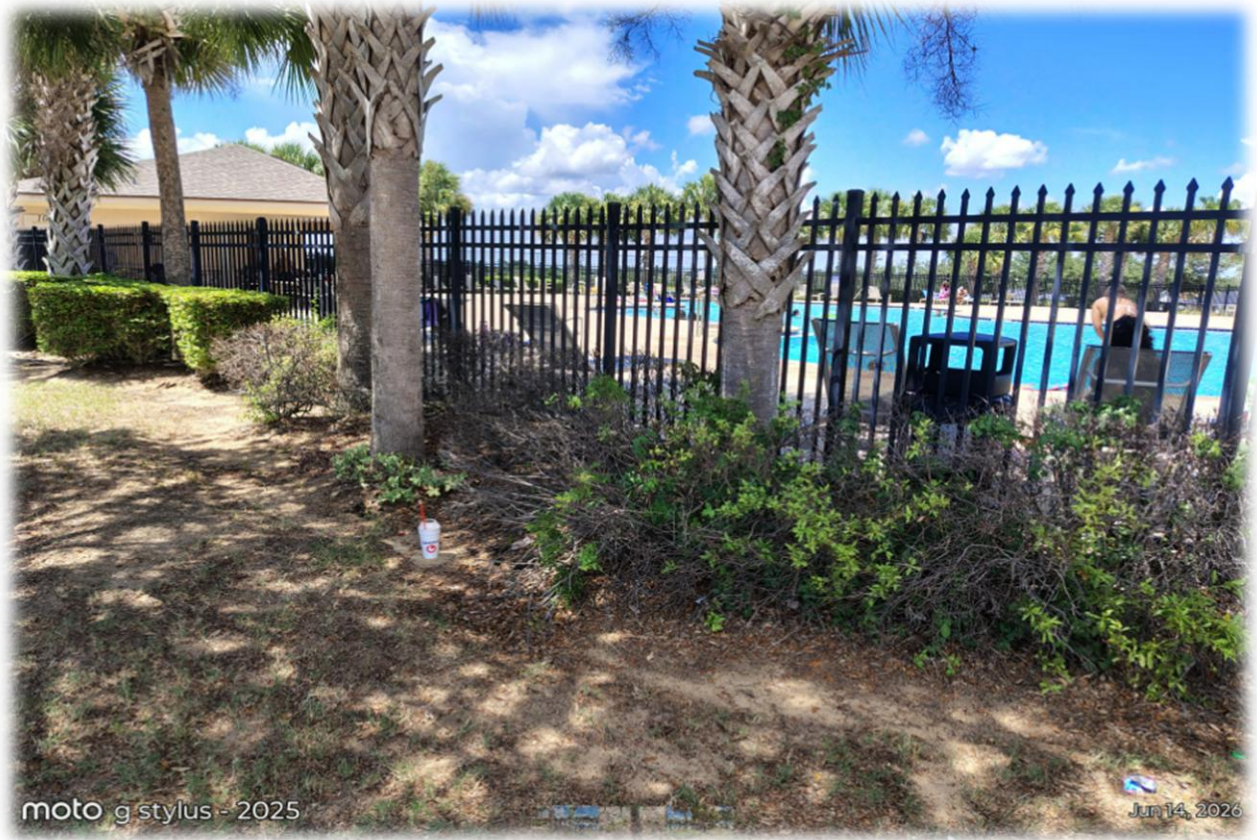


moto g stylus - 2025

11/15/2026

QUAD 2 AMMENITY

- Turf thin
- Some hedges recovered others did not, dead should be cut back, inside and outside the pool







QUAD 3



QUAD 3

- Turf weak, Patchy, Weedy
- Not all all DRAs were addressed





moto_cstylus-2025

Jun 15, 2025



moto_cstylus-2025

Jun 15, 2025

- Turf is patchy
- Color medium
- Hard Edging is evident







moto g stylus - 2025

Jun 14, 2026



- Not all common areas were mowed, I'll assume it was an off week



- Color is good
- Turf a little stronger
- Sparse/Patchy turf on the island should be eliminated

