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

**Date of Meeting:** Thursday, November 17, 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@Havenmgtsol.com***

**I. Call to Order / Roll Call**

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

**III. Board Organization and Oaths of Office**

A. Oath for Seat 1 – Deborah Galbraith **EXHIBIT 1**

B. Oath for Seat 2 – Kristen Anderson **EXHIBIT 2**

**IV. Professional Staff Updates**

A. Stantec Engineering - Project Manager Greg Woodcock

1. Presentation of Pavement Observation Report **EXHIBIT 3**
2. Presentation of Milling and Resurfacing Estimated Pavement Planning Costs **EXHIBIT 4**

B. District Attorney – Kutak Rock

1. Presentation and Consideration of Towing Services Agreement **EXHIBIT 5**

**V. Security Services - Vinny Palevich** **EXHIBIT 6**

**VI. Fields Services Report**

A. Landscape Maintenance Report - Dana Bryant **EXHIBIT 7**

B. Presentation of the Highland Meadows II Field Report **EXHIBIT 8**

C. Consideration of Cooper Pools Proposal – Gas Shot/Gas Shot Locking - $508.40 **EXHIBIT 9**

D. Consideration of Good Home Services Proposal - 150lb Gas Shocks - $235.00 **EXHIBIT 10**

E. Consideration of Good Homes Services Proposal – Installation of 3 Canopies, Poolside at Amenity Center - $1,200.00 **EXHIBIT 11**

**VII. Administrative Matters**

A. Consideration for Acceptance – October 2026 Unaudited Financial Statements **EXHIBIT 12**

B. Consideration for Approval – The Meeting Minutes of the Regular Board of Supervisors Meeting Held October 22, 2026 **EXHIBIT 13**

C. Consideration for Ratification:

1. Good Home Services Installation - $85.00 **EXHIBIT 14**
2. Good Home Services – Installation Persian and 10th - $185.00 **EXHIBIT 15**
3. Good Home Services – Install (2) Battery Powered Motion Lights at the Amenities Center - $270.00 **EXHIBIT 16**
4. Mele Environmental Services Irrigation Service Report & Invoice - $750.00 **EXHIBIT 17**

**VIII. District Manager**

A. Consideration for Adoption Resolution 2027-01 Adopting an Amended General Budget Resolution for FY 25-26 **EXHIBIT 18**

**IX. Other Matters to be Introduced**

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

**XI. Supervisor Requests**

**XII. Adjournment**

EXHIBIT 1

RETURN TO AGENDA

# OATH OF OFFICE

**(Art. II. § 5(b), Fla. Const.; § 92.50, Florida Statutes)**

**STATE OF FLORIDA**

**County of** Polk

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

Board of Supervisors, Highland Meadows II Community Development District, Polk County

**(Full Name of Office – Abbreviations Not Accepted)**

on which I am now about to enter, so help me God.

**[NOTE: If you affirm, you may omit the words "so help me God." *See* § 92.52, Fla. Stat.]**

**Signature** _____

*Sworn to and subscribed before me by means of physical presence* ☐ *OR online notarization* ☐ *this _____ day of _____, 20____.*

_____

**Signature of Officer Administering Oath or of Notary Public**

***(To be completed only by judges administering oath– see § 92.50, Florida Statutes.)***

_____
*Print Name*

_____
*Title*

_____
*Court*

***(To be completed by officer administering oath, other than judges – see § 92.50, Florida Statutes.)***

***Affix Seal Below***

*Personally Known* ☐ *OR Produced Identification* ☐

*Type of Identification Produced* _____

# ACCEPTANCE

**I accept the office listed in the above Oath of Office.**

Mailing Address: Home ☐ Office ☐

_____
Street or Post Office Box

_____
City, State, Zip Code

_____
**Print Name**

_____
**Signature**

EXHIBIT 2

RETURN TO AGENDA

# OATH OF OFFICE

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**(Full Name of Office – Abbreviations Not Accepted)**

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***Affix Seal Below***

*Personally Known* ☐ *OR Produced Identification* ☐

*Type of Identification Produced* _____

# ACCEPTANCE

**I accept the office listed in the above Oath of Office.**

Mailing Address: Home ☐ Office ☐

_____
Street or Post Office Box

_____
City, State, Zip Code

_____
**Print Name**

_____
**Signature**

EXHIBIT 3

RETURN TO AGENDA

October 30, 2026

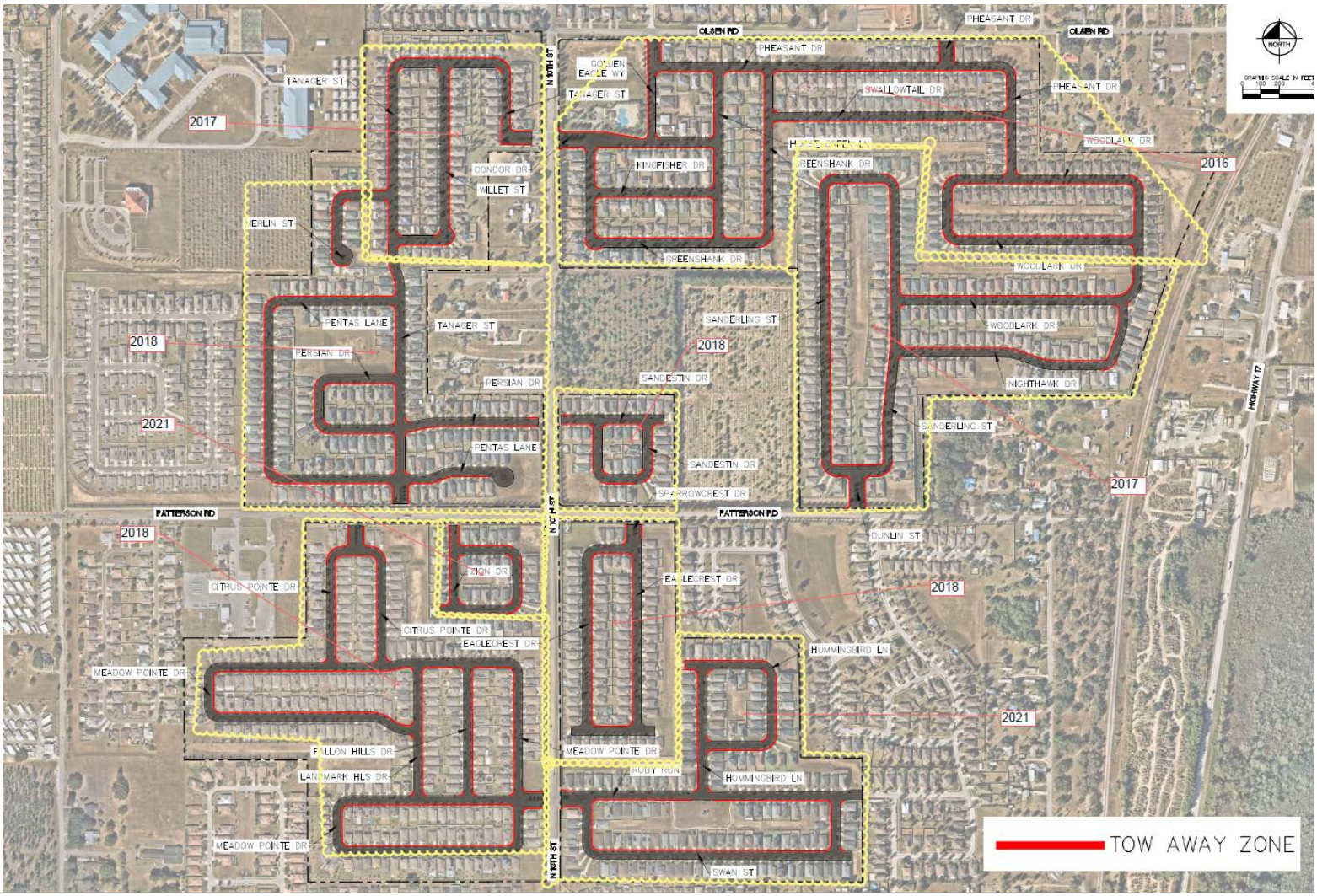
Stantec visited Highland Meadows II Community Development District on October 30, 2026, to conduct an visual evaluation of the existing roadway pavement and identify areas requiring maintenance, repair, or further evaluation. The inspection evaluated the overall condition of the community roadways, including asphalt deterioration, various forms of pavement cracking, potholes, roadway depressions and settlement and surface aggregate raveling. Overall the roads are in good shape based on their age. Some minor cracking and aggregate polishing was observed. We would recommend a follow up inspection every two years to document change in pavement condition. Fluid stains from oil or other substance was observed throughout the community. Generally this is from the origonal home construction within the neighborhood Based on our review we recommend utilizing a pavement life of 20 years for analysis and budgeting purposes unless pavement conditiond deterioriate.

Greg Woodcock
Project Manager
Stantec
(352) 777-0183
Greg.Woodcock@Stantec.com

Stantec

October 30, 2026

**Location Map:**



October 30, 2026

**Sandestin Dr:** Roadway was built in 2018; the pavement is in good condition.  Recommend milling and resurfacing in 2038.



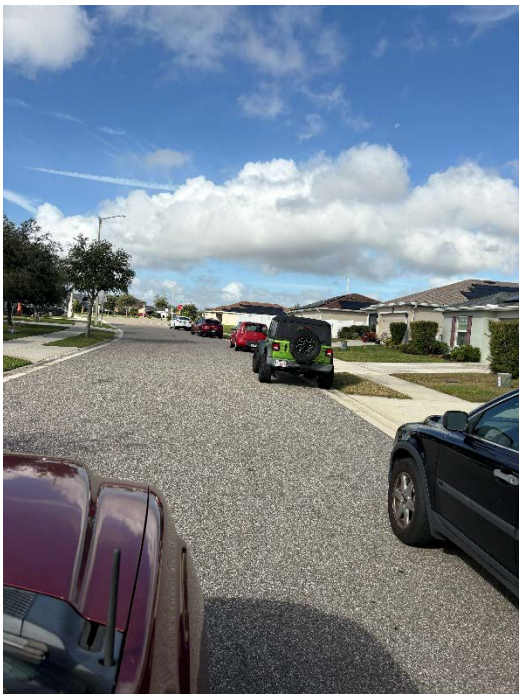





October 30, 2026

**Persian Dr:** Roadway was built in 2018**,** the pavement is in good condition.  Recommend milling and resurfacing in 2038.









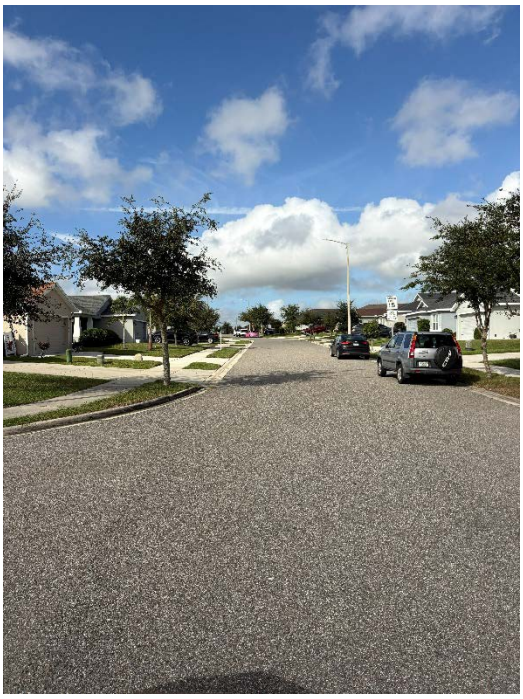
Stantec

October 30, 2026

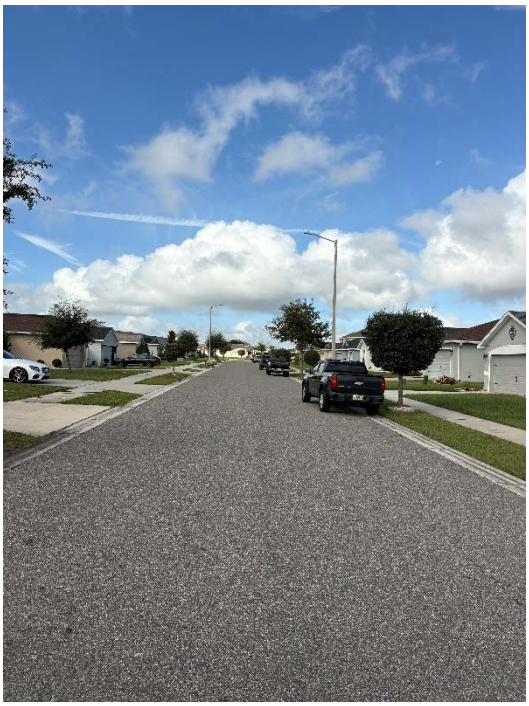


October 30, 2026

**Pentas Lane:** Roadway was built in 2018**,** the pavement is in good condition.  Recommend milling and resurfacing in 2038.









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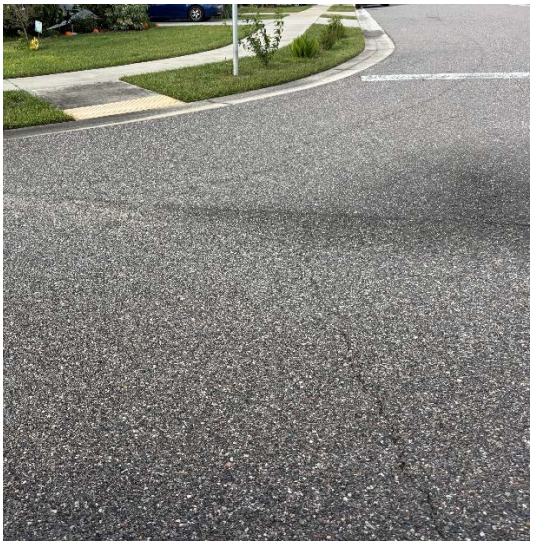
October 30, 2026

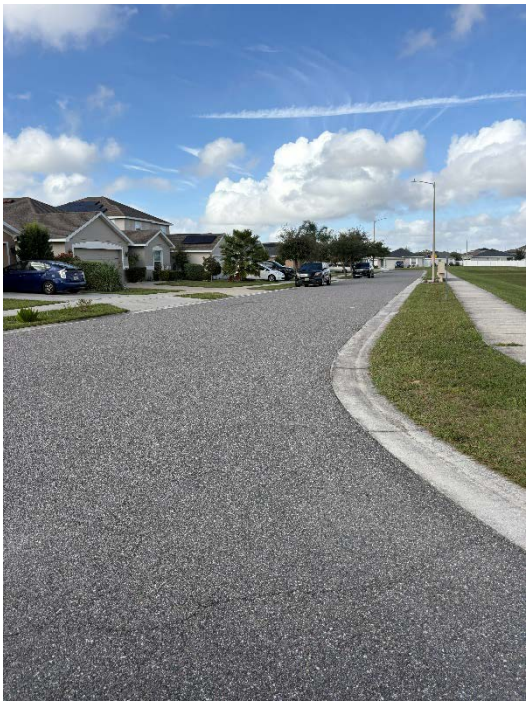


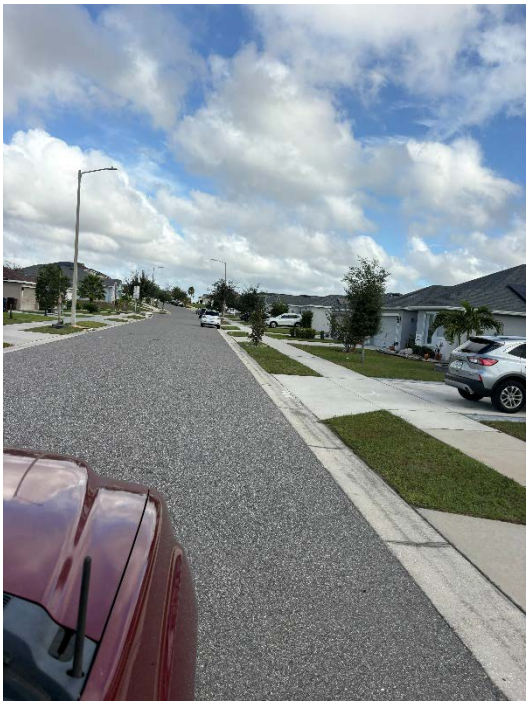
October 30, 2026

**Tanager St:** North end was built in 2017, and the south end was built in 2018**.** Minor cracking was observed within roadway and around sanitary manhole structures. Pavement is in fair condition and would recommend milling and resurfacing in 2037 unless conditions deteriorate. Recommend evaluating in two years (2028) to verify condition has not deteriorated.