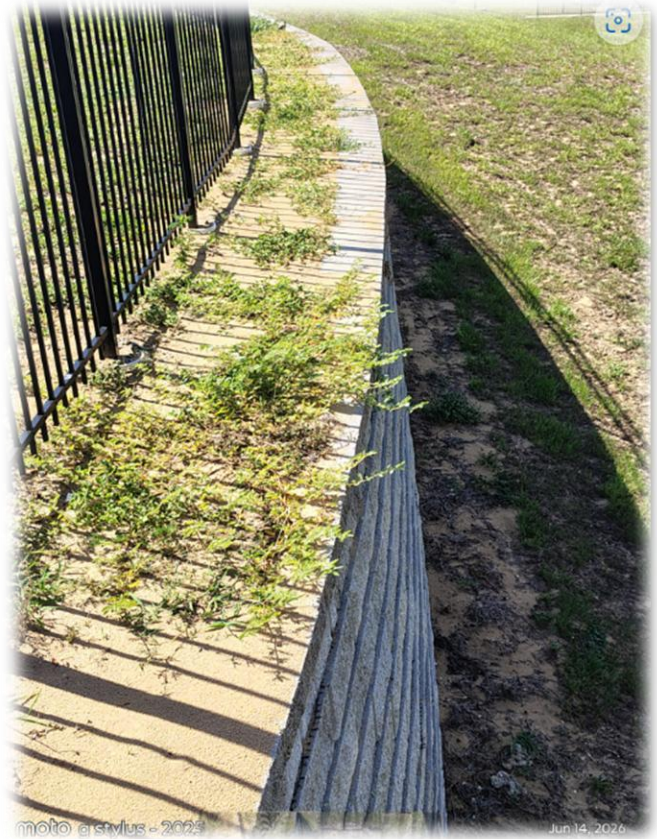




- Park area clean, mowed, edged
- Turf thin, color medium



- Weeds should be addressed



moto stylus - 2025

Jun 14, 2026





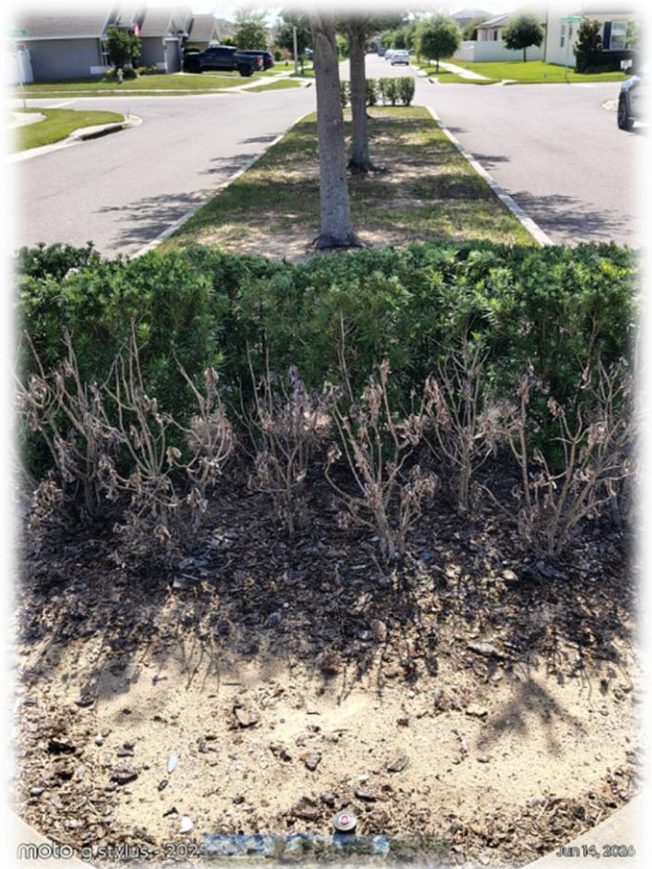
QUAD 4



QUAD 4

- Turf Patchy, turf color good





- Hedges will need to be addressed soon





- Turf thin
- Color medium
- Monument hedges week





EXHIBIT 7
RETURN TO AGENDA

Discussion of Yucca Plantings
Chain link to Vinyl







Shelf





Vinyl to Vinyl



moto g stylus - 2025

Jun 18, 2026



moto g stylus - 2025

Jun 18, 2026

- Looks like the property line runs between the chain link and vinyl

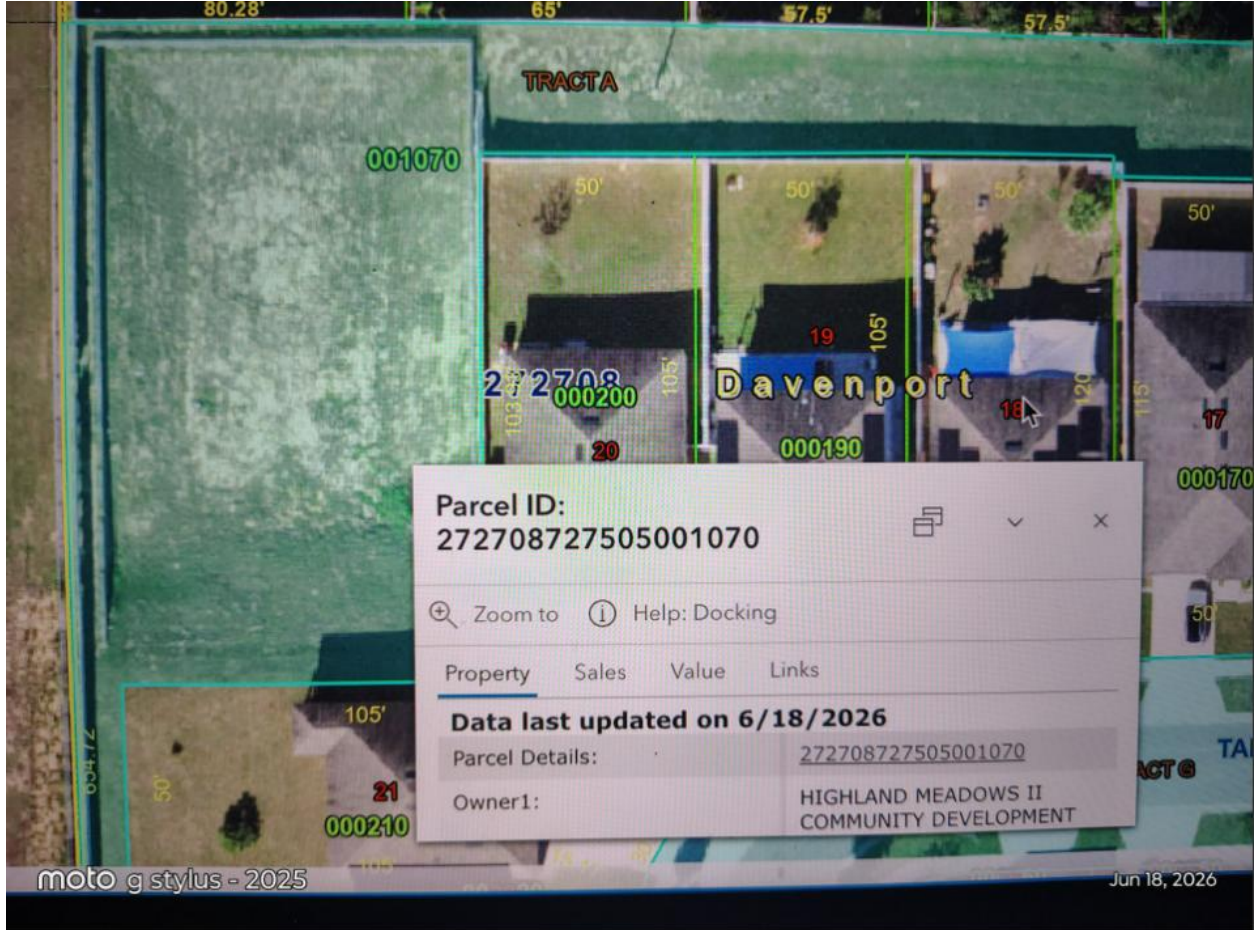


EXHIBIT 8
RETURN TO AGENDA

Top Choice application

Product applied 6/1

Mounds photographed on 6/14

Inactive





EXHIBIT 9
RETURN TO AGENDA



Seeding Proposal

Highland Meadows 2 CDD

Community Name: Highland Meadows 2 CDD

Project Location: Lot next to 405 Meadows Pointe Dr

Scope of Work: Seeding by granular spreader with Bahia summer seed.

Approximate Area: 13,894 sq. ft.

Pricing

Bahia summer seed application by granular spreader
--

\$485.00

Total Proposal Price: **\$485.00**

Thank you for the opportunity to provide this proposal.

Accepted By: _____

Date: _____

EXHIBIT 10
RETURN TO AGENDA

Review quote and press Approve or Reject below

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL 33541
(844) 766-5256
info@cooperpoolsinc.com
<https://cooperpoolsinc.com/>

QUOTE

Quote Number
800

Quote Total
\$581.12

Bill To:
Highland Meadows II CDD
255 Primera Blvd Ste 160
Lake Mary, FL 32746

Quote Date
June 4, 2026
Expiration Date
July 4, 2026

LOCATION: 1015 Condor Drive, Haines City


Item	Description	Qty	Rate	Amount
PRO25-2 CAT CONTROLLERS PRO 2 YEAR ORP SENSOR 24"CABLE	PRO25-2 CAT CONTROLLERS PRO 2 YEAR ORP SENSOR 24"CABLE	1	581.12	581.12

Subtotal \$581.12

Tax \$0.00

Quote Total **\$581.12**

Pay over time today

0% APR or as low as \$45.32 with  sunbit ⓘ

Get pre-approved (<https://apply.sunbit.com/YourPoolPro-eo2s98tq>)

Cooper Pools Inc
info@cooperpoolsinc.com

Name & Signature

Date



Cooper Pools

844-766-5256

EXHIBIT 11
RETURN TO AGENDA



IRRIGATION REPAIR PROPOSAL

Community: Highland Meadows II CDD

Description of Repair:

Troubleshoot and repair Valve 21C. Inspection determined an internal hydraulic issue. The existing valve is weeping and requires a complete rebuild. Rebuild and restore proper operation of the Hunter 1 1/2" PGV irrigation valve.