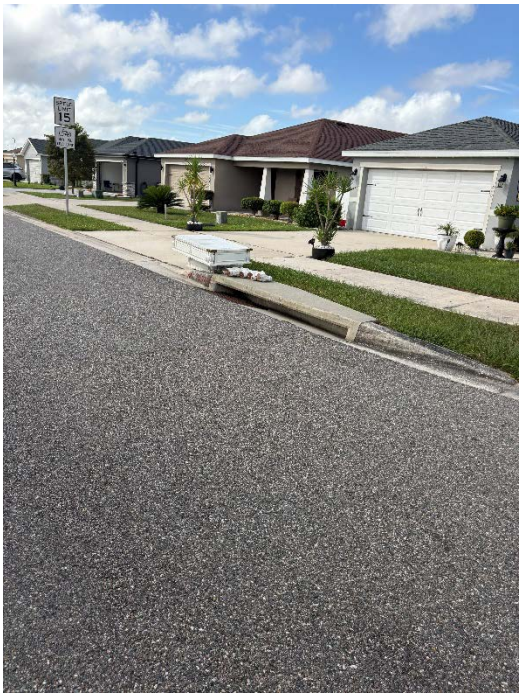




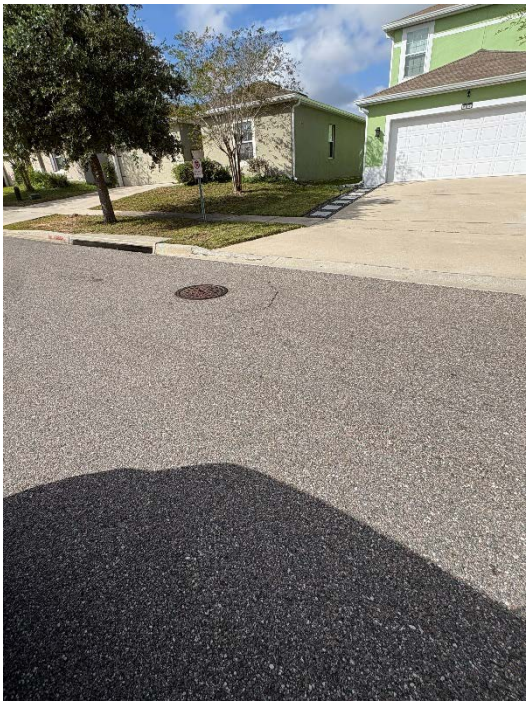
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October 30, 2026



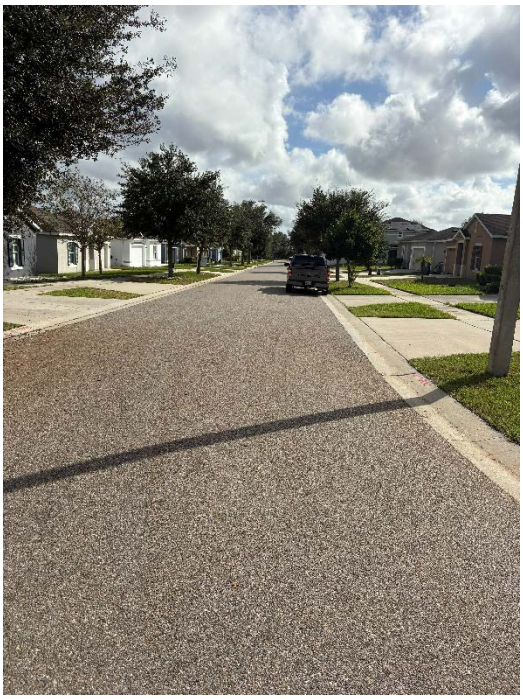






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October 30, 2026









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October 30, 2026





October 30, 2026

**Merlin St:** Roadway was built in 2018**,** the pavement is in good condition.  Recommend milling and resurfacing in 2038.







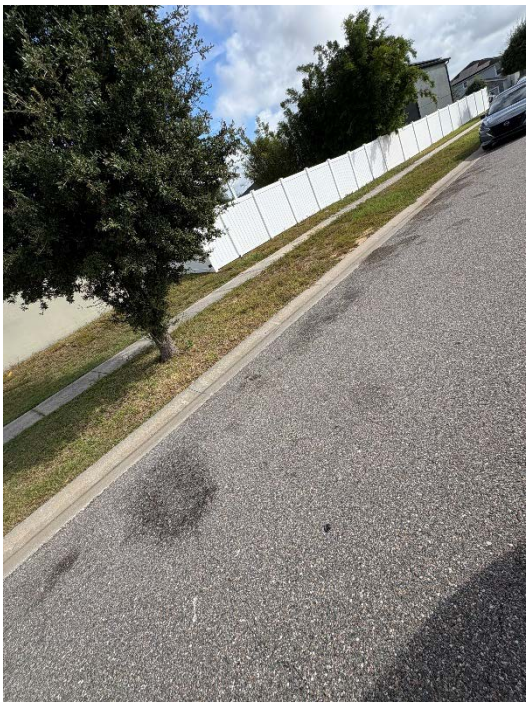
October 30, 2026

**Willet St:** Roadway was built in 2017**,** the pavement is in good condition. Minor cracking around sanitary manholes was observed. Recommend milling and resurfacing in 2037.









October 30, 2026

**Condor Dr:** Roadway was built in 2016**,** the pavement is in good condition.  Recommend milling and resurfacing in 2036.



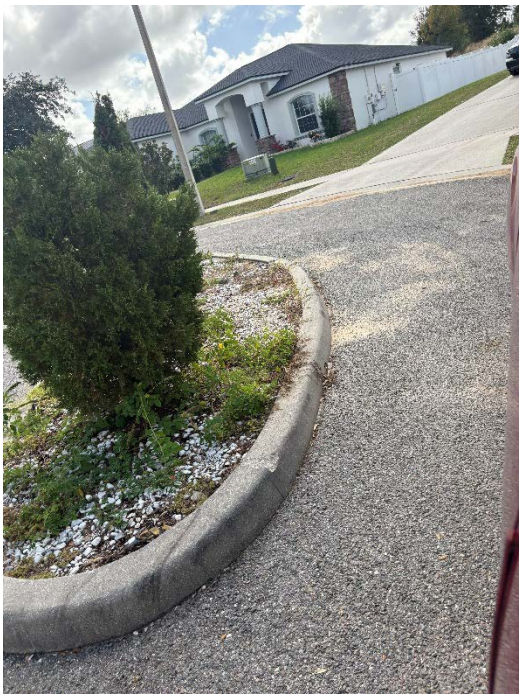




October 30, 2026

**Greenshank Dr:** Roadway was built in 2016**,** the pavement is in good condition.  Recommend milling and resurfacing in 2036.





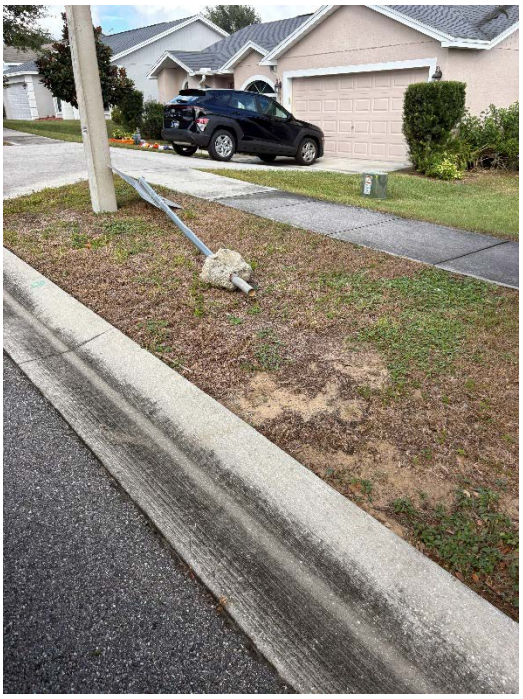




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October 30, 2026









October 30, 2026

**Kingfisher Dr:** Roadway was built in 2017**,** the pavement is in good condition.  Recommend milling and resurfacing in 2037.





October 30, 2026

**Horse Creek Ln:** Roadway was built in 2017**,** the pavement is in good condition.  Recommend milling and resurfacing in 2037.







**Golden Eagle Way:** Roadway was built in 2017**,** the pavement is in good condition.  Recommend milling and resurfacing in 2037.



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**Pheasant Dr:** Roadway was built in 2017**,** the pavement is in good condition.  Recommend milling and resurfacing in 2037.



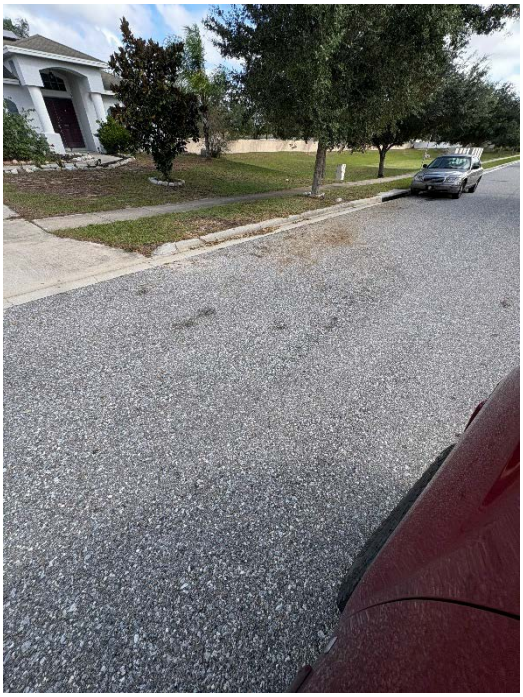


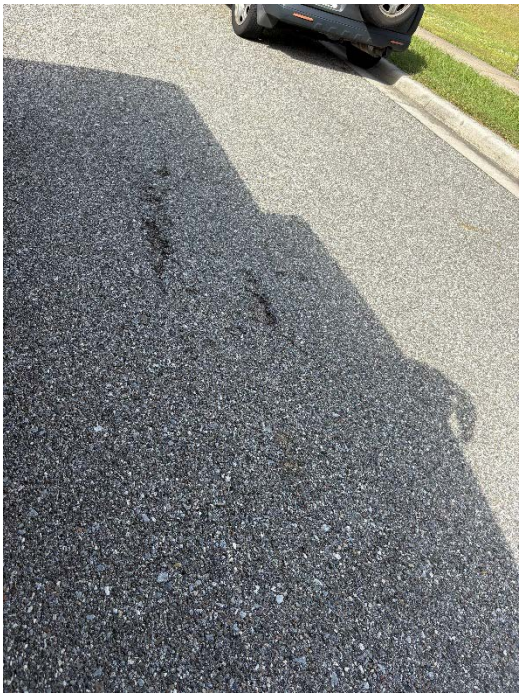




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October 30, 2026





October 30, 2026

**Swallowtail Dr:** Roadway was built in 2017**,** the pavement is in good condition.  Recommend milling and resurfacing in 2037.





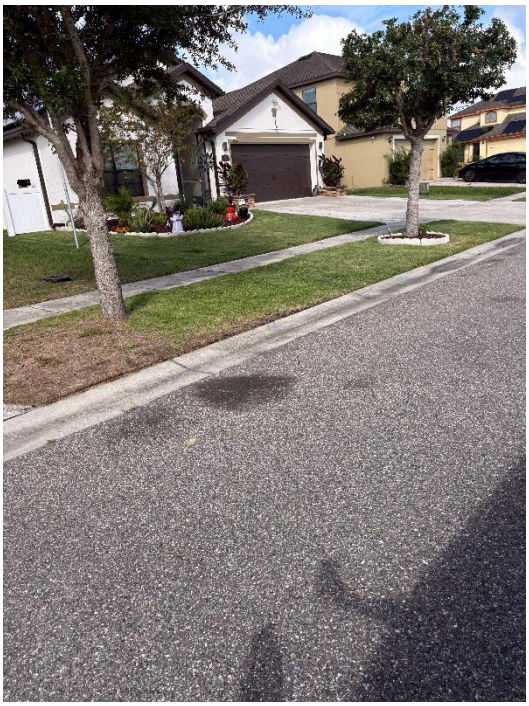


October 30, 2026

**Woodlark Dr:** Roadway was built in 2017**,** the pavement is in good condition.  Recommend milling and resurfacing in 2037.







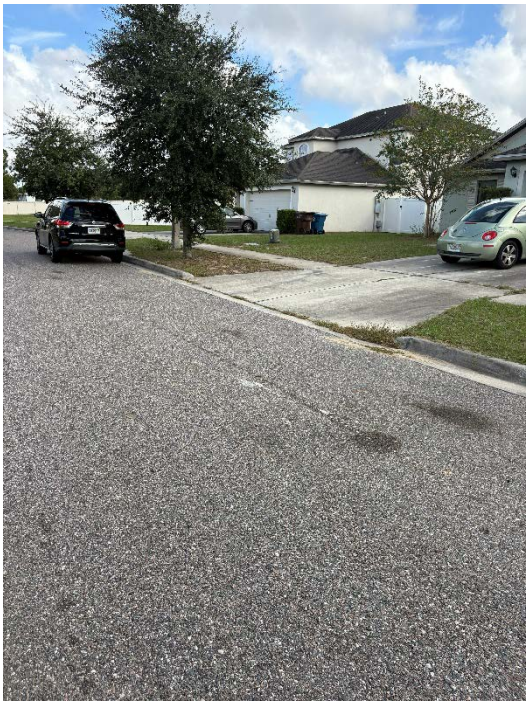


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October 30, 2026







October 30, 2026

**Nighthawk Dr:** Roadway was built in 2017**,** the pavement is in good condition.  Recommend milling and resurfacing in 2037.







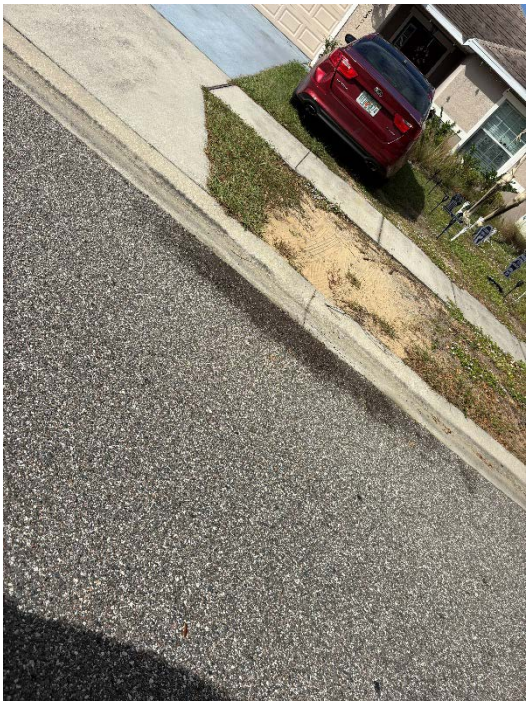
October 30, 2026

**Sanderling St:** Roadway was built in 2017**,** the pavement is in good condition.  Recommend milling and resurfacing in 2037.





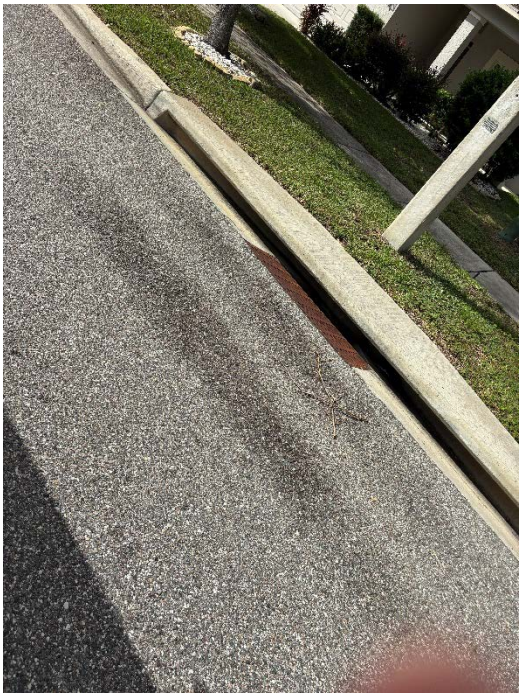




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**Eaglecrest Dr:** Roadway was built in 2017**,** the pavement is in good condition.  Recommend milling and resurfacing in 2037.









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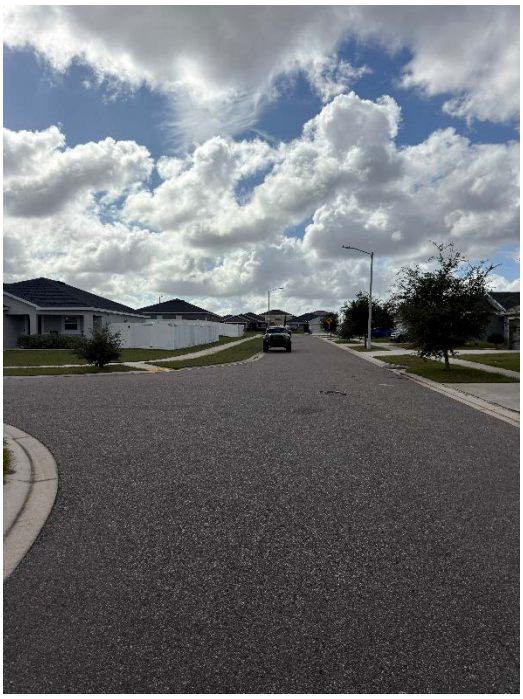


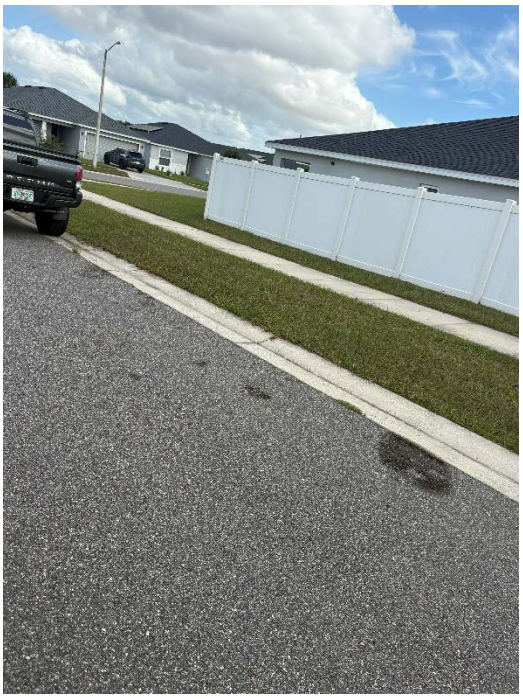




October 30, 2026

**Zion Dr:** Roadway was built in 2017**,** the pavement is in good condition.  Recommend milling and resurfacing in 2037.










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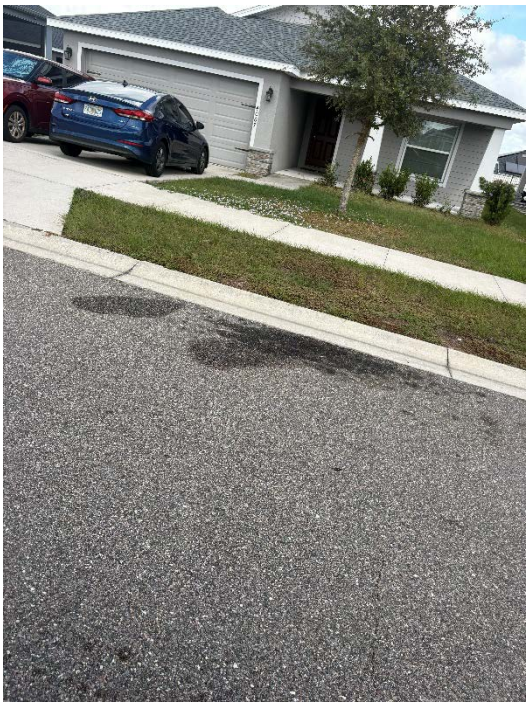
October 30, 2026

**Ruby Run:** Roadway was built in 2017**,** the pavement is in good condition.  Recommend milling and resurfacing in 2037.





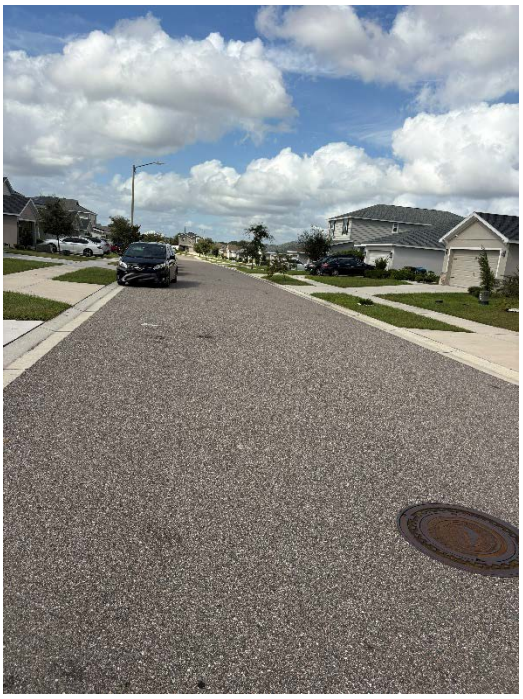




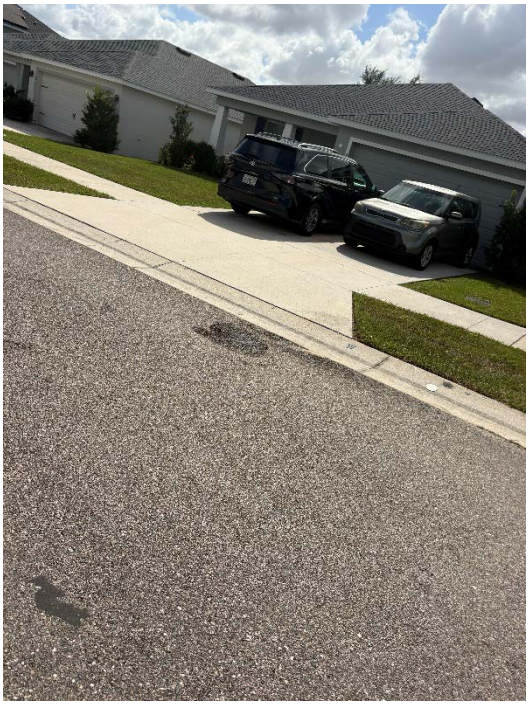
October 30, 2026

**Swan St:** Roadway was built in 2017**,** the pavement is in good condition.  Recommend milling and resurfacing in 2037.









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October 30, 2026







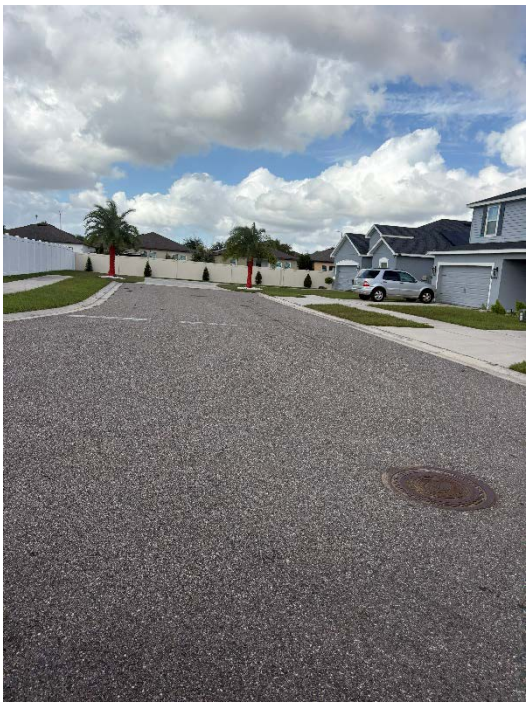
October 30, 2026

**Hummingbird Ln:** Roadway was built in 2017**,** the pavement is in good condition.  Recommend milling and resurfacing in 2037.









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October 30, 2026







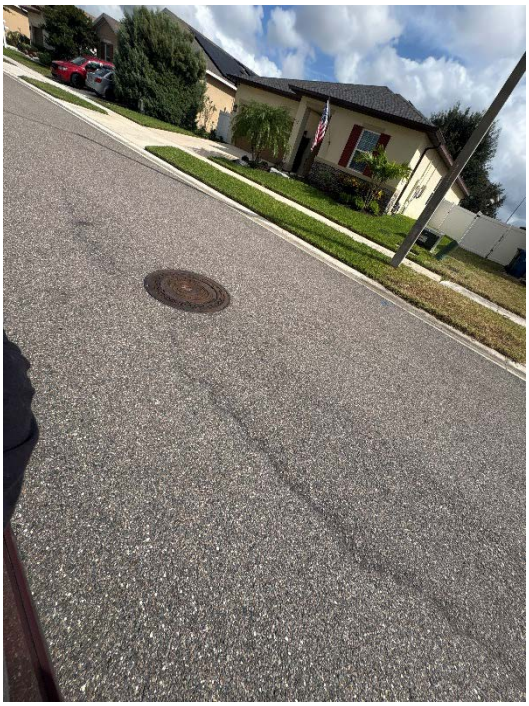


October 30, 2026

**Fallon Hills Dr:** Roadway was built in 2017**,** the pavement is in good condition.  Recommend milling and resurfacing in 2037.







October 30, 2026

**Meadow Pointe Dr:** Roadway was built in 2017**,** the pavement is in good condition. Minor cracking observed. Recommend milling and resurfacing in 2037.









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October 30, 2026









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October 30, 2026





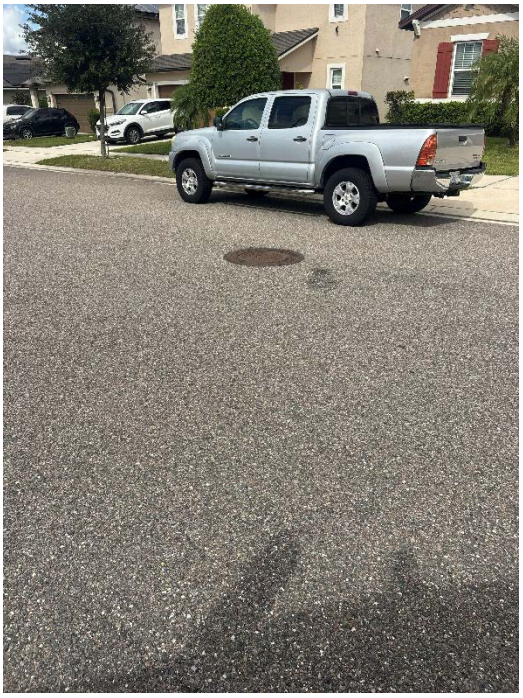





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October 30, 2026









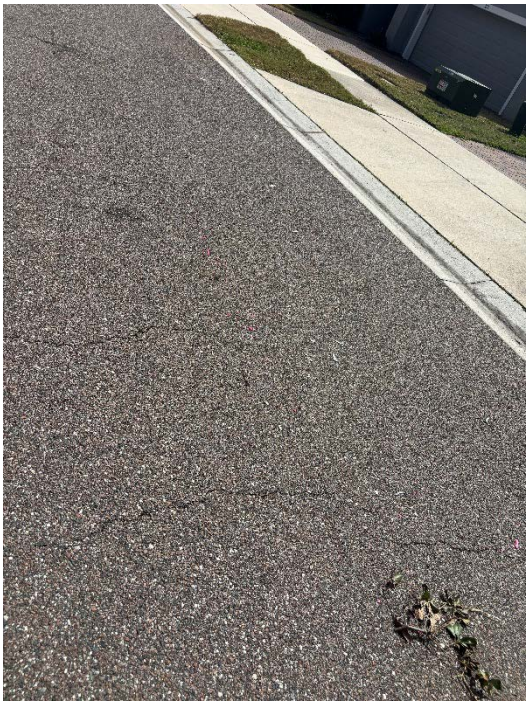
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October 30, 2026





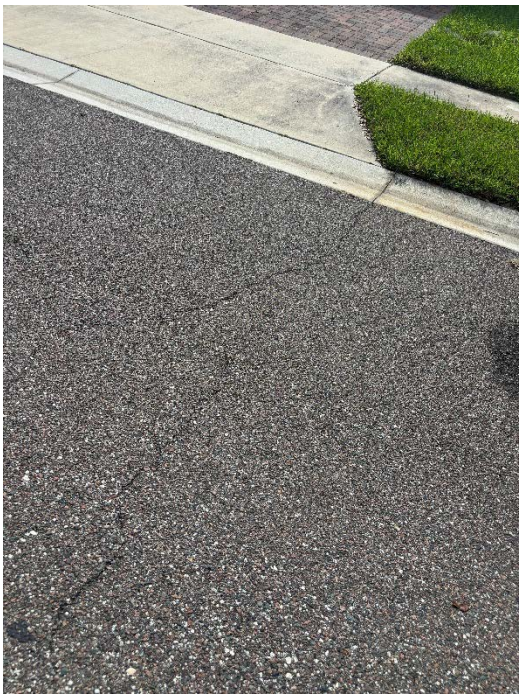




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October 30, 2026









October 30, 2026



October 30, 2026

**<u>Landmark Hills Dr</u>:** Roadway was built in 2017**,** the pavement is in good condition.  Recommend milling and resurfacing in 2037.



EXHIBIT 4

RETURN TO AGENDA

**HIGHLAND MEADOWS II - MILLING AND RESURFACING**
**ESTIMATED PAVEMENT PLANNING COSTS THROUGH 2042**
MILLING AND RESURFACING COST ESTIMATE 11-16-2026

Stantec

| ITEM NO. | STREET NAME | DATE OF LAST PAVEMENT CONSTRUCTION | RECOMMENDED MILL AND RESURFACE DATE | APPROXIMATE ROADWAY AREA (SF) | APPROXIMATE ROADWAY AREA (SY) | APPROXIMATE ROADWAY AREA (CY) | MILLING EXIST. ROADWAY 2" UNIT COST (SY) | TOTAL MILLING COST | ASPHALT PAVEMENT UNIT COST (TN) | TOTAL PAVING COST | ASPHALT STRIPING COST (EA) | MISCELLANEOUS CONCRETE RESTORATION (EA) | TOTAL PAVEMENT RESTORATION WORK |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1.0 | CONDOR DRIVE | 2016 | 2036 | 33,700.00 | 3,744.44 | 208.44 | $ 4.25 | $ 15,913.89 | $ 155.00 | $ 65,424.34 | $ 1,011.00 | $ 1,497.78 | $ 83,847.00 |
| 2.0 | KINGFISHER DRIVE | 2016 | 2036 | 14,300.00 | 1,588.89 | 88.45 | $ 4.25 | $ 6,752.78 | $ 155.00 | $ 27,761.66 | $ 429.00 | $ 635.56 | $ 35,579.00 |
| 3.0 | GREENSHARK DRIVE | 2016 | 2036 | 50,600.00 | 5,622.22 | 312.97 | $ 4.25 | $ 23,894.44 | $ 155.00 | $ 98,233.58 | $ 1,518.00 | $ 2,248.89 | $ 125,894.91 |
| 4.0 | HORSECREEK LANE | 2016 | 2036 | 20,100.00 | 2,233.33 | 124.32 | $ 4.25 | $ 9,491.67 | $ 155.00 | $ 39,021.64 | $ 603.00 | $ 893.33 | $ 50,009.64 |
| 5.0 | PHEASANT DRIVE | 2016 | 2036 | 55,600.00 | 6,177.78 | 343.90 | $ 4.25 | $ 26,255.56 | $ 155.00 | $ 107,940.45 | $ 1,668.00 | $ 2,471.11 | $ 138,335.12 |
| 6.0 | SWALLOWTAIL DRIVE | 2016 | 2036 | 26,800.00 | 2,977.78 | 165.76 | $ 4.25 | $ 12,655.56 | $ 155.00 | $ 52,028.85 | $ 804.00 | $ 1,191.11 | $ 66,679.52 |
| 7.0 | WOODLARK DRIVE | 2016-2017 | 2037 | 84,900.00 | 9,433.33 | 525.12 | $ 4.25 | $ 40,091.67 | $ 155.00 | $ 164,822.74 | $ 2,547.00 | $ 3,773.33 | $ 211,234.74 |
| 8.0 | NIGHTHAWK DRIVE | 2017 | 2037 | 31,000.00 | 3,444.44 | 191.74 | $ 4.25 | $ 14,638.89 | $ 155.00 | $ 60,182.63 | $ 930.00 | $ 1,377.78 | $ 77,129.29 |
| 9.0 | WILLET STREET | 2017 | 2037 | 27,100.00 | 3,011.11 | 167.62 | $ 4.25 | $ 12,797.22 | $ 155.00 | $ 52,611.26 | $ 813.00 | $ 1,204.44 | $ 67,425.93 |
| 10.0 | SANDERLING STREET | 2017 | 2038 | 87,600.00 | 9,733.33 | 541.82 | $ 4.25 | $ 41,366.67 | $ 155.00 | $ 170,064.45 | $ 2,628.00 | $ 3,893.33 | $ 217,952.45 |
| 11.0 | TANAGER STREET | 2017-2018 | 2038 | 84,700.00 | 9,411.11 | 523.89 | $ 4.25 | $ 39,997.22 | $ 155.00 | $ 164,434.46 | $ 2,541.00 | $ 3,764.44 | $ 210,737.13 |
| 12.0 | MERLIN STREET | 2017-2018 | 2039 | 19,500.00 | 2,166.67 | 120.61 | $ 4.25 | $ 9,208.33 | $ 155.00 | $ 37,856.81 | $ 585.00 | $ 866.67 | $ 48,516.81 |
| 13.0 | PENTAS LANE | 2018 | 2039 | 74,500.00 | 8,277.78 | 460.80 | $ 4.25 | $ 35,180.56 | $ 155.00 | $ 144,632.44 | $ 2,235.00 | $ 3,311.11 | $ 185,359.10 |
| 14.0 | PERSIAN DRIVE | 2018 | 2039 | 45,900.00 | 5,100.00 | 283.90 | $ 4.25 | $ 21,675.00 | $ 155.00 | $ 89,109.11 | $ 1,377.00 | $ 2,040.00 | $ 114,201.11 |
| 15.0 | CITRUS POINTE DRIVE | 2018 | 2040 | 46,100.00 | 5,122.22 | 285.14 | $ 4.25 | $ 21,769.44 | $ 155.00 | $ 89,497.39 | $ 1,383.00 | $ 2,048.89 | $ 114,698.72 |
| 16.0 | MEADOW POINTE DRIVE | 2018 | 2040 | 156,300.00 | 17,366.67 | 966.74 | $ 4.25 | $ 73,808.33 | $ 155.00 | $ 303,436.91 | $ 4,689.00 | $ 6,946.67 | $ 388,880.91 |
| 17.0 | LANDMARK HILLS DRIVE | 2018 | 2040 | 17,900.00 | 1,988.89 | 110.71 | $ 4.25 | $ 8,452.78 | $ 155.00 | $ 34,750.61 | $ 537.00 | $ 795.56 | $ 44,535.95 |
| 18.0 | FALLON HILLS DRIVE | 2018 | 2040 | 17,900.00 | 1,988.89 | 110.71 | $ 4.25 | $ 8,452.78 | $ 155.00 | $ 34,750.61 | $ 537.00 | $ 795.56 | $ 44,535.95 |
| 19.0 | GOLDEN EAGLE WAY | 2017 | 2041 | 14,200.00 | 1,577.78 | 87.83 | $ 4.25 | $ 6,705.56 | $ 155.00 | $ 27,567.53 | $ 426.00 | $ 631.11 | $ 35,330.19 |
| 20.0 | EAGLE CREST DRIVE | 2018 | 2041 | 73,200.00 | 8,133.33 | 452.76 | $ 4.25 | $ 34,566.67 | $ 155.00 | $ 142,108.65 | $ 2,196.00 | $ 3,253.33 | $ 182,124.65 |
| 21.0 | SANDESTIN DRIVE | 2018 | 2041 | 35,500.00 | 3,944.44 | 219.57 | $ 4.25 | $ 16,763.89 | $ 155.00 | $ 68,918.81 | $ 1,065.00 | $ 1,577.78 | $ 88,325.48 |
| 22.0 | ZION DRIVE | 2021 | 2042 | 31,300.00 | 3,477.78 | 193.60 | $ 4.25 | $ 14,780.56 | $ 155.00 | $ 60,765.04 | $ 939.00 | $ 1,391.11 | $ 77,875.70 |
| 23.0 | RUBY RUN | 2021 | 2042 | 44,800.00 | 4,977.78 | 277.10 | $ 4.25 | $ 21,155.56 | $ 155.00 | $ 86,973.60 | $ 1,344.00 | $ 1,991.11 | $ 111,464.27 |
| 24.0 | SWAN STREET | 2021 | 2042 | 48,600.00 | 5,400.00 | 300.60 | $ 4.25 | $ 22,950.00 | $ 155.00 | $ 94,350.83 | $ 1,458.00 | $ 2,160.00 | $ 120,918.83 |
| 25.0 | HUMMINGBIRD LANE | 2021 | 2042 | 46,500.00 | 5,166.67 | 287.61 | $ 4.25 | $ 21,958.33 | $ 155.00 | $ 90,273.94 | $ 1,395.00 | $ 2,066.67 | $ 115,693.94 |
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| | MAINTENANCE OF TRAFFIC (5%) | | | | | | | | | | | | $ 147,864.32 |
| | MOBILIZATION (2%) | | | | | | | | | | | | $ 59,145.73 |
| | PERFORMANCE BOND (3%) | | | | | | | | | | | | $ 88,718.59 |
| | OVERALL TOTAL | | | | | | | $ 561,283.33 | | $ 2,307,518.33 | $ 35,658.00 | $ 52,826.67 | $ 3,253,014.96 |