Cost Breakdown	Amount
Parts	\$267.88
Labor	\$114.79
Total	\$382.67

EXHIBIT 12
RETURN TO AGENDA

Highland Meadows II Community Development District

**Summary Financial Statements
(Unaudited)**

May 31, 2026

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

	<u>General Fund</u>	<u>Reserve Fund</u>	<u>Debt Service Funds</u>	<u>Capital Project Funds</u>	<u>Total</u>
1 <u>Assets:</u>					
2 Cash - Operating Account BU	\$ -	\$ -	\$ -	\$ -	\$ -
3 Cash - Money Market Account	325,786	706,384	-	-	1,032,170
4 Cash - Money Market Account-Restricted Cash	-	-	-	-	-
5 Cash - Operating Account South State	515,273	-	-	-	515,273
6 Cash - Reserve Fund	-	-	-	-	-
7 Investments:					
8 Revenue Trust Fund	-	-	1,264,420	-	1,264,420
9 Interest Fund	-	-	-	-	-
10 Debt Service Reserve Fund	-	-	718,250	-	718,250
11 Prepayment Fund	-	-	1,648	-	1,648
12 Optional Redemption	-	-	10	-	10
13 Acquisition and Construction	-	-	-	496,948	496,948
13 On Roll Assessments Receivable	-	-	-	-	-
14 Accounts Receivable	268	-	-	-	268
15 Due from Other Funds	-	-	-	-	-
16 Due from General Fund	-	-	94,952	-	94,952
16 Deposits	2,390	-	-	-	2,390
17 Prepaid Items	20,037	-	-	-	20,037
18 Total Assets	\$ 863,754	\$ 706,384	\$ 2,079,280	\$ 496,948	\$ 4,146,365
19 <u>Liabilities:</u>					
20 Accounts Payable	\$ 36,157	\$ -	\$ -	\$ -	\$ 36,157
21 Sales Tax Payable	10	-	-	-	10
22 Accrued Payable	-	-	-	-	-
23 Deferred Revenue	-	-	-	-	-
24 Due to Capital Projects	-	-	-	-	-
25 Due to Debt Service	94,952	-	-	-	94,952
26 Due to Reserve Fund	-	-	-	-	-
27 <u>Fund Balance:</u>					
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	-	-	2,079,280	496,948	2,576,228
35 Net Change in Fund Balance	241,869	-	-	-	241,869
35 Total Liabilities & Fund Balance	\$ 863,754	\$ 706,384	\$ 2,079,280	\$ 496,948	\$ 4,146,365

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

	<u>Adopted Budget</u>	<u>Budget Year to Date</u>	<u>Actual Year to Date</u>	<u>Variance (Over)/Under Budget</u>
1 Revenues:				
2 Special Assessments	\$ 1,048,025	\$ 1,048,025	\$ 1,048,061	\$ 36
3 Interest Income	-	-	21,412	21,412
4 Miscellaneous Revenue	-	-	761	761
5 Fund Balance Forward	10,000	-	-	-
6 Total Revenues	1,058,025	1,048,025	1,070,235	22,210
7 Expenditures:				
8 Financial & Administrative				
9 Supervisor Compensation	24,000	16,000	6,800	9,200
10 District Management	51,800	34,533	35,574	(1,041)
11 District Engineer	20,000	13,333	36,337	(23,004)
12 Dissemination Agent	7,000	4,667	4,366	301
13 Trustee Fees	26,787	17,858	24,300	(6,442)
17 Dues, Licenses & Fees	175	175	175	-
14 Auditing Services	4,000	2,667	-	2,667
15 Arbitrage Rebate Calculation	2,700	1,800	-	1,800
16 Public Officials Liability Insurance	3,214	3,214	-	3,214
17 Legal Advertising	3,000	2,000	-	2,000
18 Website Hosting, Maintenance & Backup	2,015	1,343	-	1,343
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	667	371	296
22 Assessment Roll	5,200	3,467	3,243	224
23 Administrative Contingency	6,500	4,333	-	4,333
24 District Counsel	40,000	26,667	23,312	3,355
25 Total Financial & Administrative	219,418	154,751	163,845	(9,095)
26 Security Operations				
27 Security Services & Patrol	55,000	36,667	40,499	(3,832)
28 Access Control Maintenance & Repair	5,000	3,333	2,710	623
29 Total Security Operations	60,000	40,000	43,209	(3,209)
30 Utilities				
31 Utility Services	28,000	18,667	2,333	16,333
32 Utility - Streetlights	70,000	46,667	48,486	(1,819)
33 Utility Services	6,000	4,000	2,034	1,966
34 Total Utilities	104,000	69,333	52,853	16,480

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

35 Other Physical Environment				
36 Property Insurance	36,000	36,000	33,245	2,755
37 General Liability Insurance	3,625	3,625	3,397	228
38 Landscape Maintenance	192,000	128,000	129,458	(1,458)
39 Irrigation Maintenance and Repair	16,000	10,667	6,799	3,867
40 Landscape - Fertilizer	36,000	24,000	-	24,000
41 Landscape Replacement Plants & Shrubs	30,000	20,000	1,200	18,800
42 Miscellaneous Expenditure	5,000	3,333	175	3,158
43 Maintenance Repairs	11,976	7,984	26,666	(18,682)
44 Sidewalk Maintenance & Repair	8,000	5,333	17,551	(12,217)
45 Capital Projects	15,000	10,000	62,369	(52,369)
46 Field Services	12,000	8,000	7,484	516
47	Total Other Physical Environment	365,601	248,942	288,345
				(31,402)
48 Parks & Recreation				
49 Pool Services Contract	63,600	42,400	40,972	1,428
50 Amenity Facility Janitorial Service Contract	21,600	14,400	17,600	(3,200)
51 Telephone, Internet, Cable	3,000	2,000	1,549	451
52 Maintenance & Repairs	13,807	9,205	424	8,780
53 Pest Control & Termite Bond	1,500	1,000	312	688
54 Miscellaneous Expenditure	5,000	3,333	19,257	(15,923)
55 Office Supplies	500	333	-	333
56	Total Parks & Recreation	109,007	72,671	80,114
				(7,443)
57 Total Expenditures before other financing sources (uses)		858,026	585,698	628,366
				(34,668)
58 Other Financing Sources (Uses)				
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	Total Other Financing Sources (Uses)	200,000	-	200,000
				(200,000)
64 Excess Expenditures Over (Under) Revenues		-	462,327	241,869
				(12,459)
65 Fund Balance - Beginning			490,766	
Increase In Emergency Reserves			-	
Decrease in Fund Balance Forward			-	
66 Fund Balance - Ending			\$ 732,635	