**Cost By Year**

| Year | Cost | Cost Plus Maintenance of Traffic, Mobilization, Performance Bond |
|---|---|---|
| 2036 | $ 500,345.18 | $550,379.70 |
| 2037 | $ 355,789.96 | $391,368.95 |
| 2038 | $ 428,689.58 | $471,558.54 |
| 2039 | $ 348,077.03 | $382,884.73 |
| 2040 | $ 592,651.53 | $651,916.68 |
| 2041 | $ 305,780.32 | $336,358.35 |
| 2042 | $ 425,952.73 | $468,548.01 |
| | $2,957,286.33 | $3,253,014.96 |

**HIGHLAND MEADOWS II - MILLING AND RESURFACING**
**ESTIMATED PAVEMENT PLANNING COSTS THRU 2041**
MILLING AND RESURFACING COST ESTIMATE 11-16-2026

Stantec

| ITEM NO. | STREET NAME | DATE OF LAST PAVEMENT CONSTRUCTION | RECOMMENDED MILL AND RESURFACE DATE | APPROXIMATE ROADWAY AREA (SF) | APPROXIMATE ROADWAY AREA (SY) | APPROXIMATE ROADWAY AREA (CY) | MILLING EXIST. ROADWAY 2" UNIT COST (SY) | TOTAL MILLING COST | ASPHALT PAVEMENT UNIT COST (TN) | TOTAL PAVING COST | ASPHALT STRIPING COST (EA) | MISCELLANEOUS CONCRETE RESTORATION (EA) | TOTAL PAVEMENT RESTORATION WORK |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1.0 | CONDOR DRIVE | 2016 | 2036 | 33,700.00 | 3,744.44 | 208.44 | $ 4.25 | $ 15,913.89 | $ 155.00 | $ 65,424.34 | $ 1,011.00 | $ 1,497.78 | $ 83,847.00 |
| 2.0 | KINGFISHER DRIVE | 2016 | 2036 | 14,300.00 | 1,588.89 | 88.45 | $ 4.25 | $ 6,752.78 | $ 155.00 | $ 27,761.66 | $ 429.00 | $ 635.56 | $ 35,579.00 |
| 3.0 | GREENSHARK DRIVE | 2016 | 2036 | 50,600.00 | 5,622.22 | 312.97 | $ 4.25 | $ 23,894.44 | $ 155.00 | $ 98,233.58 | $ 1,518.00 | $ 2,248.89 | $ 125,894.91 |
| 4.0 | HORSECREEK LANE | 2016 | 2036 | 20,100.00 | 2,233.33 | 124.32 | $ 4.25 | $ 9,491.67 | $ 155.00 | $ 39,021.64 | $ 603.00 | $ 893.33 | $ 50,009.64 |
| 5.0 | PHEASANT DRIVE | 2016 | 2036 | 55,600.00 | 6,177.78 | 343.90 | $ 4.25 | $ 26,255.56 | $ 155.00 | $ 107,940.45 | $ 1,668.00 | $ 2,471.11 | $ 138,335.12 |
| 6.0 | SWALLOWTAIL DRIVE | 2016 | 2036 | 26,800.00 | 2,977.78 | 165.76 | $ 4.25 | $ 12,655.56 | $ 155.00 | $ 52,028.85 | $ 804.00 | $ 1,191.11 | $ 66,679.52 |
| 7.0 | WOODLARK DRIVE | 2016-2017 | 2036-2037 | 84,900.00 | 9,433.33 | 525.12 | $ 4.25 | $ 40,091.67 | $ 155.00 | $ 164,822.74 | $ 2,547.00 | $ 3,773.33 | $ 211,234.74 |
| 8.0 | NIGHTHAWK DRIVE | 2017 | 2037 | 31,000.00 | 3,444.44 | 191.74 | $ 4.25 | $ 14,638.89 | $ 155.00 | $ 60,182.63 | $ 930.00 | $ 1,377.78 | $ 77,129.29 |
| 9.0 | SANDERLING STREET | 2017 | 2037 | 87,600.00 | 9,733.33 | 541.82 | $ 4.25 | $ 41,366.67 | $ 155.00 | $ 170,064.45 | $ 2,628.00 | $ 3,893.33 | $ 217,952.45 |
| 10.0 | TANAGER STREET | 2017-2018 | 2037 | 84,700.00 | 9,411.11 | 523.89 | $ 4.25 | $ 39,997.22 | $ 155.00 | $ 164,434.46 | $ 2,541.00 | $ 3,764.44 | $ 210,737.13 |
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| | MAINTENANCE OF TRAFFIC (5%) | | | | 132,066.67 | | | | | | | | $ 147,864.32 |
| | MOBILIZATION (2%) | | | | | | | | | | | | $ 59,145.73 |
| | PERFORMANCE BOND (3%) | | | | | | | | | | | | $ 88,718.59 |
| | OVERALL TOTAL | | | | | | | $ 561,283.33 | | $ 2,307,518.33 | $ 35,658.00 | $ 52,826.67 | $ 3,253,014.96 |

**Cost By Year**

| Year | Cost | Cost Plus Maintenance of Traffic, Mobilization, Performance Bond |
|---|---|---|
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| 2037 | $ 784,479.54 | $862,927.49 |
| 2038 | $ 348,077.03 | $382,884.73 |
| 2039 | $ 592,651.53 | $651,916.68 |
| 2040 | $ 305,780.32 | $336,358.35 |
| 2041 | $ 425,952.73 | $468,548.01 |
| | $2,957,286.33 | $3,253,014.96 |

**HIGHLAND MEADOWS II - MILLING AND RESURFACING**
**ESTIMATED PAVEMENT PLANNING COSTS THRU 2041**
MILLING AND RESURFACING COST ESTIMATE 11-16-2026

Stantec

| ITEM NO. | STREET NAME | DATE OF LAST PAVEMENT CONSTRUCTION | RECOMMENDED MILL AND RESURFACE DATE | APPROXIMATE ROADWAY AREA (SF) | APPROXIMATE ROADWAY AREA (SY) | APPROXIMATE ROADWAY AREA (CY) | MILLING EXIST. ROADWAY 2" UNIT COST (SY) | TOTAL MILLING COST | ASPHALT PAVEMENT UNIT COST (TN) | TOTAL PAVING COST | ASPHALT STRIPING COST (EA) | MISCELLANEOUS CONCRETE RESTORATION (EA) | TOTAL PAVEMENT RESTORATION WORK |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

EXHIBIT 5

RETURN TO AGENDA

**TOWING SERVICES AGREEMENT**

**THIS AGREEMENT** ("**Agreement**") is made and entered into this 17 day of November 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

**RG TOWING LLC,** a Florida limited liability company, with a mailing address of 2015 9th St. SE, Winter Haven, FL 33880, ("**Contractor**").

**RECITALS**

**WHEREAS,** the District is a local unit of special-purpose government established for the purpose of financing, acquiring, constructing, operating and/or maintaining public infrastructure improvements; and

**WHEREAS,** in accordance with Section 715.07, *Florida Statutes,* the District desires to engage an independent contractor to provide vehicle towing/removal services within the District in accordance with the Parking Policies, defined below("**Services**"); and

**WHEREAS,** the District has adopted that certain *Amended & Restated Rules Relating to Parking and Parking Enforcement,* a copy of which is attached hereto as **Exhibit A,** and as may be amended from time to time by the Board of Supervisors ("**Board**") of the District ("**Parking Policies**"); and

**WHEREAS,** the Contractor desires to provide such Services for the District in accordance with Section 715.07, *Florida Statutes,* and other Florida law; and

**WHEREAS,** the Contractor and the District accordingly desire to enter into this Agreement to provide for the rights, duties and obligations of the parties relative to same.

**NOW, THEREFORE,** in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**SECTION 2. DESCRIPTION OF WORK AND SERVICES.** The District hereby authorizes the Contractor, and its employees and agents, to perform towing services in accordance with the Parking Policies. Contractor is also authorized to perform such Services when requested to do so by the District's designated representatives, who shall be the District Manager, and the current members of the Board of Supervisors of the District ("**District Representatives**"). Contractor shall rove the District twice daily at the following times i. Afternoon: Between 5:00 PM and 6:00 PM ii. Night: Between 10:00 PM and 11:00 PM and will provide weekly reporting to the District Manager. Contractor shall also provide vehicle storage relative to any such vehicles towed from District property, all in accordance with the Parking Policies, Section 715.07, *Florida Statutes,* and any other applicable Florida law.

**A.** Upon execution of this Agreement, Contractor shall, at its own cost and expense, procure and install the necessary signage as required by Section 715.07, *Florida Statutes*, which signage shall be installed a minimum of twenty-four (24) hours prior to commencement of any towing/removal services by the Contractor.

**B.** Upon towing/removal of a vehicle, such vehicle shall be stored by the Contractor at a storage facility site meeting the requirements as set forth in Section 715.07, *Florida Statutes*, including but not limited to the distance from point of removal and public access requirements.

**C.** This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

**D.** Exhibit A is solely provided for purposes of clarifying the scope of Services. In the event any terms of Exhibit A conflict the terms or provisions provided in this Agreement, the terms of this Agreement shall control.

**SECTION 3. COMPENSATION.** The Contractor acknowledges and agrees that it is not receiving compensation from the District for the provision of the Services. Any compensation due and owing to the Contractor relative to this Agreement shall be remitted by the owner(s) of the towed/removed vehicles.

**SECTION 4. EFFECTIVE DATE; TERM; TERMINATION.** This Agreement shall become effective on the date first written above and shall remain in effect through September 30, 2027, and shall automatically renew each District fiscal year thereafter for additional one-year terms, unless terminated earlier in accordance with the terms of this Agreement. Notwithstanding any other term of this Agreement, the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District may terminate this Agreement without cause upon thirty (30) days written notice of termination.

**SECTION 5. INSURANCE.**

**A.** The Contractor shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:

| | |
|---|---|
| Workers Compensation | statutory |
| General Liability | |

| | |
|---|---|
| *Bodily Injury (including contractual)* | $1,000,000/$2,000,000 |
| *Property Damage (including contractual)* | $1,000,000/$2,000,000 |
| | |
| Automobile Liability (if applicable) | |
| *Bodily Injury and Property Damage* | $1,000,000 |

**B.** The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement prior to commencement of the Services.

**SECTION 6. CARE OF PROPERTY; SOVEREIGN IMMUNITY.**

**A.** Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor shall be solely for any damage to property, including vehicles, caused by the towing/removal and/or storage activities contemplated herein. Accordingly, Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder.

**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 (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

**C.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, 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 such limitations of liability or by operation of law.

**SECTION 7. RECOVERY OF COSTS AND FEES.** In the event the District is required to enforce this Agreement by court proceedings or otherwise, the District shall be entitled to recover from Contractor all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees and costs.

**SECTION 8. PERMITS AND LICENSES.** All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

**SECTION 9. CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall

not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

**SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**SECTION 11. AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**SECTION 12. ASSIGNMENT.** Neither the District nor Contractor may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

**SECTION 13. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

**SECTION 14. NOTICES.** All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by overnight courier or First-Class Mail, postage prepaid, to the parties as follows:

**A.** **If to the District:** Highland Meadows II Community Development District
255 Primera Boulevard, Suite 160,
Lake Mary, Florida 32746
Attn: District Manager

**With a copy to:** Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

**B.** **If to Contractor:** RG Towing LLC
2015 9th St. SE,
Winter Haven, FL 33880
Attn: Rodolfo Galindo

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. 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 15. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Patricia Thibault** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 698-5350, PATRICIA@HAVENMGTSOL.COM, OR 255 PRIMERA BOULEVARD, SUITE 160, LAKE MARY, FLORIDA, 32746**

**SECTION 16. 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 for any action arising hereunder shall be in a court of appropriate jurisdiction in Polk County, Florida.

**SECTION 17. 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 18. INDEPENDENT CONTRACTOR.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 19. NO THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties hereto 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 20. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 21. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

**SECTION 22. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

**SECTION 23. E-VERIFY.** The Contractor shall comply with and perform all provisions of Section 448.095, *Florida Statutes*. Accordingly, as a condition precedent to entering into this Agreement, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor has registered with and uses the E-Verify system and does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. Any party may terminate this Agreement or any subcontract hereunder if there is a good faith belief on the part of the terminating party that a contracting party has knowingly violated Section 448.09(1), *Florida Statutes*. Upon such termination, Contractor shall be liable for any additional costs incurred by the District because of the termination. If the District has a good faith belief that a subcontractor has violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the Owner.

**SECTION 24. ANTI-HUMAN TRAFFICKING STATEMENT.** Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes.*

**SECTION 25. SCRUTINIZED COMPANIES STATEMENT.** Contractor certifies that it is not in violation of Section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law. If Contractor is found to have submitted a false statement or is prohibited from doing business with the District under Florida law, the District may immediately terminate the Contract.

**SECTION 26. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*.** The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any

investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

**SECTION 27. COUNTERPARTS**. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute 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.

**IN WITNESS WHEREOF,** the parties execute this Agreement effective as of the day and year first written above.

| | |
|---|---|
| ATTEST: | **HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT** |
| _____ | _____ |
| Print Name:_____ | Chair, Board of Supervisors |
| WITNESS: | **RG TOWING LLC,** a Florida limited liability company |
| _____ | _____ |
| Print Name:_____ | By: _____<br>Title: _____ |

**Exhibit A:** Parking Policies

**EXHIBIT A**

Amended & Restated Rules Relating to Parking and Parking Enforcement

**HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT**
***AMENDED & RESTATED RULES***
***RELATING TO OVERNIGHT PARKING AND PARKING & TOWING ENFORCEMENT***

**In accordance with Chapter 190, *Florida Statutes*, and on January 18, 2024, at a duly noticed public meeting, the Board of Supervisors of the Highland Meadows II Community Development District ("District") adopted the following rule to govern overnight parking and parking and towing enforcement on District Property. This rule repeals and supersedes all prior rules and/or policies governing the same subject matter.**

**SECTION 1. INTRODUCTION.** The District finds that parked Commercial Vehicles, Vehicles, Vessels, Trailers and Recreational Vehicles (hereinafter defined) on certain of its property (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This rule (the "Rule") is intended to provide the District's residents and paid users with a means to park Vehicles on-street in certain designated parking areas and remove such Vehicles from District designated Tow-Away Zones consistent with this Rule.

**SECTION 2. DEFINITIONS.**

A. *Commercial Vehicle(s).* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.

B. *Vehicle(s).* Any mobile item which normally uses wheels, whether motorized or not. For purposes of this Rule the use of the term Vehicle(s) shall be interpreted so as to include Commercial Vehicle(s), Vessel(s), Trailer(s), and Recreational Vessel(s).

C. *Vessel(s).* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.

D. *Trailer(s).* An unpowered vehicle towed by another.

E. *Recreational Vehicle(s).* A vehicle designed for recreational use, which includes motor homes, golf carts, all-terrain vehicles (commonly referred to as ATVs), campers and trailers relative to same.

F. *Parked.* A vehicle left unattended or stalled by its owner or user.

G. *District Property.* Property that is owned by the District including, but not limited to, roadways/streets, parkways/verges (area between the sidewalk and roadway), grass areas and open spaces that are owned by the District.

H. *Tow-Away Zone.* District Property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action in accordance with the terms of this Rule.

I. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

J. *Abandoned Vehicle.* Any Vehicle that is not operational or has not been moved for a period of 2 weeks.

**SECTION 3. DESIGNATED PARKING AREAS & ESTABLISHMENT OF TOW-AWAY ZONES.**

A. The District's Tow-Away Zone (the "**Tow Away Zone**") is described in the map attached hereto as **Exhibit "A"** (the "**Map**") and applies to all Vehicles. Any Vehicle parked in the Tow-Away Zone is authorized to be towed by the District.

B. As specified in the Map, parking on the District's roadways is authorized on the odd numbered side of the roadway (as indicated by address numbers) and parking on the District's roadways is expressly prohibited on the even numbered side of the roadway (as indicated by address numbers).

C. As specified in the Map, Vehicles parked within certain areas of Phase 3 are authorized to be towed (due to a safety concern).

D. As specified in the Map, Vehicles parked in Phase 3 overnight (as defined above as between the hours of 10 p.m. and 6 a.m.) are authorized to be towed by the District.

E. Any Vehicle parked in any of the following manners is authorized to be towed by the District:

(1) parked in a manner which prevents or inhibits the ability of emergency response vehicles to navigate streets within the District;
(2) parked within 30 feet of a mailbox between 8 a.m. and 6 p.m.; and
(3) parked in a manner that blocks a sidewalk.

F. Any Vehicle, or part thereof, parked on District Property that is abandoned, discarded, broken down and/or not capable of operating on its own is authorized to be towed by the District. Evi dence that a Vehicle is discarded, broken down and/or inoperable include the following: (1) the Vehicle is inoperable, as evidenced by vegetation underneath as high as the Vehicle body or frame, debris collected underne ath, or, that the Vehicle is being used solely for storage/habitation purposes; (2) the Vehicle is partiall y dismantled, having no engine, transmission or other major and visible part; (3) the Vehicle has maj or and visible parts which are dismantled; (4) the Vehicle is incapable of functioning as a Vehicle in its present state; (5) the Vehicle has only nominal salvage value; and/or (6 ) the Vehicle is incapable of safe operation under its own power, or a vehicle that cannot be self-prope lled or moved in a manner it was originally intended to move.

G. A Vehicle bearing an expired tag sticker,[1] expired registration, missing license plate, or a license plate that fails to match the Vehicle's registration is authorized to be towed by the District.

H. Commercial Vehicles, Recreational Vehicles, Trailers and Vessels are not permitted to be parked on-street Overnight and shall be subject to towing at Owner's expense.

---

[1] As also may be referred to as a "registration decal" by the Florida Department of Highway Safety and Motor Vehicles and/or as a "validation sticker" by Section 320.06, *Florida Statutes*.

I. Any Vehicle parked on the District Property, including the District's Roadways, must do so in compliance with all laws, ordinances and codes.

J. All towing authorized under this Rule is at the Vehicle owner's expense.

**SECTION 4. EXCEPTIONS.**

A. **VENDORS/CONTRACTORS.** The District's Manager or his/her designee may authorize vendors/consultants in writing to park company Vehicles in order to facilitate District business. All Vehicles so authorized must be identified by an Overnight parking pass.

B. **DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery Vehicles, including but not limited to, U.P.S., Fed Ex, moving company Vehicles, and lawn maintenance vendors may park on the District's roadways while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on the District's roadways while carrying out official duties.

**SECTION 5. TOWING/REMOVAL PROCEDURES.**

A. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District Property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.

B. **TOWING/REMOVAL AUTHORITY.** The towing vendor selected by the District's Board of Supervisors is permitted to patrol the District's Property and tow/remove any Vehicle parked in a manner that is not authorized under this Rule, in accordance with the terms of the executed agreement between the District and the District's towing vendor. However, the District Manager has authority to call the towing vendor at any time to initiate towing of an unauthorized Vehicle.

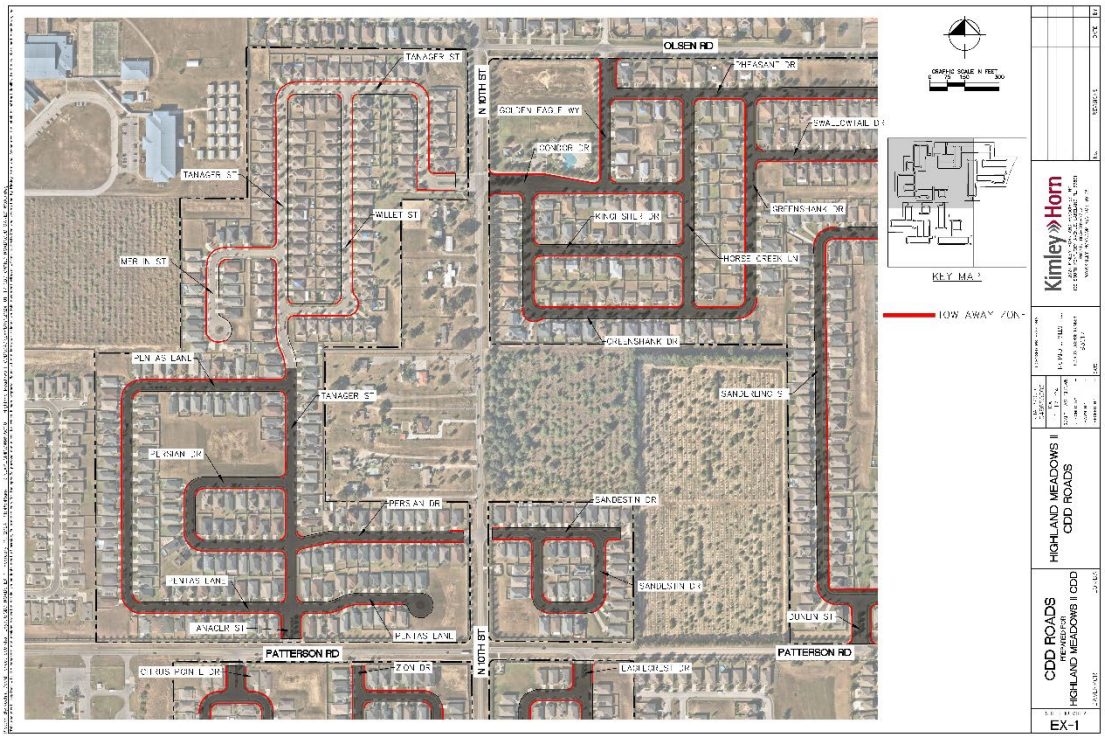
C. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a vendor authorized by Florida law to tow/remove unauthorized Vehicles and in accordance with Florida law and this Rule.

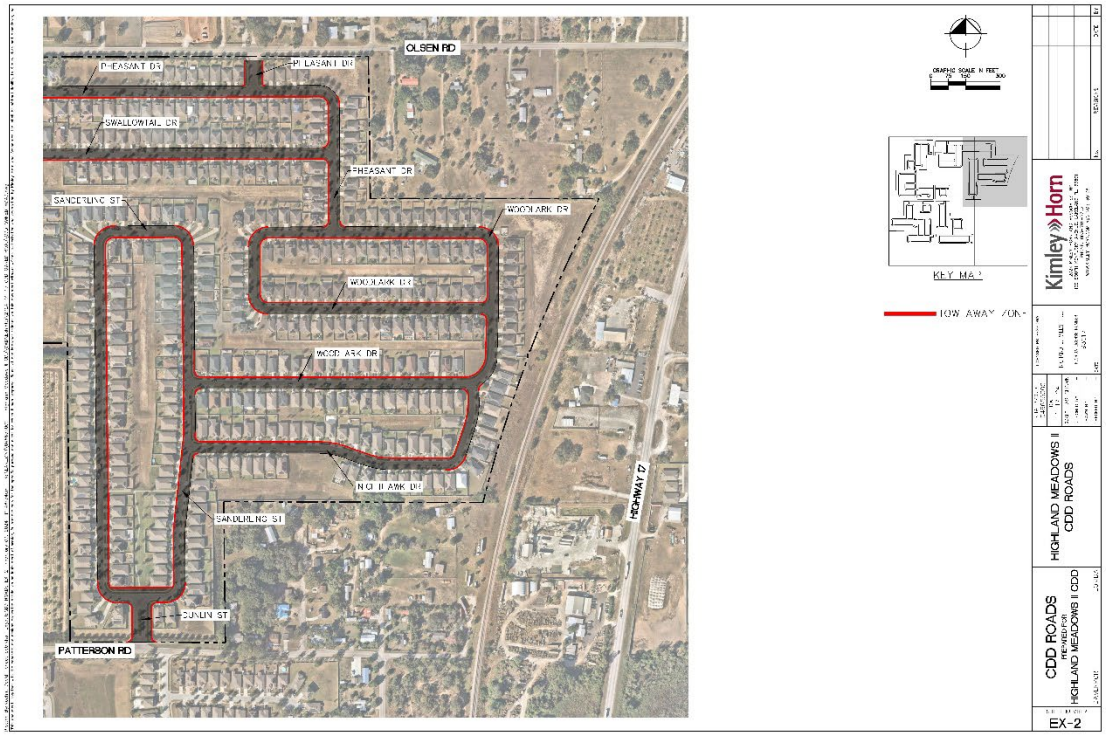
**SECTION 6. PARKING AT YOUR OWN RISK.** Vehicles are permitted to be parked on District Property pursuant to this Rule, provided, however, that the District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or to such Vehicles.

**EXHIBIT "A" – Map of the Tow Away Zones**

Effective Date: January 18, 2024

Implemented Florida Law: Section 190.012, *Florida Statutes*; Section 190.011, *Florida Statutes*; Section 715.07, *Florida Statutes*; Section 316.1945, *Florida Statutes*; Section 316.195, *Florida Statutes*; Section 316.1951, *Florida Statutes*; Section 120.54, *Florida Statutes*; and Section 120.69, *Florida Statutes*.


OLSEN RD
TANAGER ST
N 10TH ST
PHEASANT DR
GOLDEN EAGLE WY
CONDOR DR
SWALLOWTAIL DR
WILLET ST
KINGFISHER DR
GREENSHANK DR
MERLIN ST
HORSE CREEK LN
REDSHANK DR
PELICAN LAKE
SANDERLING ST
PERSIAN DR
SANDESTIN DR
ANACUA ST
PALMAS LANE
PATTERSON RD
ZONA DR
LAGUNA ST
DUNLIN ST
KEY MAP
Kimley»Horn
HIGHLAND MEADOWS II
CDD ROADS
CDD ROADS
PREPARED FOR
HIGHLAND MEADOWS II CDD
EX-1


OLSEN RD
PHEASANT DR
PLEASANT DR
SWALLOWTAIL DR
PHEASANT DR
SANDERLING ST
WOODLARK DR
WOODLARK DR
WOODLARK DR
NIGHTHAWK DR
SANDERLING ST
DUNLIN ST
PATTERSON RD
HIGHWAY 17
KEY MAP
Kimley»Horn
HIGHLAND MEADOWS II
CDD ROADS
CDD ROADS
PREPARED FOR:
HIGHLAND MEADOWS II CDD
EX-2

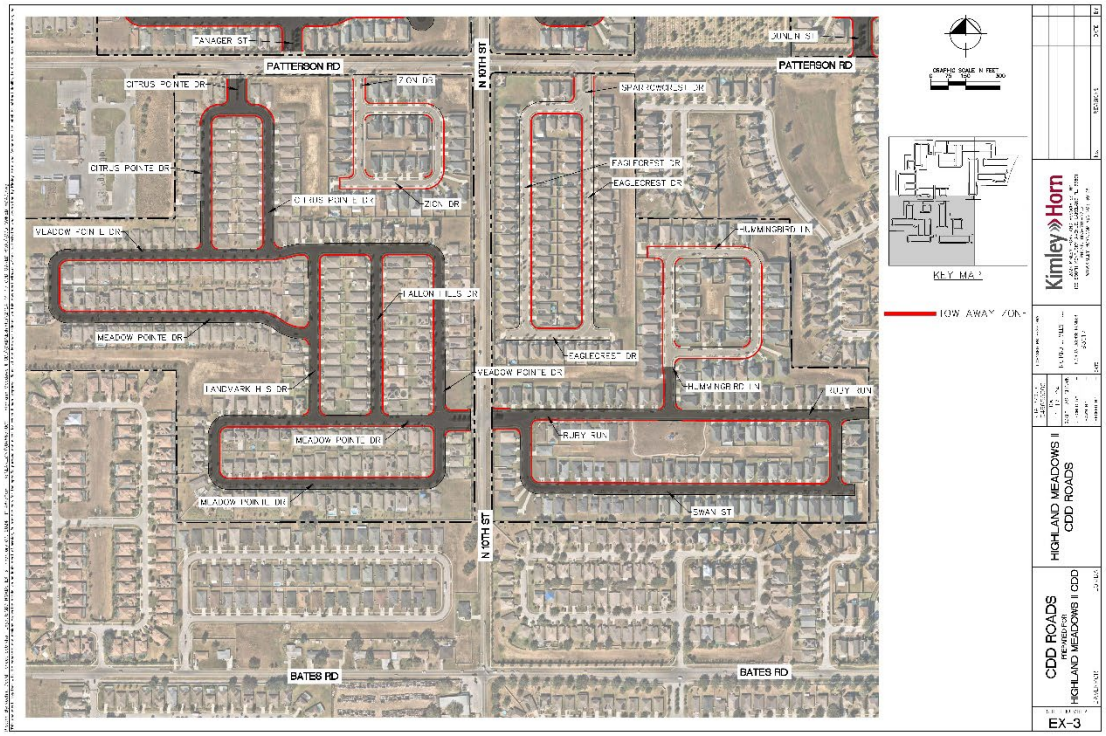

PATTERSON RD
N 10TH ST
CITRUS POINTE DR
ZION DR
MEADOW POINTE DR
HALLOWELLS DR
LANDMARK HLS DR
EAGLECREST DR
HUMMINGBIRD LN
RUBY RUN
SWAN ST
BATES RD
KEY MAP
Kimley»Horn
CDD ROADS
PREPARED FOR
HIGHLAND MEADOWS II CDD
HIGHLAND MEADOWS II
CDD ROADS
EX-3

EXHIBIT 6

RETURN TO AGENDA

# Highland Meadows 2 CDD

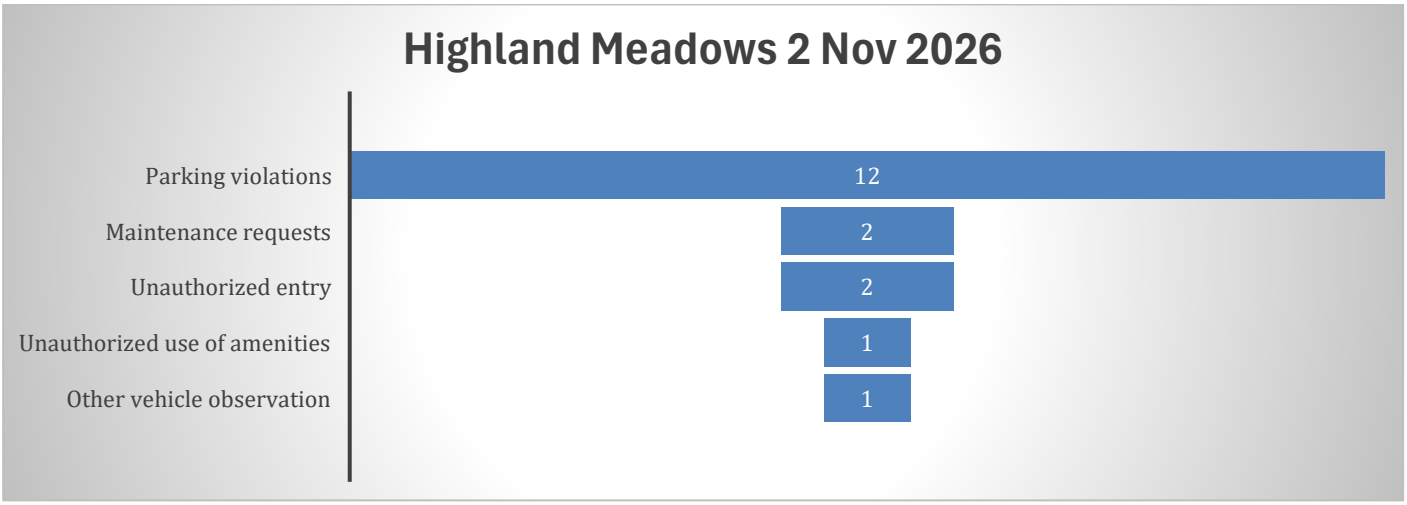
## 813 Security Report

October 13–November 8, 2026 | Prepared November 9, 2026
813 Security and Protective Services LLC

### Executive Summary

Parking violations were the primary violation, accounting for 12 of 16 incident reports. Officers also addressed after-hours pool activity and reported two lighting outages. Routine activity notes generally described quiet pool use and patrols, with positive resident interactions during Halloween and early November.

**Activity Overview (16 IR's, 2 MR's, 21 DAR's)**




### Notable Activity

**Parking enforcement.** Eleven reports involved blocked sidewalks; one involved after-hours pool parking. Officers documented vehicles and contacted towing on October 27 and November 7. Confirmation of tows were not documented.

**Pool access.** On October 13, individuals were reminded of posted pool hours and left without further incident. On October 23, a male found inside the closed pool area smoking complied with instructions to leave; police responded to the alarm. An October 27 after-hours complaint resulted in a call response check with no individuals found upon arrival.