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

	Adopted Budget	Actual Year to Date
1 Revenues:		
2 Interest Earnings	\$ -	\$ -
3 Total Revenues	-	-
4 Expenditures:		
5 Capital Reserves Miscellaneous	-	
6 Total Expenditures before other souces (uses)	-	-
7 Excess Expenditures Over (Under) Revenues	-	-
8 Other Sources (Uses)		
9 Transfer In from General Fund	-	200,000
10 Transfer out to General Fund		-
11 Total Other Sources (Uses)	-	200,000
12 Fund Balance - Beginning	-	506,384
13 Fund Balance - Ending	-	\$ 706,383.57

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

	Adopted Budget	Actual Year to Date
1 Revenues:		
2 Special Assessments	\$ 1,222,442	\$ 1,220,164
3 Interest	-	30,967
4 Total Revenues	1,222,442	1,251,131
5 Expenditures:		
6 Administrative		
7 Debt Service Obligation	1,222,442	1,179,409
8 Total Administrative	1,222,442	1,179,409
9 Total Expenditures before other sources (uses)	1,222,442	1,179,409
10 Excess Expenditures Over (Under) Revenues	-	71,722
11 Other Sources (Uses)		
12 Transfer In	-	0
13 Transfer Out	-	
14 Total Other Sources (Uses)	-	-
15 Fund Balance - Beginning		2,000,239
16 Fund Balance - Ending	-	\$ 2,071,962.58

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

	Adopted Budget	Actual Year to Date
1 Revenues:		
2 Interest	-	\$ 9,259.16
3 Total Revenues	-	9,259
4 Expenditures:		
5 Requisition Expense	-	117,695
6 Total Administrative	-	117,695
7 Total Expenditures before other sources (uses)	-	117,695
8 Excess Expenditures Over (Under) Revenues	-	(108,436)
9 Other Sources (Uses)		
10 Transfer In	-	
11 Transfer Out	-	-
12 Total Other Sources (Uses)	-	-
13 Fund Balance - Beginning		605,384
14 Fund Balance - Ending	-	\$ 496,946.95

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

Balance per Bank Statement	\$	533,091.20
Plus: Deposits in Transit		-
		-
Less: Outstanding Checks		(17,818.55)
	\$	515,272.65
<hr/>		
Beginning Balance	\$	560,553.51
Receipts		4,768.40
Disbursements		(50,049.26)
<i>Balance per Book</i>	\$	515,272.65
<hr/>		

**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	Monthly 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
10/30/2025	103025ach	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B		584.03	52,311.68
10/30/2025	051		To book FY 2025 excess fees received	5,521.11		57,832.79
10/31/2025				206,282.35	172,705.11	57,832.79
11/1/2025	110125ach	CITY OF DAVENPORT	Reference: 3 Highland Meadows Phase 3 Park, 9-5-10/4/25		19.54	57,813.25
11/1/2025	110125ach2	CITY OF DAVENPORT	1019 Condor Dr Pool (9/5-10/4/25)		107.57	57,705.68

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Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
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
11/30/2025				128,808.01	74,079.53	112,561.27
12/1/2025		5167 JCS Investigations	Security		5,180.00	107,381.27
12/1/2025	120125ach	CITY OF DAVENPORT	3 hihglad 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
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	000 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

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Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
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
12/31/2025				2,230,496.67	38,727.05	2,304,330.89
1/1/2026	010126ach	CITY OF DAVENPORT	3 hihglad meadows phase 3 park 11/5-12/4/25		22.34	2,304,308.55
1/1/2026	010126ach3	CITY OF DAVENPORT	1019 Condor Dr Pool (11/5-12/4/25)		110.00	2,304,198.55
1/1/2026	010126ach3	CITY OF DAVENPORT	1015 Condor Dr Cabana (11/5-12/4/25)		178.87	2,304,019.68
1/1/2026	010126ach4	CITY OF DAVENPORT	3001 Golden Eagle Way (11/5-12/4/25)		49.84	2,303,969.84
1/1/2026		5187 ECS INTEGRATIONS LLC	camera mgmt		280.00	2,303,689.84
1/1/2026		5188 ECS INTEGRATIONS LLC	access control		555.00	2,303,134.84
1/1/2026		5189 Mele Environmental Services LLC	landscape monthly		16,208.33	2,286,926.51
1/1/2026		5190 Mele Environmental Services LLC	landscape monthly		16,208.33	2,270,718.18
1/1/2026		5195 Haven Management Solutions, LLC	January Management Services		6,333.33	2,264,384.85
1/4/2026		5191 Cooper Pools	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	poor repairs		1,747.56	2,240,639.29
1/9/2026			Deposit	10,064.02		2,250,703.31
1/10/2026		5198 Good Home Services, LLC	Repair/mant-mailboxes		115.00	2,250,588.31
1/12/2026		1/12/2026 FI Dept of Health in Polk County	Dept of Health Pool Fee		280.35	2,250,307.96
1/13/2026		5201 Mele Environmental Services LLC	irrigation repairs		785.00	2,249,522.96
1/13/2026		5202 Danielle Fence	Estimate 2187		1,406.00	2,248,116.96

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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
1/30/2026				14,098.31	108,388.55	2,210,040.65
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	Monhthly 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
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

**Highland Meadows II
Check Register
FY2026**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
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
2/28/2026				13,208.91	49,749.72	2,173,499.84
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	Monthhly 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 higliand 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
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	032726achj2	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

**Highland Meadows II
Check Register
FY2026**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
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
Total 1.General Fund				10,084.48	1,663,755.78	519,828.54
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	Monthly 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 hihland 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
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