**Community activity.** Halloween patrol notes reported no violations and positive resident feedback regarding security. Additional positive interactions were recorded November 4th when patrolling.

### Maintenance Follow Up and recommendations

Lighting outages were reported October 21 near 462–484 Meadow Pointe Drive for pole 8362853.

*Residents may benefit from additional reminders about operating hours, ADA parking restrictions, and how to reach security.

EXHIBIT 7

RETURN TO AGENDA



# Monthly Field Report

**Phase 2**

**Phase 2**

- Entries are lacking detail / Cleanliness, weedy, turf blotchy
- Hard edging observed
- Soft edging lacking
- Hedges being addressed
- DRA mowing needs to extend to the property line
- H.O. drain line running into the DRA was removed, but there is still a PVC pipe running from the downspout to the edge of the DRA








# Phase 2








**Phase 2**









**Phase 2**









**Phase 2**











**Phase 2**









**Phase 3**

- Turf patchy
- New plantings were showing stress
- Irrigation timer was in the off mode due to rain sensor that wasn't even wired in; that has been addressed
- Plants on the watch list
- Hedges being addressed
- Hard edging observed
- Soft edging lacking
- Washout East of the Blue pipes; doesn't make much sense, it's 30' from the outfalls. We need to monitor it










**Phase 4**

- Entries are lacking detail
- Hard edging observed
- Soft edging lacking
- Hedges are being addressed
- Weeds need to be addressed around mail kiosks, outfalls, and monuments
- H.O. appears to have thrown branches into district property
- Willet island was cleaned up











**Phase 4**







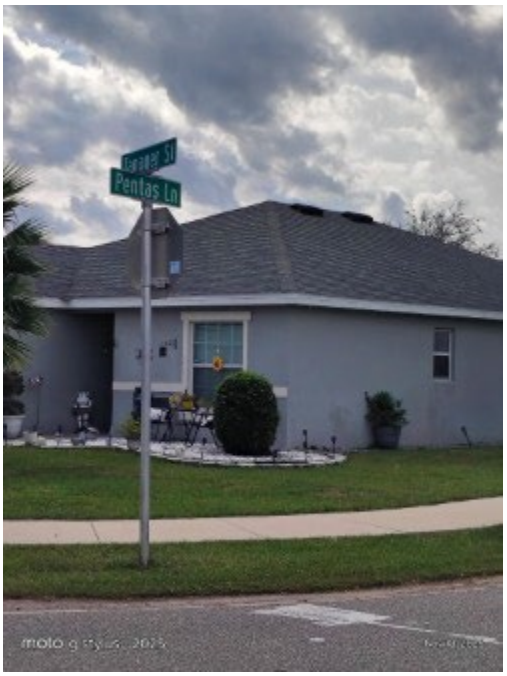



**Phase 4**












**Phase 5**

- Entries lacking detail
- Hard edging observed
- Soft edging lacking
- Hedges being addressed
- Stop sign covered up
- Construction needs to be monitored








**Phase 6**

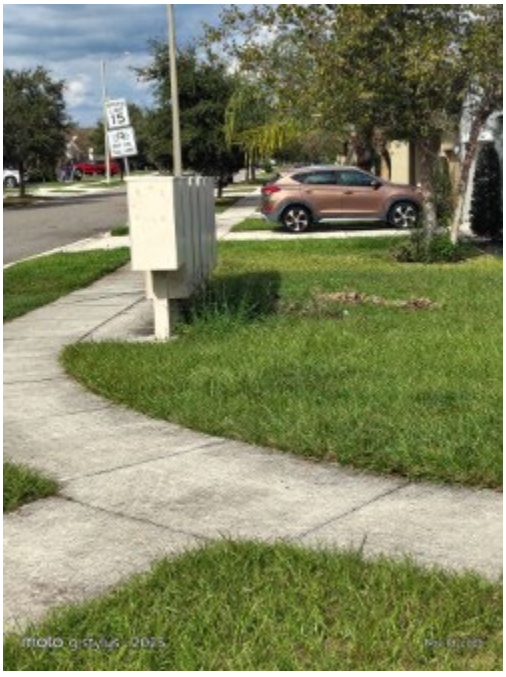
- Hedges trimmed
- Hard edging observed
- Soft edging lacking
- Detail around kiosks lacking











**Phase 6**








**Phase 7**

- Good Color at the front entrance
- Hard edging observed
- Soft edging lacking
- Hedges trimmed








**Phase 7**







EXHIBIT 8

RETURN TO AGENDA

Haven Management Solutions - Highland Meadows II
Monthly Maintenance Inspection Report
Area: Pool and Park Areas
Month: November

| Clubhouse & Amenity Center Inspections | | Max Allowed | Allocated | |
|---|---|---|---|---|
| All bathroom toilet bowls are clean | | 10 | 10 | Mens counter top needs fixed |
| All bathroom Soap and Paper Towel Dispensers are Reasonably Full | | 10 | 10 | |
| Bathroom Floors Are Clean | | 10 | 9 | |
| All Paper Waste Has Been Thrown Out and Minimum Amount Remains | | 10 | 10 | |
| If On Site Staff - Does Pool Furniture Look Wiped Down | | 10 | 7 | |
| No Ant Beds Present | | 10 | 9 | |
| Pool Appears to Be Cleaned | | 10 | 9 | |
| Pool Maintenance Logs are Present | | 10 | 10 | |
| Outside Resrtroom Area Trash Receptacles Appear to be Emptied Regularly | | 10 | 8 | |
| Pet Waste Stations at the Amenity Center have Waste Station Bags and Appear to Empties Regularily | | 10 | 7 | |
| Pool Area Pavers Appear to be Clean and Lanai Concrete Areas are not in need of Pressure Wash | | 10 | 7 | |
| Tot Lot Looks Clean | | 10 | 7 | |
| Total Points Amenity Center Inspection. Failure is at 80% | 86% | 120 | 103 | |



Soccer Field overgrown where playground was



Mens bathroom sink / counter needs to be repaired



New motion sensor lights installed at pool area



Pool is clean and blue



Plant material around palms in pool area need replaced in the spring



Playground turf area struggling

EXHIBIT 9

RETURN TO AGENDA

**Cooper Pools Inc**
4850 Allen Rd PMB 13
Zephyrhills, FL 33541
(844) 766-5256
info@cooperpoolsinc.com

| **Bill to** | **Quote** | #1417 |
|---|---|---|
| Highland Meadows II CDD | Quote date | Oct 29, 2026 |
| 255 Primera Blvd Ste 160 | Expiration date | Nov 29, 2026 |
| Lake Mary, FL 32746 | Total quoted | $508.42 |

## $508.42 total quoted

**Location: 1015 Condor Drive, Haines City**

| Item | Description | Qty | Rate | Amount |
|---|---|---|---|---|
| 150lb Gas Shock | 150lb Gas Shock Locking | 2 | $63.22 | $126.44 |
| 150lb Gas Shock Locking | 150lb Gas Shock Locking | 2 | $100.99 | $201.98 |
| Installation / Labor | Installation / Labor | 1 | $180.00 | $180.00 |

**Notes**
Technician reports that new gas shocks are needed on the equipment and pit clamshells so the equipment can be safely accessed.

| | |
|---|---|
| Subtotal | $508.42 |
| Tax | $0.00 |
| Total | $508.42 |
| **Quote total** | **$508.42** |

**Name & signature** **Date**

EXHIBIT 10

RETURN TO AGENDA

# ESTIMATE

GOOD HOME SERVICES LLC

**Prepared For**

Highland Meadows II
1015 Condor Dr
Haines City, FL 33844

**Good Home Services LLC**

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

| | |
|---|---|
| Estimate # | 498 |
| Date | 11/05/2026 |

| Description | Total |
|---|---|
| Install (2) 150lb gas shocks on pool filter cover<br>This is to purchase new gas shocks, remove old shocks, install new shocks on the pool filter cover at the Amenities center | $235.00 |

| | |
|---|---|
| **Subtotal** | $235.00 |
| **Total** | **$235.00** |

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

Highland Meadows II

EXHIBIT 11

RETURN TO AGENDA

# ESTIMATE

GOOD HOME SERVICES LLC

**Prepared For**

Highland Meadows II
1015 Condor Dr
Haines City, FL 33844

**Good Home Services LLC**

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

| | |
|---|---|
| Estimate # | 506 |
| Date | 11/16/2026 |

| Description | Total |
|---|---|
| Install (3) canopies at the amenities center, poolside<br>This is for labor to install (3) canopies, poolside at the Amenities Center 1015 Condor. | $1,200.00 |

| | |
|---|---|
| **Subtotal** | $1,200.00 |
| **Total** | **$1,200.00** |

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

Highland Meadows II

EXHIBIT 12

RETURN TO AGENDA

# Highland Meadows II
# Community Development District

**Summary Financial Statements**

**(Unaudited)**

**October 31, 2026**

# Highland Meadows II
# Balance Sheet
# October 31, 2026

| | General Fund | Reserve Fund | Debt Service Funds | Capital Project Funds | Total |
|---|---|---|---|---|---|
| **Assets:** | | | | | |
| Cash - Operating Account BU | $ - | $ - | $ - | $ - | $ - |
| Cash - Money Market Account | 338,960 | 706,384 | - | - | 1,045,343 |
| Cash - Money Market Account-Restricted Cash | | - | - | - | - |
| Cash - Operating Account South State | 92,397 | - | | - | 92,397 |
| Cash - Reserve Fund | | | | | |
| Investments: | | | | | |
| Revenue Trust Fund | - | - | 1,286,316 | - | 1,286,316 |
| Interest Fund | - | - | - | - | - |
| Debt Service Reserve Fund | - | - | 718,163 | - | 718,163 |
| Prepayment Fund | - | - | 1,753 | - | 1,753 |
| Optional Redemption | - | - | 10 | - | 10 |
| Acquisition and Construction | - | - | - | 499,675 | 499,675 |
| On Roll Asssessments Receivable | - | - | - | - | - |
| Accounts Receivable | 268 | - | - | - | 268 |
| Due from Other Funds | - | - | - | - | - |
| Due from General Fund | - | - | 99,482 | - | 99,482 |
| Deposits | 2,390 | - | - | - | 2,390 |
| Prepaid Items | 5,182 | - | - | - | 5,182 |
| **Total Assets** | **$ 439,197** | **$ 706,384** | **$ 2,105,724** | **$ 499,675** | **$ 3,750,979** |
| **Liabilities:** | | | | | |
| Accounts Payable | $ 828 | $ - | $ - | $ - | $ 828 |
| Sales Tax Payable | 10 | - | - | - | 10 |
| Accrued Payable | - | - | - | - | - |
| Deferred Revenue | - | - | - | | - |
| Due to Capital Projects | - | - | - | - | - |
| Due to Debt Service | - | - | - | - | - |
| Due to Reserve Fund | - | - | - | - | - |
| **Fund Balance:** | | | | | |
| Non-Spendable: | 16,114 | - | - | - | 16,114 |
| Assigned | - | 706,384 | - | - | 706,384 |
| Unassigned | 163,493 | - | - | - | 163,493 |
| Assigned - Two Months Operating Expenditures | 141,338 | - | - | - | 141,338 |
| Assigned - Asset Emergency Reserves | 50,000 | | | | 50,000 |
| Assigned - FY26 Budgeted Capital Projects | 136,423 | | | | 136,423 |
| Restricted | - | - | 2,105,724 | 499,675 | 2,605,399 |
| Net Change in Fund Balance | (69,010) | - | - | - | (69,010) |
| **Total Liabilities & Fund Balance** | **$ 439,197** | **$ 706,384** | **$ 2,105,724** | **$ 499,675** | **$ 3,750,979** |

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

| | | Adopted Budget | Budget Year to Date | Actual Year to Date | Variance (Over)/Under Budget |
|---|---|---|---|---|---|
| 1 | **Revenues:** | | | | |
| 2 | Special Assessments | $ 1,079,466 | $ - | $ - | $ - |
| 3 | Interest Income | - | - | 2,657 | 2,657 |
| 4 | Miscellaneous Revnue | - | - | - | - |
| 5 | Fund Balance Forward | 33,772 | - | - | - |
| 6 | **Total Revenues** | **1,113,238** | **-** | **2,657** | **2,657** |
| 7 | **Expenditures:** | | | | |
| 8 | **Financial & Administrative** | | | | |
| 9 | Supervisor Compensation | 16,000 | 1,333 | 1,000 | 333 |
| 10 | District Management | 51,804 | 4,317 | 4,317 | 0 |
| 11 | District Engineer | 25,000 | 2,083 | - | 2,083 |
| 12 | Dissimination Agent | 7,000 | 583 | 583 | 0 |
| 13 | Trustee Fees | 26,787 | 2,232 | - | 2,232 |
| 17 | Dues, Licenses & Fees | 175 | 175 | 175 | - |
| 14 | Auditing Services | 4,800 | 4,000 | - | 4,000 |
| 15 | Arbitrage Rebate Calculation | 2,700 | 225 | - | 225 |
| 16 | Public Officials Liability Insurance | 3,314 | 3,314 | 3,314 | - |
| 17 | Legal Advertising | 2,000 | 167 | 138 | 29 |
| 18 | Website Hosting, Maintenance & Backup | 2,015 | 168 | - | 168 |
| 19 | Miscellaneous Fees | - | - | 123 | (123) |
| 20 | Tax Collector/Property Appraiser Fee | 28,000 | - | - | - |
| 21 | Postage & Delivery | 1,000 | 83 | - | 83 |
| 22 | Assessment Roll | 5,220 | 435 | 433 | 2 |
| 23 | Administrative Contingency | 6,500 | 542 | - | 542 |
| 24 | District Counsel | 45,000 | 3,750 | - | 3,750 |
| 25 | **Total Financial & Administrative** | **227,315** | **23,408** | **10,083** | **13,325** |
| 26 | **Security Operations** | | | | |
| 27 | Security Services & Patrol | 62,100 | 5,175 | 3,834 | 1,341 |
| 28 | Access Control Maintenance & Repair | 5,000 | 417 | 835 | (418) |
| 29 | **Total Security Operations** | **67,100** | **5,592** | **4,669** | **923** |
| 30 | **Utilities** | | | | |
| 31 | Utility Services | 28,000 | 2,333 | 394 | 1,939 |
| 32 | Utility - Streetlights | 71,400 | 5,950 | 1,374 | 4,576 |
| 33 | Utility Services - Water / Sewer | 6,120 | 510 | 72 | 438 |
| 34 | **Total Utilities** | **105,520** | **8,793** | **1,840** | **6,953** |

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

| | | | | | |
|---|---|---|---|---|---|
| 35 | **Other Physical Environment** | | | | |
| 36 | Property Insurance | 28,245 | 28,245 | 23,791 | 4,454 |
| 37 | General Liability Insurance | 4,287 | 4,287 | 4,287 | - |
| 38 | Landscape Maintenance | 194,508 | 16,209 | 16,208 | 1 |
| 39 | Irrigation Maintenance and Repair | 16,000 | 1,333 | - | 1,333 |
| 40 | Landscape - Fertilizer | 36,000 | 3,000 | - | 3,000 |
| 41 | Landscape Replacement Plants & Shrubs | 30,000 | 2,500 | - | 2,500 |
| 42 | Miscellaneous Expenditure | 5,000 | 417 | - | 417 |
| 43 | Maintenance Repairs | 11,976 | 998 | 4,000 | (3,002) |
| 44 | Sidewalk Maintenance & Repair | 8,000 | 667 | - | 667 |
| 45 | Capital Projects | 50,000 | 4,167 | - | 4,167 |
| 46 | Field Services | 12,000 | 1,000 | 1,000 | - |
| 47 | **Total Other Physical Environment** | **396,016** | **62,822** | **49,286** | **13,536** |
| 48 | **Parks & Recreation** | | | | |
| 49 | Pool Services Contract | 63,480 | 5,290 | 4,628 | 662 |
| 50 | Amenity Facility Janitorial Service Contract | 30,000 | 2,500 | - | 2,500 |
| 51 | Telephone, Internet, Cable | 3,000 | 250 | 200 | 50 |
| 52 | Maintenance & Repairs | 13,807 | 1,151 | - | 1,151 |
| 53 | Pest Control & Termite Bond | 1,500 | 125 | - | 125 |
| 54 | Miscellaneous Expenditure | 5,000 | 417 | 960 | (544) |
| 55 | Office Supplies | 500 | 42 | - | 42 |
| 56 | **Total Parks & Recreation** | **117,287** | **9,774** | **5,788** | **3,986** |
| 57 | **Total Expenditures before other financing sources (uses)** | **913,238** | **110,389** | **71,666** | **38,723** |
| 58 | **Other Financing Sources (Uses)** | | | | |
| 59 | Increase in Asset Reserves | 200,000 | - | - | - |
| 60 | Increase in Emergency Reserves | - | - | - | - |
| 61 | Interfund Transfer In | - | - | - | - |
| 62 | Interfund Transfer Out | - | - | - | - |
| 63 | **Total Other Financing Sources (Uses)** | **200,000** | **-** | **-** | **-** |
| 64 | **Excess Expenditures Over (Under) Revenues** | **-** | **(110,389)** | **(69,010)** | **41,379** |
| 65 | **Fund Balance - Beginning** | | | **507,369** | |
| | Increase In Emergency Reserves | | | - | |
| | Decrease in Fund Balance Forward | | | - | |
| 66 | **Fund Balance - Ending** | | | **$ 438,359** | |

# Highland Meadows II
# Capital Reserve Fund
# Statement of Revenue, Expenditures and Change in Fund Balance
# For the Period of October 1, 2026 through October 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** | - | 706,384 |
| 13 | **Fund Balance - Ending** | **200,000** | **$ 706,383.57** |

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

| | | Adopted Budget | Actual Year to Date |
|---|---|---|---|
| 1 | **Revenues:** | | |
| 2 | Special Assessments | $ 1,222,442 | $ - |
| 3 | Interest | - | - |
| 4 | **Total Revenues** | **1,222,442** | **-** |
| 5 | **Expenditures:** | | |
| 6 | **Administrative** | | |
| 7 | Debt Service Obligation | 1,187,156 | - |
| 8 | **Total Administrative** | **1,187,156** | **-** |
| 9 | **Total Expenditures before other souces (uses)** | **1,187,156** | **-** |
| 10 | **Excess Expenditures Over (Under) Revenues** | **35,286** | **-** |
| 11 | **Other Sources (Uses)** | | |
| 12 | Transfer In | - | 0 |
| 13 | Transfer Out | - | |
| 14 | **Total Other Sources (Uses)** | **-** | **-** |
| 15 | **Fund Balance - Beginning** | | 2,105,724 |
| 16 | **Fund Balance - Ending** | **35,286** | **$ 2,105,725.28** |

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

| | | Adopted Budget | Actual Year to Date |
|---|---|---|---|
| 1 | **Revenues:** | | |
| 2 | Interest | - | $ - |
| 3 | **Total Revenues** | **-** | **-** |
| 4 | **Expenditures:** | | |
| 5 | Requisition Expense | - | - |
| 6 | **Total Administrative** | **-** | **-** |
| 7 | **Total Expenditures before other souces (uses)** | **-** | **-** |
| 8 | **Excess Expenditures Over (Under) Revenues** | **-** | **-** |
| 9 | **Other Sources (Uses)** | | |
| 10 | Transfer In | - | |
| 11 | Transfer Out | - | - |
| 12 | **Total Other Sources (Uses)** | **-** | **-** |
| 13 | **Fund Balance - Beginning** | | 499,675 |
| 14 | **Fund Balance - Ending** | **-** | **$ 499,673.81** |

# Highland Meadows II
# Check Register
# October 31, 2026

| | | |
|---|---|---|
| Balance per Bank Statement | $ | 97,079.89 |
| Plus: Deposits in Transit | | - |
| | | - |
| Less: Outstanding Checks | | (4,682.82) |
| | **$** | **92,397.07** |
| | | |
| Beginning Balance | $ | 278,717.78 |
| Receipts | | - |
| Disbursements | | (186,320.71) |
| ***Balance per Book*** | **$** | **92,397.07** |

**Highland Meadows II**
**Check Register**
**FY2027**

| Date | Check # | Payee | Memo | Deposit | Disbursement | Balance |
|---|---|---|---|---|---|---|
| **9/30/2026** | | | **Beginning Balance** | **$ -** | **$ -** | **$ 278,717.78** |
| 10/1/2026 | 1001 | Good Home Services, LLC | Shower Fix | | 40.00 | 278,677.78 |
| 10/1/2026 | 1002 | Good Home Services, LLC | Repair fence at 105 Sandestin | | 150.00 | 278,527.78 |
| 10/1/2026 | 1003 | Good Home Services, LLC | Replace monument lighting | | 310.00 | 278,217.78 |
| 10/1/2026 | 1004 | Haven Management Solutions, LLC | October Management Services | | 6,333.33 | 271,884.45 |
| 10/5/2026 | 1007 | Cooper Pools | Pool Svc | | 4,627.70 | 267,256.75 |
| 10/5/2026 | 1008 | 813 Security & Protective Services | Security | | 2,250.00 | 265,006.75 |
| 10/5/2026 | 1009 | Egis Insurance Advisors LLC | Policy 100126206 | | 31,392.00 | 233,614.75 |
| 10/6/2026 | 1011 | Deborah Galbraith | 092426BOS | | 200.00 | 233,414.75 |
| 10/6/2026 | 1012 | Joellen Dibrango | 092426BOS | | 200.00 | 233,214.75 |
| 10/6/2026 | 1013 | Mario Munoz | 092426BOSMTG | | 200.00 | 233,014.75 |
| 10/6/2026 | 1014 | Adam King | 092426BOSMTG | | 200.00 | 232,814.75 |
| 10/6/2026 | 1015 | Kristen Anderson | 092426BOSMTG | | 200.00 | 232,614.75 |
| 10/7/2026 | 1016 | ECS INTEGRATIONS LLC | camera mgmt | | 280.00 | 232,334.75 |
| 10/7/2026 | 1017 | ECS INTEGRATIONS LLC | access control | | 555.00 | 231,779.75 |
| 10/7/2026 | 1018 | Mele Environmental Services LLC | landscape monthly | | 16,208.33 | 215,571.42 |
| 10/9/2026 | 10/9/2026 | CITY OF DAVENPORT | 3001 Golden Eagle Way | | 49.84 | 215,521.58 |
| 10/9/2026 | 10/9/2026 | CITY OF DAVENPORT | 3 hihgland meadows dog pk | | 22.34 | 215,499.24 |
| 10/9/2026 | 10/9/2026 | Bright House Networks | 1015 Condor Dr. Haines City, FL. 33844, | | 199.77 | 215,299.47 |
| 10/9/2026 | 100926ach | Duke Energy | | | 11,120.62 | 204,178.85 |
| 10/11/2026 | 1022 | 813 Security & Protective Services | Security-Rem Bal owed | | 1,584.00 | 202,594.85 |
| 10/12/2026 | 1019 | Good Home Services, LLC | Change pool hours sign at amenity center | | 25.00 | 202,569.85 |
| 10/13/2026 | 1020 | Haven Management Solutions, LLC | Reimbursement for No Dumping Sign | | 79.34 | 202,490.51 |
| 10/14/2026 | 1021 | Image360 | i-32990 | | 880.91 | 201,609.60 |
| 10/21/2026 | 1023 | Good Home Services, LLC | NO Dumping Sign | | 125.00 | 201,484.60 |
| 10/22/2026 | 102226ach | Duke Energy | 2901 N 10th St well | | 164.84 | 201,319.76 |
| 10/22/2026 | 102226ach2 | Duke Energy | 0 Patterson Rd Lite Mdws 4B&C SL | | 795.60 | 200,524.16 |
| 10/22/2026 | 102226ach3 | Duke Energy | 1015 Condor Dr Pool/Cabana | | 1,048.65 | 199,475.51 |
| 10/22/2026 | 102226ach4 | Duke Energy | | | 1,459.02 | 198,016.49 |
| 10/26/2026 | 1024 | Deborah Galbraith | 102226BOSMTG | | 200.00 | 197,816.49 |
| 10/26/2026 | 1027 | Adam King | 102226BOSMTG | | 200.00 | 197,616.49 |
| 10/26/2026 | 1028 | Joellen Dibrango | 102226BOSMTG | | 200.00 | 197,416.49 |
| 10/26/2026 | 1029 | Mario Munoz | 102226BOSMTG | | 200.00 | 197,216.49 |
| 10/26/2026 | 1030 | Kristen Anderson | 102226BOSMTG | | 200.00 | 197,016.49 |
| 10/26/2026 | 1033 | Highland Meadows II CDD c/o US Bank | DS Funds Series 2014AA1 | | 1,247.60 | 195,768.89 |
| 10/26/2026 | 1034 | Highland Meadows II CDD c/o US Bank | DS Funds Series 2014AA2 | | 1,830.75 | 193,938.14 |
| 10/26/2026 | 1035 | Highland Meadows II CDD c/o US Bank | DS Funds Series 2016AA3 | | 79,939.15 | 113,998.99 |
| 10/26/2026 | 1040 | Highland Meadows II CDD c/o US Bank | DS Funds Series 2016AA4 | | 1,915.09 | 112,083.90 |
| 10/26/2026 | 1036 | Highland Meadows II CDD c/o US Bank | DS Funds Series 2017 4B/C | | 2,960.33 | 109,123.57 |
| 10/26/2026 | 1037 | Highland Meadows II CDD c/o US Bank | DS Funds Series 2017 AA5 | | 5,451.66 | 103,671.91 |
| 10/26/2026 | 1038 | Highland Meadows II CDD c/o US Bank | DS Funds Series 2017 AA6 | | 2,343.59 | 101,328.32 |
| 10/26/2026 | 1041 | Highland Meadows II CDD c/o US Bank | DS Funds Series 2019 7A | | 3,793.69 | 97,534.63 |
| 10/26/2026 | 1043 | Good Home Services, LLC | Deposit for Playground Removal | | 1,600.00 | 95,934.63 |
| 10/29/2026 | 1044 | Business Observer | Inv 24-01311K | | 72.19 | 95,862.44 |
| 10/29/2026 | 1045 | Business Observer | Inv 26-01588K | | 577.50 | 95,284.94 |
| 10/29/2026 | 1046 | Business Observer | Inv 26-01651K | | 76.56 | 95,208.38 |
| 10/29/2026 | 1047 | Business Observer | Inv 26-02090K | | 65.63 | 95,142.75 |
| 10/29/2026 | 1048 | Business Observer | Inv 24-01311K | | 45.94 | 95,096.81 |
| 10/30/2026 | 1049 | Good Home Services, LLC | Playground Removal - All work must be completed by Mon Nov 16th, 2026 | | 2,250.00 | 92,846.81 |
| 10/30/2026 | 10/30/2026 | Florida Dept of Economic Opportunity | Special District Filling Fee. FY 2027 | | 175.00 | 92,671.81 |
| 10/30/2026 | 10/30/2026 | Duke Energy | 00 PATTERSON RD | | 274.74 | 92,397.07 |
| **10/31/2026** | | | | **-** | **186,320.71** | **92,397.07** |

EXHIBIT 13

RETURN TO AGENDA

**MINUTES OF 10/22/26 REGULAR MEETING**
**HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT**

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

## I. Call to Order and Roll Call

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

Deborah Galbraith ..... Board of Supervisors, Chairwoman
Joellen DiBrango ..... Board of Supervisors, Vice Chair
Kristen 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
Hunter Hurley (via virtual means) ..... District Counsel, Kutak Rock
Kyle Magee (via virtual means) ..... District Counsel, Kutak Rock
Greg Woodcock (via virtual means) ..... Project Manager, Stantec
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.

## III. Professional Staff Updates

### A. Stantec Engineering – Greg Woodcock

#### 1. Roadway Review

Mr. Woodcock presented the roadway review, noting that it included the proposed plans and sections for where the roads will go. He advised that they would review the construction date, or the finish date of the roads as they generally last 20 years. Chairwoman Galbraith asked if this review was a proposal to make their current reserve study more accurate. Ms. Thibault confirmed that it was not. She explained that the roads included in the reserve study are done by a financial analyst, and it is those roads that was heavily impacting the reserve study, calls for the roads to be replaced in 2035. Ms. Thibault advised that she was going to test the roads to see exactly which ones can be taken care of now, and which can wait to be addressed. She continued, noting that they would remove the roads from the reserve study and prioritize the roads based on Mr. Woodcock's report and set aside a separate reserve for just the roads. Ms. Thibault reported that they were underfunded over a million dollars at the end of FY 2027, noting that the reserve study calls for payments in the amount of about $450,000. She suggested the reserve study be done so that they can prioritize the roads in accordance with their current condition. Mr. Woodcock advised that once they complete the analysis, they can experiment with the numbers, schedules, and budgets to come up with a more realistic budget. Supervisor DiBrango asked if the project had to be all or nothing, or if they could address specific roads separately. Ms. Thibault advised that the roads would be founded in accordance with the priorities. Chairwoman Galbraith shared her concerns regarding Ruby

Run in Phase 7, noting that they would be maintaining a road used by another subdivision. Ms. Thibault advise that they were underfunded, making contributions of $200,000 instead of $500,000.

Ms. Thibault opened the floor to audience comments. A resident asked about the cost. Ms. Thibault advised it would be $12,676.

> On a MOTION by Supervisor Anderson, SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, the Board Approved the Roadway Review at $12,676 for the Highland Meadows II Community Development District.

Mr. Magee confirmed he would get a contract out.

**B. District Attorney – Kutak Rock**

Mr. Magee advised that the two letters to the homeowners on Sandestin and Greenshank went out. He confirmed he would send them to Ms. Thibault. Supervisor Anderson asked what it would mean if their amenities, such as the pool were permitted without surety or lender. Ms. Thibault explained the surety bond, noting that it was only until the project was complete. She advised that there was not a surety bond at the time of the project. Mr. Magee advised as to the methods developers may use, noting they could conduct the construction and have the District reimburse the builder. Ms. Thibault advised that even if there was a surety bond, at this time the only avenue they would have is if they found a major construction defect related to something the construction company did. Supervisor Anderson asked Ms. Thibault to email everyone the documents she had emailed her. She noted that the pool was not inspected by the city of Davenport, and the pool failed several things, though she did not note them at this time. Ms. Thibault and Supervisor Anderson confirmed they had not noted any major construction defects. Supervisor Anderson stated that she was confused about all of the documents she had received and was looking for further clarity. Ms. Thibault confirmed she would send the Board all of the documents.

Chairwoman Galbraith asked Ms. Thibault if she had seen anything in their finances to indicate that anyone was paying $2,500 a year for a pool pass. She reported that when she had first joined the Board, she had been informed that Phase 1 paid $2,500 a year for a pool pass. Chairwoman Galbraith asked where the money for those passes is. Ms. Thibault confirmed that the Chair had advised the Board of the incident at the previous meeting, and subsequently she had sent her the list from ECS. Supervisor Anderson asked for both lists to be sent to the Board, noting that the two lists were different beyond the formatting. Ms. Thibault suggested that they would have to isolate the Phase 1 street. Supervisor Anderson advised that there are not any Phase 1 streets. Ms. Thibault advised that there were no Phase 1 addresses included on the list and no payments received. She confirmed that there are not residents from Phase 1 on the list. Chairwoman Galbraith reported that she had met residents from Phase 1 with pool access cards. Ms. Thibault confirmed that there were not any outstanding cards on the list. Supervisor Anderson stated that she had spoken with the resident, who had claimed that she lived on Highland Meadows Drive. Supervisor Anderson stated that she had watched the resident drive into Highland Meadows and use her card to access the pool, noting that she had received it from management. Mr. Comings confirmed he would get the list from ECS and verify each line, noting that if they are not on the list but have a card, they will have to investigate further. Ms. Thibault advised that there is no way for them to validate how she received her card as all outstanding cards are on the ECS list and have an address tied to them. Supervisor Anderson emphasized the importance of ensuring that District Management, ECS, and the Board all remain on the same page. She noted that if they cannot figure out who might have access from the list, that means there is some way for people outside of the community to get access to the card. Chairwoman Galbraith noted that the renters and owners are noted on the list. The Board discussed the reasoning for having the renter's name on the list. Chairwoman Galbraith, Supervisor DiBrango, Supervisor Munoz, and Supervisor King noted that they did not want the emails sent to them. Chairwoman Galbraith emphasized that it would cost thousands of dollars to redo the card system.

**IV. Security Services**

Mr. Palevich reported an after-hours issue, though they were able to identify the vehicle and tag information. He reported that there were some off-road vehicles, and an issue with the keypad cover and lockbox. Chairwoman Galbraith

asked if roving was being conducted at specific times. Mr. Palevich reported that it depends on their availability. Chairwoman Galbraith reported a resident conducting inappropriate behavior by the side of the road. Supervisor DiBrango mentioned that Halloween was coming up.

## V. Field Services Report

### A. Presentation of Highland Meadows II Landscape Maintenance Report

Mr. Bryant presented the report, noting that nothing has changed or improved. He added that he did not have a definitive answer regarding the reports about fertilizing in January, February, and March. The Board noted the issues the have had in the past with subcontractors. Chairwoman Galbraith emphasized that they have been adamant about including the clause in their contracts that they did not want subcontractors. She added that the Board wanted to be aware when subcontractors were being used. Mr. Bryant emphasized that they do not need to be treating anything in the winter months. He noted an issue with power in Phase 7, reporting that the meter was off, resulting in the loss of a few plants. Mr. Bryant advised that he had replaced the plants at his own cost the first time. He advised that the clock on the wall at 4 also does 5 and 6, noting that the faceplate was not working properly. He reported that Mele wanted to replace the whole clock, though he did not think that was necessary. Mr. Bryant advised that the clock itself worked, noting that he was going to check the drive unit to make sure the issue is related to the power. He explained the possibility of a three-way intersection between 4, 5, and 6. Mr. Bryant explained the option Mele provided to install nodes, a battery-operated timer, at the end of each valve where the installations would be. He discussed the other options available to the Board, noting that they could purchase a clock off of eBay, or a ribbon cable. Mr. Bryant stated he could buy the ribbon cable with his own funds and keep it.

Mr. Bryant reported further on the True Green fertilization issue. Ms. Thibault detailed the relationship between Mele and Mr. Bryant, noting that Mele does not like Mr. Bryant because they know he is keeping track of their work. She asked the Board if they wanted to go out for RFP. Chairwoman Galbraith noted they had been receiving community complaints and were paying double to have people check Mele's work. Ms. Thibault asked the Board if they wanted to use the same RFP that a neighboring District would be using, noting that Mr. Magee could use the same scope. Supervisor Anderson asked where the money for RFP would come from. Ms. Thibault reiterated that Mr. Magee could pull the same scope from the neighboring District, and they would not have to advertise because it would be an informal RFP. Mr. Magee confirmed he could pull the same scope.