**Highland Meadows II
Check Register
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Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
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
4/30/2026				1,250,365.01	1,209,640.04	560,553.51
5/1/2026		5300 Haven Management Solutions, LLC	Easter Egg Reimbursement to Haven for Supplies		369.16	560,184.35
5/1/2026		5311 Accurate Drilling Solutions, LLC	pump pull		725.00	559,459.35
5/1/2026		5312 Haven Management Solutions, LLC	May Management Services		6,333.33	553,126.02
5/1/2026	050126ach	Duke Energy	108 tanger st irrigation		32.65	553,093.37
5/1/2026	050126ach2	Duke Energy	331 Pheasant Dr Well		32.65	553,060.72
5/1/2026			Deposit	462.00		553,522.72
5/1/2026		5310 Mele Environmental Services LLC	landscape monthly		16,208.33	537,314.39
5/4/2026		5313 Cooper Pools	Monthhly Pool Maint		4,600.00	532,714.39
5/4/2026	050426ach	Duke Energy	1200 Patterson Rd Lite,		32.64	532,681.75
5/4/2026	050426ach1	Duke Energy	990 Condor Dr Entry, ENTRANCE LIGHT		32.65	532,649.10
5/4/2026	050426ach2	Duke Energy	2901 N 10th St well		32.65	532,616.45
5/4/2026	050426ach3	Duke Energy	2901 N 10th St entry		32.65	532,583.80
5/4/2026	050426ach4	Duke Energy	3950 N 10th St,		32.65	532,551.15
5/4/2026	050426ach5	Duke Energy	600 Eaglecrest Dr,		32.66	532,518.49
5/4/2026	050426ach6	Duke Energy	599 Patterson rd		92.40	532,426.09
5/5/2026	050526ach	CITY OF DAVENPORT	3 hihglad meadows dog pk		22.34	532,403.75
5/5/2026	050526ach2	CITY OF DAVENPORT	3001 Golden Eagle Way		54.01	532,349.74
5/7/2026		5314 813 Security & Protective Services	Security		5,902.00	526,447.74
5/7/2026		5316 Good Home Services, LLC	remove dog station		125.00	526,322.74
5/7/2026	052826ach6	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A		577.63	525,745.11
5/8/2026		5315 Good Home Services, LLC	repair shade umbrella		30.00	525,715.11
5/8/2026		5317 Good Home Services, LLC	secure gate-dog park		45.00	525,670.11
5/10/2026		5318 Good Home Services, LLC	repair fence		200.00	525,470.11
5/10/2026		5319 Good Home Services, LLC	pressure wash		395.00	525,075.11
5/12/2026		5320 Cooper Pools	pool maint/repair		2,143.28	522,931.83
5/13/2026			Deposit	4,306.40		527,238.23
5/19/2026	051926ach	Bright House Networks	1015 Condor Dr.		199.61	527,038.62
5/19/2026	051926ach1	Duke Energy	541 Pheasant Dr Entry Lighting,		32.64	527,005.98
5/19/2026	051926ach11	Duke Energy	1015 Condor Dr,		1,133.57	525,872.41
5/20/2026		5321 Mele Environmental Services LLC	irrigation repair		1,750.00	524,122.41
5/21/2026	052126ach	Duke Energy	0 Patterson Rd Lite Mdws 4B&C SL		805.21	523,317.20
5/27/2026		5322 U.S. BANK	Trustee Fees 2019 Series 7/7A		4,471.63	518,845.57
5/27/2026	052726ach	Duke Energy	00 PATTERSON RD		274.56	518,571.01
5/28/2026	052826ach	Duke Energy	0000 PATTERSON RD		162.35	518,408.66
5/28/2026	052826ach2	Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL		372.42	518,036.24
5/28/2026	052826ach4	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH4A SL		402.04	517,634.20
5/28/2026	052826ach5	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B		558.12	517,076.08
5/28/2026	052826ach7	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL		672.90	516,403.18
5/28/2026	052826ach8	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL		1,097.89	515,305.29
5/29/2026	052926ach	Duke Energy	1000 DUNLIN ST. SIGN A		32.64	515,272.65
5/31/2026				4,768.40	50,049.26	515,272.65

EXHIBIT 13
RETURN TO AGENDA

**MINUTES OF 05/28/26 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, May 28, 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)

- No audience comments or questions.

Presentation of FY 2026-2027 Proposed Budget (taken out of order)

Ms. Thibault answered a question regarding the pest control noted on the budget, explaining that it included the spraying of the amenity center. She informed the Board that Supervisor King was likely pushing this item forward due to a slight black widow infestation on the gate and other areas at the dog park. She also informed the Board that Mr. Bryant was able to take care of this item at no charge to the district. Ms. Thibault explained that the pest control company would be spraying for basic bugs and answered questions regarding why the landscape company could not take care of the fire ants. She confirmed that Mr. Bryant would apply the Top Choice on Monday or Tuesday and noted that he was able to do it for \$1,000, whereas most of the districts have had it done for \$5,000. She also confirmed that only the building itself would be sprayed, not the playground, dog park, or any other field. Ms. Thibault suggested the Board ask Mr. Bryant to take care of the remaining black widow egg sac. Supervisor King noted the landscape company did not appear to be cleaning or picking up debris they come across and asked if the budget would allow for conversation regarding better upkeep of amenity grounds. Ms. Thibault advised that it did not at that time, but it did include a 3% increase that would break out to \$22.88 annually per home. She explained that the board would need to advise if they wished to increase the budget further. She advised that they would need to send a letter to all residents informing them of the 3% budget increase 20 days before the public hearing date in August. Ms. Thibault briefly walked the Board through the budget adoption process, noting that they would need to adopt their high-watermark budget, which was addressed this evening, by June 15th, and adopt the final budget at the August public hearing scheduled for August 27. She noted that the budget could not be increased after this meeting but could still be decreased. Chairwoman Galbraith asked if the Board decided to increase to 5% now and decrease to 3% at the public hearing, if that would cover what they need to finish all the repairs to get the district to a maintenance point and get money into the reserves. Ms. Thibault advised that it would not as their reserves were still underfunded by \$1,000,000. Supervisor Anderson emphasized the

48 importance of getting the reserve fund to a point suitable for long-term sustainability. Ms. Thibault advised that the
49 biggest piece of the reserve study was the roads. She noted that they could pull out the roads piece and have the district
50 engineer conduct an analysis of the pavements from which they could create a separate reserve study for just the roads.
51 She explained the prioritization methods she used for another district which allowed them to allocate \$100,000 of the
52 \$250,000 intended for the reserve fund to a separate fund for the roads. Supervisor Anderson asked if the roads were due
53 to be done again. Ms. Thibault noted that in accordance with the reserve study, the asphalt was due to be done in 2035,
54 and the curbs, gutter, and the concrete sidewalks were due to be replaced in 2026. She noted the reserve study provided
55 that \$4.7 million was supposed to be earmarked for the sidewalks. Supervisor Anderson noted the sidewalks had just
56 been repaired. Ms. Thibault advised that the amount in the reserve study was supposed to spend on sidewalks in 2026
57 was \$272,000. She advised that the reserve analysis would note the anticipated life of the sidewalks, noting that they had
58 completed a fair amount of sidewalk work this year including grinding, ADA mats, and most of the trip hazards. She
59 recommended having Mr. Woodcock pull those items out, noting that the curbs were \$2.7 million, the asphalt resurfacing
60 was \$1.8 million, and they had about \$9 million just for the roads, sidewalks, and curbs. Ms. Thibault noted that Mr.
61 Woodcock could conduct the study gradually, though the cost could not be confirmed.

62 Supervisor DiBranco asked what the main points that caused the increase were. Ms. Thibault advised the Board of
63 their increases, noting that district management fees did not go up, but the administrative budget would see about a
64 \$7,800 increase, district counsel would see \$5,000, a marked decrease from what had previously been spent on district
65 counsel, and an additional \$5,000 for the district engineer. She noted that she had left an extra 4 meetings for workshops,
66 and special meetings in the budget, which decreased the supervisor fees. Ms. Thibault advised that there weren't any
67 increases in their debt service, though they would see increases in utilities for the streetlights, water, and sewage. She
68 also advised that the security budget increased slightly for the rover and guard service, and the capital projects budget
69 was increased by \$35,000 to handle some of the projects they would not be able to get to this fiscal year like the canopies
70 for the pool area.

71 Ms. Thibault covered the items that had been covered this year, listing the fencing issues, ADA mats, the streets, and
72 sidewalk grinding. She advised that they were still actively working on erosion control and irrigation. It was noted that
73 they had removed and reinstalled a playground and pressure washed the walls. Ms. Thibault commended the Board for
74 how much they were able to accomplish this fiscal year. She covered the potential increase in janitorial services. The
75 Board asked where the PRWC money was going to go. Ms. Thibault advised that it was not impacting the budget as she
76 did not have the real money yet. She noted previous discussions had alluded to the funds being earmarked for a building
77 or parking lot enhancement rather than anything day-to-day. Ms. Thibault reminded the Board that they have a \$50,000
78 capital project to handle any new maintenance items. Chairwoman Galbraith suggested increasing to 5% just in case they
79 need to lower it. Ms. Thibault advised that a 5% increase would raise the budget impact per household to \$38.13 annually.
80 She reminded the Board that the reserve study was not a priority for past boards, which is why they were \$1,000,000
81 underfunded. Chairwoman Galbraith reiterated Supervisor DiBranco's statement regarding the amount of funds spent on
82 repairing and replacing spots. She noted that they were able to get the pool under control and remain under control for
83 about a year. Supervisor Anderson noted that she was comfortable with Chairwoman Galbraith's suggestion and agreed
84 that she wanted to ask the district engineer how much it would cost to get the updated information regarding the long-
85 term items. Ms. Thibault noted the increase would add \$25,000 to the reserves and confirmed they could figure out what
86 Mr. Woodcock would charge. Supervisor DiBranco asked what 4% would bring them to. Ms. Thibault confirmed that
87 would be \$30.50 per household annually, \$41,922 in total. She reminded the Board that they would need to have the
88 increase decided by the July meeting to avoid upsetting residents with the increase letter. Chairwoman Galbraith noted
89 that they have to increase because everything costs more. The board agreed to increase by 5%.

90 **Consideration for Adoption Resolution 2026-06 – Approving Budget(s) for FY 2027 and Setting a Public Hearing Date**
91 **for August 27**

92 The Board confirmed the public hearing would be held on August 27.

93 On a MOTION by Supervisor DiBrango SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board
94 Adopted Resolution 2026-06 to Approve the Proposed Budget for 2027 and Setting a Public Hearing Date for August 27
95 for the Highland Meadows II Community Development District.

96 **III. Professional Staff Updates**

97 **A. Stantec Engineering –**

98 To be addressed next meeting.

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

100 **1. Discussion on PRWC Updates**

101 **o Finalized Closing Docs for the PRWC**

102 Mr. Magee reported that he was comfortable with the language of the documents and suggested they execute them.
103 He advised that PRWC was insisting that the HOA sign a joint to the agreement for the easement. He recommended
104 having the HOA sign the agreement if they were open to it. Mr. Magee confirmed that they did need to clear the lien that
105 was against the district by the city. Ms. Thibault noted that not all of the HOAs were included on the PRWC. She noted
106 that they had Phase 5, Summerview, and the Groves. Mr. Magee informed the Board that PRWC did not need a sign-off
107 from every HOA in the district, just the HOAs that the easements are within. Supervisor DiBrango asked how soon they
108 could find out which phases Summerview and the Groves were in. Mr. Magee advised that he could look into the phases
109 when he was off the road.

110 On a MOTION by Chairwoman Galbraith SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board
111 Approved the Finalized Closing Documents for the PRWC for the Highland Meadows II Community Development
112 District.

113 **o Authorization of Agent for Lien Reduction**

114 Mr. Magee reported that he had been receiving pushback from some of the city officials wanting a form of
115 verification that he was authorized to submit a lien reduction request. He advised that this approval would be a formality
116 to show the city that he is the district's attorney, that he is filing this on behalf of the district, and that he is authorized to
117 do so. Chairwoman Galbraith asked if this item was related to the Haines City violation, which Mr. Magee confirmed,
118 and asked why they were not made aware of it until it accumulated to \$29,000. Mr. Magee advised that per his
119 understanding, if they checked the property appraiser's website, it had listed a previous district management company,
120 likely Breeze or Rizzetta. The address listed was in Orlando, he continued, noting that the original violation was a district-
121 maintained fence located in a resident's backyard and the notices were posted on a temporary advertising sign, similar to
122 the signs political candidates put out, and the notices were mailed to a previous company. Mr. Magee stated that he had
123 reached out to the property appraiser and updated the listings for all of the district property to Haven's address, meaning
124 any violations would be mailed to current district management. He advised that the city has a lien reduction program, so
125 he was working to get that filled out and submitted to lower the fine substantially, if not completely. He noted this would
126 need to be cleared out completely before PRWC would close out for easement. Mr. Magee advised that the district has
127 not been accruing additional fines and noted that it's a gray area whether the city can collect on this fine as the district is
128 a governmental entity.

129 On a MOTION by Supervisor Anderson SECONDED by Supervisor Munoz WITH ALL IN FAVOR, the Board
130 Approved the Authorization of Agent for Lien Reduction for the Highland Meadows II Community Development
131 District.

132 - Supervisor Anderson advised that Summerview Phase 6A is Sandestin, and the Grove Phase 7A is Zion.

133 **o Authorization of Agent for Mailing**

134 Mr. Magee presented the authorization proposal and advised that this could be removed from the agenda as he did
135 not need it anymore.

136 **2. Discussion on Status of Amounts Owed to Haines City**

137 Ms. Thibault noted they had already touched on this.

138 **3. Discussion on Landscape Agreement for HOAs to Fund Landscape Enhancements for their Individual**
139 **Monument Entries**

140 Mr. Magee presented the agreement, noting that it should act as more of a template that states that the HOAs would
141 pay for landscaping on their respective entrance monuments, and the district would maintain it moving forward. Ms.
142 Thibault explained that this was set up because some HOAs were ready to get started and this was the best way to
143 immediately fund the projects. She explained that the HOAs would all be selecting from the same set of plant materials.
144 Mr. Magee explained the difference between exhibits A and B, noting that he wanted to have documentation in the
145 agreement of which monuments were addressed.

146 On a MOTION by Chairwoman Galbraith SECONDED by Supervisor Anderson WITH ALL IN FAVOR, the Board
147 Approved the Landscape Agreement for HOAs to Fund their Landscape Enhancements for their Individual Monument
148 Entries for the Highland Meadows II Community Development District.

149 **4. Discussion on License Agreement for the Bulletin Board**

150 Mr. Magee briefly reiterated the licensing agreement for the bulletin board, noting it had been brought up at the last
151 meeting. It was noted that Phase 7 wanted the bulletin boards. Mr. Magee advised that he did not draft the agreement
152 with the \$25 fee, and as it was not in the district policy, he would not be able to add it without a public hearing.

153 On a MOTION by Supervisor Anderson SECONDED by Supervisor DiBrango WITH ALL IN FAVOR, the Board
154 Approved the License Agreement for the Bulletin Board for the Highland Meadows II Community Development District.

155 **C. 813 Security Services – Vincent Palevich (taken out of order)**

156 Mr. Palevich reported that between May 22 and May 27, there were 34 incident reports. He reported 25 parking
157 violations, mostly including blocked driveways. Mr. Palevich also reported a 26-foot box truck parked in the grass right
158 outside the entrance. He asked if the Board wanted them towed. Supervisor DiBrango asked where the truck was parked
159 and if he had a picture. Chairwoman Galbraith noted she had seen the truck but thought it was Mele's equipment. Ms.
160 Thibault noted the truck looks extremely similar to a truck that had been parked in Forest Lake CDD that they had been
161 trying to tow. Mr. Palevich detailed an incident the rover reported involving Davenport PD searching a vehicle in the
162 parking lot, the property on 519, and at least 1 person detained. He noted that staff had addressed several issues at the
163 pool, including a restroom concern involving an unattended 10- or 11-year-old boy in the women's restroom while
164 multiple girls were present. He noted issues with boombox use and that several residents whose addresses could not be
165 verified had to be turned away. Chairwoman Galbraith asked that Mr. Palevich be included on the agenda moving
166 forward. Mr. Palevich reported that lost and found items had turned up in the supply closet and that hours had been
167 scaled. Ms. Thibault revisited the restroom issue, noting that they had been given different ages from each of the boy's
168 parents. She reported that the boy had been heading for the men's restroom when the mother stopped him and told him
169 to go into the women's restroom but did not get up to go with him until security said something to her. The Board briefly
170 discussed, noting that the parents should have gotten out of the pool to check the restroom or go with their child. Ms.
171 Thibault advised the Board that she heard from both parents individually and both were very upset. She noted the father
172 had threatened to obtain an attorney and suggested the Board come up with a rule. Mr. Magee advised that legislature
173 had recently passed allowing parents to accompany children under 12 into restrooms of the opposite sex and suggested
174 writing a rule that reflects what was passed by legislature. Chairwoman Galbraith noted that parents change their
175 daughters in the women's room, which could be a cause for concern if the opposite gender were to walk in. Ms. Thibault
176 suggested they update their policies once they are out of budget season. The Board debated the legislature was 12 and

177 under or under 12. Mr. Magee confirmed the language was under 12, but that the legislature was vague and had a few
178 exceptions built into it. He advised that he would do a deep dive into the legislation for post budget season. Ms. Thibault
179 confirmed that they had received a check regarding previous damage to the restrooms.

180 Mr. Palevich advised that now that the hours were set, the guard would be in the parking lot until 8pm, which would
181 start this week. Ms. Thibault advised that small, motorized vehicles like e-bikes were not addressed in the policies
182 because their policies were outdated. She noted that Senate Bill 382 was passed by both houses and was sitting on the
183 governor's desk to be signed. She confirmed that if he doesn't sign the bill by July 1, it automatically goes into law. Ms.
184 Thibault explained that Senate Bill 382 would establish a 10 mile per hour limit for individuals and would establish a
185 statewide taskforce. Ms. Thibault commented on the increase in head injuries in Tampa. She confirmed with Mr. Magee
186 that they could include motorized vehicles in their policy regardless of if the Bill passes or not. Mr. Magee noted he
187 would work with Ms. Sandy and Ms. Mood to put something together for their policies. Ms. Thibault noted that the
188 difficult part would be the enforcement, noting that a fine would have to go through a public hearing and assessed through
189 small claims court, which would accrue legal fees.

190 IV. Field Services Report

191 A. Presentation of Highland Meadows II Field Report

192 Mr. Bryant presented the report, noting that all of the common areas and DRAs had been mowed. He reported that
193 about 50% of the outfalls appeared to have been sprayed and a lot of the perimeters also appeared to have been sprayed.
194 Mr. Bryant shared that the hedges were not out of control, but once they get more rain they'll likely need more work, and
195 that the edging was not obvious but that there would be no point in making the company over-edge just because it is in
196 their contract, though they should still be doing detail work. He noted there was a dead tree on the little island and
197 emphasized to the Board that May is a drought month. Chairwoman Galbraith asked if the tree on Merlin was dead. Mr.
198 Bryant confirmed it was. Ms. Thibault recommended getting an arborist to conduct an analysis to determine if the tree is
199 dead to avoid having a social media issue. She noted she was reaching out to someone Mr. Woodcock had recommended,
200 Arborists Abroad, who usually charge \$400 for an assessment. Chairwoman Galbraith noted Redbird as an option. Mr.
201 Bryant confirmed he would reach out to someone he knows with an arborist certification from FNGLA. Ms. Thibault
202 noted that she understood the fondness for the tree, but if it was dead, it would be a hazard and would have to be removed.
203 Mr. Bryant discussed the black widow spraying, noting repellents and insecticides.

204 Mr. Bryant discussed the pallet options noting that all of the plant options were the same price, though the sizing
205 would be different. He noted that of the 18 monuments, there were at least 6 of them that he wouldn't do anything except
206 put up the juniper that had already been discussed. Mr. Bryant explained that he operates in quads, sharing that the Grove
207 is Quad 3 and the Ridge is Quad 4.

208 Ms. Thibault confirmed that Supervisor Munoz left the meeting at 5:59.

209 Mr. Bryant confirmed there was more good than bad, so it would not be worth it to rip out the whole thing. He noted
210 they could place the juniper in the front to cover the erosion and call it there. He suggested the HOA call the Board and
211 have their monuments checked before they place their plant material, to ensure they know what would need to be done
212 first. Mr. Bryant noted Quad 1 was the largest and that he had numbers for island tips. He suggested that the board could
213 individually decide if they wanted to clean up the islands or just rip them out and put some grass down, though that
214 would not be included in the average \$700 he anticipated each area would cost. Ms. Thibault asked Mr. Magee if they
215 could adjust the language in their agreement to include the median island at the entryway. He noted he was happy to
216 make the adjustment but advised that it was not necessary as the Board could include it in the proposal and add the parcel
217 number. Mr. Bryant advised that most of the islands would be around \$400, with the exception of the large island in
218 Highland Meadows 7. He elaborated on the potential costs, noting the islands should be between \$400 and \$600, and the
219 one on 7 would be around \$1,300 because it was double-ended. Supervisor DiBrango confirmed the HOA would be
220 paying for the monuments and the islands. Mr. Bryant suggested rounding to \$500. He noted mulch would be about \$200
221 per monument, meaning the overall cost for mulch would be about \$1,000. He estimated \$400 each for the monuments,

222 \$200 for each island and an extra \$1,000 for mulch. He noted these were averages and not the individual prices. Ms.
223 Thibault confirmed that for the email to the HOAs, she would be going with \$700 for the monuments themselves, \$400
224 to \$650 for the islands, and mulch would be an extra \$1,000, just to give them an idea. Ms. Thibault confirmed she would
225 send the list of monument areas that don't need to be worked on to the HOAs. Supervisor King mentioned the landscaping
226 in front of the pool building. Ms. Thibault advised they were waiting for the plant material to grow back. Mr. Bryant
227 confirmed he would bring a proposal to the Board to cut back the area or add new material, noting it might be a bit of
228 both. Ms. Thibault discussed the map link Mele sent her, noting she would send it out to everyone if the account is non-
229 manipulable.

230 Chairwoman Galbraith noted that she was asked if the CDD was able to provide at least 25 hours of community
231 service each to 3 juveniles from Ridge Community High School who got into trouble. She noted she had spoken to Mr.
232 Bryant, and he had accumulated a short list of things they could do, like power washing areas of the community or
233 planting the 225 Yucca plants. Ms. Thibault asked Mr. Magee what documentation they would need. Mr. Magee
234 suggested a waiver to be executed by their parents, and reaching out to the district's insurance provider just to see what
235 their thoughts are on it. Ms. Thibault advised that the juveniles could not be allowed to handle power tools and Mr.
236 Bryant would have to be there the whole time.

237 **1. Consideration to Approve Irrigation Timer Replacement Proposal Mele Environmental Services – Phase**
238 **7 - \$387.28 and Phase 3 - \$562.87 to total \$950.15**

239 - The Board discussed the similarities between this proposal, and one Mr. Bryant brought to the last meeting. Mr.
240 Bryant advised that they did not approve a pump at the last meeting as that was the next proposal to be addressed.

241 On a MOTION by Chairwoman Galbraith SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board
242 Approved the Irrigation Timer Replacement Proposal from Mele Environmental Services NTE \$950.15 Pending Mr.
243 Bryant's Review for the Highland Meadows II Community Development District.

244 **2. Consideration to Approve Accurate Drilling Solutions Pump Installation Proposal _ \$10,957.60**

245 Mr. Bryant and Ms. Thibault discussed which well belonged to the district, and which belonged to the city.

246 On a MOTION by Supervisor Anderson SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, the Board
247 Approved the Accurate Drilling Solutions Pump Installation proposal for \$10,957.60 for the Highland Meadows II
248 Community Development District.

249 Mr. Magee confirmed he would send Ms. Thibault a contract in the next week. Mr. Bryant offered to check the clock
250 on Patterson that should have been replaced 3 months ago.

251 **V. Administrative Matters**

252 **A. Consideration for Acceptance – April 2026 Unaudited Financial Statements**

253 Ms. Thibault advised the Board that they were trending unfavorable in the amount of \$19,220, largely due to capital
254 projects. She advised the Board to be careful of what they spend moving forward. Ms. Thibault advised that the budget
255 was adopted in the aggregate, not at the line-item level. She explained that the individual line-items were presented for
256 fiscal governance and prudence. However, if the Board goes over budget on one line item, it will impact the other line
257 items because they adopted in the aggregate.

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

260 **B. Consideration for Approval – The Meeting Minutes of the Regular Board of Supervisors Meeting Held April**
261 **23, 2026**

262 On a MOTION by Supervisor DiBrango SECONDED by Supervisor King, WITH ALL IN FAVOR, the Board Accepted
263 the April 2026 Meeting Minutes of the Regular Board of Supervisors Meeting for the Highland Meadows II Community
264 Development District.

265 **C. Consideration for Ratification**

266 Ms. Thibault briefly presented the proposals for ratification. Supervisor King noted the proposal to treat the dog park
267 did not specify what was being treated. Ms. Thibault clarified that it referred to the Top Choice to be applied to the area.
268 Supervisor King noted that the proposal did not state Top Choice. Ms. Thibault confirmed that she could ask Mr. Bryant
269 to revise the proposal, noting that he had picked Top Choice that morning.

270 On a MOTION by Supervisor Anderson SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, the Board
271 Ratified the Proposals for Consideration for the Highland Meadows II Community Development District.

272 **VI. District Management**

273 **A. Consideration to Approve Highland Meadows II Arbitrage Proposal – AMTEC - \$450**

274 Ms. Thibault briefly presented the proposals. She explained that the bonds (money) earn interest and the district
275 earns interest on the bonds when they are in deposit, so they pay a certain amount in interest. She gave an example,
276 noting that if the district's bond rate was at 3%, they would be paying the bondholder 3% in interest, and earning 4%
277 from the investment account. She continued, noting that next, an arbitrage liability occurs, which is when the bondholder
278 states that they cannot make more money than what they were paying them. She noted at that point, they would have to
279 pay money back. Ms. Thibault reminded the Board when interest rates were high a couple of years ago, noting that the
280 districts were making 6% to 8% in interest while the bondholders were making 3% to 4%, so they had to pay the
281 difference. She advised that every year the calculation has to be done to determine if the district made more money than
282 they paid the bondholders. Ms. Thibault advised that the second proposal was \$475.

283 On a MOTION by Supervisor Anderson SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, the Board
284 Approved the Highland Meadows II Arbitrage Proposal for AMTEC for \$450 for the Highland Meadows II Community
285 Development District.

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

287 **C. Reminder: Form 1 – Due July 1**

288 **D. Property Manager for Phase 7**

289 - Ms. Thibault reported that Phase 7 advised that they were missing a trashcan and have requested one be placed out
290 there and maintained. She reported that she had reached out to Mele, and they had informed her that they had picked
291 up a 40-pound bag containing only pet waste and would no longer be providing that service because of the hazardous
292 material. Ms. Thibault asked the Board who would be maintaining the trashcan. The Board noted that trash can was
293 not supposed to be used for dog waste. Supervisor Anderson noted they could put up a sign, though that would be a
294 waste. Ms. Thibault confirmed that no one could tell her who had been in charge of the trash can in Phase 7. Ms.
295 Thibault advised that the residents placed a bag out there once the can was removed. The Board agreed that they did
296 not want to put a dog waste station in Phase 7. The Board discussed who would be responsible for the bag of waste.
297 Ms. Thibault reminded the Board that they cannot fine the HOA as it is CDD property. The board agreed they did
298 not want a proposal for a securable waste container. Supervisor King suggested hiring someone to remove the waste.
299 Supervisor Anderson suggested not replacing the waste receptacle and dealing with the bag of waste as it is. Ms.
300 Thibault noted that a bag of waste brings rodents, which will spread diseases. Supervisor DiBrango asked if they
301 could send a letter to residents in that area informing them why they won't place a receptacle out by the park. Ms.
302 Thibault confirmed she would send something to the Phase.

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

304 No audience comments.

305 **VIII. Supervisor Requests**

306 Chairwoman Galbraith noted that she was out in the community a lot in the past couple of weeks and had heard a
307 lot of residents informing her that the HOA was giving fines for lawns, etc. She corrected that, noting that the HOA was
308 not doing anything about lawns, but people were getting fined for their bushes, leading them to ask why the CDD is not
309 also getting fined for dead bushes. She suggested the HOAs pool together put forth any unused funds to help out.
310 Chairwoman Galbraith noted a few HOAs have helped out without asking for anything in return.

311 Ms. Thibault confirmed they would bring Mr. Woodcock’s items to the next meeting.

312 Supervisor Anderson suggested putting together a map of the DRAs.

313 **IX. Adjournment**

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

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

317

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

321

322

323

324

325

Signature _____

Signature _____

326

327

328

329

330

Printed Name Secretary Assistant Secretary

Printed Name Chairman Vice Chairman

331

332

333

334

EXHIBIT 14
RETURN TO AGENDA

ESTIMATE



Patricia Thibault

Prepared For

Highland Meadows II
1015 Condor Dr
Haines City, FL 33844

Executed based on verbal approval from
Chairwoman on 06.23.2026

Good Home Services LLC

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

Estimate # 461
Date 06/23/2026

Description	Total
Remove garbage can in Phase 7 at playground	\$175.00
This includes removing trash can, disposal fees, and grinding down the bolt that used to secure the trash can.	
Subtotal	\$175.00
Total	\$175.00

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

Highland Meadows II