Ms. Thibault noted they had not had many fence issues since they had placed the Yucca. The Board discussed trash removal.

> On a MOTION by Chairwoman Galbraith, SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board Approved the Not-to-Exceed Amount of $500 for a Clock if the New Ribbon Cable Fails to Start the Clock for the Highland Meadows II Community Development District.

Chairwoman Galbraith asked Ms. Thibault to tell the HOA to inform residents not to dump trash in a certain area because it is costing residents $125 a month. The Board discussed having seen toilets in the area. Ms. Thibault confirmed she would send that HOA manager a letter. Mr. Bryant reported that Greenshank had not been fixed yet because they have a pipe running form their downspout to an outfall that is at the bottom of the erosion. Ms. Thibault asked if they had sent a letter to Greenshank. Mr. Magee confirmed that they had. Mr. Bryant explained that the best way to handle the issue would be to leave it the way it is, though he noted that would be setting a precedent. Ms. Thibault suggested cutting the downspout at the property line and then capping it. Mr. Magee suggested Mr. Bryant contact the homeowner before capping the downspout. Mr. Magee confirmed he would send another letter to the homeowner. Supervisor Anderson asked Mr. Bryant to check on erosion in Phase 3.

### B. Presentation of the Highland Meadows II Field Report

Mr. Comings reported that the "no dumping" sign on the island needed to be cleared. He noted that it takes a while to get the signs manufactured.

Ms. Thibault discussed the lighting, noting that security had been updated.

**C. Consideration of Resort Cabanas Cabana Cover Proposal - $19,452**

Mr. Comings reported that it was difficult to find a vendor who could place the cabanas. He noted that the vendor who provided their proposal for it last year provided a new proposal for this year for $20,000, though most of it was for the permit. He advised that it would be $13,000 just for the permit. He confirmed that the original vendor did not call him back. Mr. Comings reported that the price for just the top was $6,159 plus shipping. Ms. Thibault shared that what they were suggesting for the curtains was a material similar to an umbrella, noting that they could probably find a less expensive option, using the example of mosquito netting on the rail. Mr. Comings advised that the tops were $2,053 each. Ms. Thibault discussed the possible draping options. The Board discussed the possible storage options for the cabana curtains and tops. Ms. Thibault suggested a closet. Mr. Comings suggested that one of the Board members could store them.

> On a MOTION by Chairwoman Galbraith, SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board Approved the Not-to-Exceed Amount of $7,000 for the 3 Cabana Tops Including Shipping for the Highland Meadows II Community Development District.

**VI. Administrative Matters *(addressed after District Manager)***

**A. Consideration for Acceptance – September 2026 Unaudited Financial Statements**

> On a MOTION by Chairwoman Galbraith, SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, the Board Accepted the September 2026 Unaudited Financial Statements for the Highland Meadows II Community Development District.

**B. Consideration for Approval – The Meeting Minutes of the Regular Board of Supervisors Meeting Held September 24, 2026**

> On a MOTION by Chairwoman Galbraith, SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board Accepted the September 24, 2026, Meeting Minutes of the Regular Board of Supervisors Meeting for the Highland Meadows II Community Development District.

**VII. District Management *(discussed out of order – after Field)***

Ms. Thibault discussed towing, noting that the previous person they had entered into a contract with from On Time Assistance, Luis, left the company. She continued, noting that the owner of On Time Assistance was selling their business to Rudy, and the new company would be called RG Towing. Ms. Thibault shared that they had entered a temporary contract with RG Towing, noting that they have not yet provided a certificate of insurance. She explained that Luis had contacted her to come back to the District with a different towing company. Chairwoman Galbraith asked if he had any insurance. Ms. Thibault advised that she was waiting for a call back from him, noting that his company had a distance stipulation, requiring that their tow yard be within 10 miles. Ms. Thibault advised that Rudy either has insurance or he doesn't. If he doesn't, they will have to go with another towing company. She advised that Luis's yard was either within 10 miles or it was not. If it is not within the 10 miles, she cannot contract him; if it is, all they need is a certificate of insurance. Chairwoman Galbraith noted that she preferred Luis. Ms. Thibault confirmed she had reached out to him several times.

> On a MOTION by Supervisor Anderson, SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, the Board Approved Rudy if he Returns with Insurance, then Luis if he Meets the Distance and Insurance Requirements, or go with a Third if Those do not Work, with the Chair Authorized to Make the Final Decision for the Highland Meadows II Community Development District.

**A. Consideration of Good Home Services Removal of Playground Equipment Proposal - $3,850.00**

Ms. Thibault discussed the proposal, noting that the funding would need to be included in the audit.

> On a MOTION by Supervisor DiBrango, SECONDED by Chairwoman Galbraith, WITH ALL IN FAVOR, the Board Approved the Good Home Services Removal of Playground Equipment Proposal for $3,850.00 for the Highland Meadows II Community Development District.

**VIII. Other Items to be Introduced**

**A. Consideration of Proposal for Annual palm Tree Trimming – Red Bird Tree Service - $6,215.00**

**B. Consideration of Proposal for Palm Tree Trimming - $40 Per Tree - $4,520**

**Note: Mele Landscaping - $45 per tree per contract - $5,085**

Ms. Thibault presented the proposals, noting the differences in price points and tree counts per company. Supervisor DiBrango asked about the turnaround difference between the proposals. Mr. Bryant noted it was a seasonal thing. Ms. Thibault asked if the Board wanted to make a motion to go with whoever can start the soonest.

> On a MOTION by Supervisor King, SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board Approved the Rightway Proposal as long as they can Begin and Finalize Within the Next 30 Days, if They Cannot Commit then the Board will Move Forward with the Red Bird Proposal for the Highland Meadows II Community Development District.

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

No audience comments.

**X. Supervisor Requests**

Supervisor King noted the right light on the south side of 10th and Persian was not working.

Ms. Thibault advised that the funds are kept in the money market account, and the interest was displayed on the financial statements.

**XI. Adjournment**

There being no further business, the meeting was adjourned.

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

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

_____ _____

**Signature** **Signature**

_____ _____

**Printed Name** ☐ Secretary ☐ Assistant Secretary

**Printed Name** ☐ Chairman ☐ Vice Chairman

EXHIBIT 14

RETURN TO AGENDA

# ESTIMATE

GOOD HOME SERVICES LLC

**Prepared For**

Highland Meadows II
1015 Condor Dr
Haines City, FL 33844

**Good Home Services LLC**

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

Estimate # 492
Date 10/21/2026

| **Description** | **Total** |
|---|---|
| Install new dusk to dawn eye for the lighting at the amenities center<br>This is for purchase of sensor and install at amenities center for the dusk to dawn lighting at the amenities center. This will be a step by step process. At first inspection I found that with the sensor blacked out it was not feeding power to the corner lights at the amenities center, power was present to the sensor. This indicates that the sensor is not operating as expected. When replaced we will see if the lighting works properly and will replace burned out fixtures as needed (replacing of burned out lighting will be another proposal) | $85.00 |

| | |
|---|---|
| **Subtotal** | $85.00 |
| **Total** | **$85.00** |

Deborah Galbraith
11/9/2026

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

Highland Meadows II

EXHIBIT 15

RETURN TO AGENDA

# ESTIMATE

GOOD HOME SERVICES LLC

**Prepared For**

Highland Meadows II
1015 Condor Dr
Haines City, FL 33844

**Good Home Services LLC**

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

Estimate # 501
Date 11/06/2026

| Description | Total |
|---|---|
| Install new dusk to dawn light at the corner of Persian and 10th<br>This is for labor and to purchase/install new dusk to dawn light at the corner of Persian and 10th at the monument | $185.00 |

| | |
|---|---|
| **Subtotal** | $185.00 |
| **Total** | **$185.00** |

Deborah Galbraith
11/9/2026

Highland Meadows II

EXHIBIT 16

RETURN TO AGENDA

# ESTIMATE

GOOD HOME SERVICES LLC

**Prepared For**

Highland Meadows II
1015 Condor Dr
Haines City, FL 33844

**Good Home Services LLC**

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

Estimate # 502
Date 11/09/2026

| Description | Total |
|---|---|
| Install (2) battery powered motion lights at the amenities center<br>This is to purchase (2) battery powered motion lights at the amenities center. | $270.00 |

| | |
|---|---|
| **Subtotal** | $270.00 |
| **Total** | **$270.00** |

Deborah Galbraith
11/9/2026

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

Highland Meadows II

EXHIBIT 17

RETURN TO AGENDA

# IRRIGATION SERVICE REPORT & INVOICE

**Highland Meadows 2 CDD**

| | | | |
|---|---|---|---|
| **Invoice #** | **3238** | **Invoice Date** | 10/20/2026 |
| **Service Dates** | 10/19/2026 - 10/20/2026 | **Service Type** | Irrigation Repair |

## Work Performed

**10/19/2026 - Initial service callout:** Technician responded to shut off the irrigation water main. After evaluating the repair, it was determined that additional fittings and tools were required to complete the work, including equipment needed to cut through tree roots encasing the repair area. Technician returned the following day with the necessary materials and tools.

**10/20/2026 - Repair:** Excavated approximately 3 feet deep next to a live oak tree and exposed the lateral and main irrigation lines feeding two valve boxes. Due to limited working space, the existing manifold had to be cut out to allow installation and proper plumbing of the new fittings. The mainline transition was identified as a 3-inch to 2-inch reducer. The system was re-plumbed using new 2-inch pipe sections, 3-inch pipe sections, and the necessary fittings.

## Invoice

| Description | Amount |
|---|---|
| Irrigation mainline/manifold repair - service callout, excavation, root access, removal of existing manifold, new pipe sections and required fittings, and re-plumbing of affected irrigation assembly. | **$750.00** |
| **TOTAL DUE** | **$750.00** |

Total repair charge for Invoice #3238: **$750.00**.

## Site Conditions

10/26/2026

Deborah Galbraith



Standing water along the sidewalk near the irrigation leak area.



Water accumulation visible along the affected sidewalk area.

# IRRIGATION REPAIR PHOTO DOCUMENTATION

**Highland Meadows 2 CDD | Invoice #3238**



Existing manifold and piping exposed during excavation.



Excavated repair area showing piping and water present during access.



Damaged manifold/fitting component removed from the irrigation system.



Tree-root encasement encountered during excavation and repair.



Re-plumbed irrigation assembly using new pipe sections and fittings.

**Repair completion:** The affected manifold and mainline connection were re-plumbed with new pipe sections and necessary fittings following excavation and removal of the damaged/obstructed piping configuration.

EXHIBIT 18

RETURN TO AGENDA

**RESOLUTION 2027-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIHGLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2025/2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on August 28, 2025, the Board of Supervisors of the Highland Meadows II Community Development District ("**Board**"), adopted Resolution 2025-15 providing for the adoption of the District's Fiscal Year 2025/2026 annual budget ("**Budget**"); and

**WHEREAS**, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual appropriations of the Budget; and

**WHEREAS**, Chapters 189 and 190, *Florida Statutes*, and Section 3 of Resolution 2025-15 authorizes the Board to amend the Budget during Fiscal Year 2025/2026 or within sixty (60) days following the end of the Fiscal Year 2025/2026; and

**WHEREAS**, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT:**

**1. BUDGET AMENDMENT.**

a. The Board has reviewed the District Manager's proposed amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, "**Adopted Annual Budget**") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2025/2026.

c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as "The Adopted Budget for the Highland Meadows II Community Development District for the fiscal year ending September 30, 2026, as amended and adopted by the Board of Supervisors effective November 1, 2026."

**2. APPROPRIATIONS.** There is hereby appropriated out of the revenues of Highland Meadows II Community Development District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sums set forth in **Exhibit A**, to be raised by special assessments, which sums are deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the amounts set forth in **Exhibit A**.

**3. CONFLICTS.** This Resolution is intended to amend, in part, Resolution 2025-15, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2025-15 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**4. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**5. EFFECTIVE DATE.** This Resolution shall take effect as of November 17th, 2026.

Introduced, considered favorably, and adopted this 17th day of November 2026.

**ATTEST:**

**HIGHLAND MEADOWS II COMMUNTY DEVELOPMENT DISTRICT**

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

**Exhibit A**: Amended Fiscal Year 2025/2026 Budget

**Exhibit A**
Amended Fiscal Year 2025/2026 Budget

**STATEMENT 1**
**HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT**
**FY 2026 PROPOSED BUDGET AMENDMENT - GENERAL FUND (O&M)**

| | | FY 2026 ADOPTED | FY 2026 ACTUAL | VARIANCE FY 2025-2026 | FY 26 PROPOSED AMENDED | FY 26 AMENDED |
|---|---|---|---|---|---|---|
| 1 | **I.** | | | | | |
| 2 | **REVENUES** | | | | | |
| 3 | **ALL REVENUES** | | | | | |
| 5 | SPECIAL ASSESSMENTS - TAX ROLL | 1,048,025 | 1,051,944 | 3,919 | 3,919 | 1,051,944 |
| 6 | FUND BALANCE FORWARD | 10,000 | | (10,000) | 50,000 | 60,000 |
| 7 | MISCELLANEOUS & INTEREST REVENUE | - | 41,151 | 41,151 | 41,151 | 41,151 |
| 8 | **ALL REVENUES Total** | **1,058,025** | **1,093,095** | **35,070** | **95,070** | **1,153,095** |
| 9 | **REVENUES Total** | **1,058,025** | **1,093,095** | **35,070** | **95,070** | **1,153,095** |
| 10 | **II.** | | | | | |
| 11 | **EXPENDITURES** | | | | | |
| 12 | **GENERAL ADMINISTRATIVE** | | | | | |
| 13 | SUPERVISORS FEES | 24,000 | 11,400 | (12,600) | - | 24,000 |
| 14 | ADMINISTRATIVE SERVICE | - | - | - | - | - |
| 15 | DISTRICT MANAGEMENT | 51,800 | 52,470 | 670 | - | 51,800 |
| 16 | DISTRICT ENGINEER | 20,000 | 39,156 | 19,156 | - | 20,000 |
| 17 | ASSESSMENT ROLL | 5,200 | 4,977 | (223) | - | 5,200 |
| 18 | TAX COLLECTOR/ PROPERTY APPRAISER FEES | 22,027 | 52,653 | 30,626 | - | 22,027 |
| 19 | AUDITING SERVICES | 4,000 | 7,500 | 3,500 | - | 4,000 |
| 20 | POSTAGE & DELIVERY | 1,000 | 2,501 | 1,501 | - | 1,000 |
| 21 | PUBLIC OFFICIALS LIABILITY INSURANCE | 3,214 | 3,215 | 1 | - | 3,214 |
| 22 | LEGAL ADVERTISING | 3,000 | 700 | (2,300) | - | 3,000 |
| 23 | DUES, LICENSES & FEES | 175 | 175 | - | - | 175 |
| 24 | MISCELLANEOUS FEES | - | - | - | - | - |
| 25 | WEBSITE HOSTING, MAINTENANCE, BACKUP | 2,015 | 1,538 | (477) | - | 2,015 |
| 26 | DISTRICT COUNSEL | 40,000 | 23,312 | (16,688) | 25,000 | 65,000 |
| 27 | ADMINISTRATIVE CONTINGENCY | 6,500 | 1,699 | (4,801) | - | 6,500 |
| 28 | **GENERAL ADMINISTRATIVE Total** | **182,931** | **201,296** | **18,365** | **25,000** | **207,931** |
| 29 | **DEBT ADMINISTRATION** | | | | | |
| 30 | DISSEMINATION AGENT | 7,000 | 6,699 | (301) | - | 7,000 |
| 31 | TRUSTEE FEES | 26,787 | 24,300 | (2,487) | - | 26,787 |
| 32 | ARBITRAGE REBATE CALCULATION | 2,700 | - | (2,700) | - | 2,700 |

| | | FY 2026 ADOPTED | FY 2026 ACTUAL | VARIANCE FY 2025-2026 | FY 26 PROPOSED AMENDED | FY 26 AMENDED |
|---|---|---|---|---|---|---|
| 33 | DEBT ADMINISTRATION Total | 36,487 | 30,999 | (5,488) | - | 36,487 |

| | | FY 2026 ADOPTED | FY 2026 ACTUAL | VARIANCE FY 2025-2026 | FY 26 PROPOSED AMENDED | FY 26 AMENDED |
|---|---|---|---|---|---|---|
| 34 | **UTILITIES** | | | | | |
| 35 | ELECTRIC UTILITY SERVICES | 28,000 | 7,329 | (20,671) | - | 28,000 |
| 36 | STREET LIGHTS | 70,000 | 70,111 | 111 | - | 70,000 |
| 37 | WATER-SEWER UTILITY SERVICES | 6,000 | 2,179 | (3,821) | - | 6,000 |
| 38 | **UTILITIES Total** | **104,000** | **79,619** | **(24,381)** | **-** | **104,000** |
| 39 | **SECURITY OPERATIONS** | | | | | |
| 40 | SECURITY SERVICES AND PATROLS | 55,000 | 68,000 | 13,000 | - | 55,000 |
| 41 | ACCESS CONTROL MAINTENANCE & REPAIR | 5,000 | 3,750 | (1,250) | - | 5,000 |
| 42 | **SECURITY OPERATIONS Total** | **60,000** | **71,750** | **11,750** | **-** | **60,000** |
| 43 | **OTHER PHYSICAL ENVIRONMENT** | | | | | |
| 44 | LANDSCAPE INSPECTION SERVICES | - | - | - | - | - |
| 45 | PROPERTY INSURANCE | 36,000 | 30,030 | (5,970) | - | 36,000 |
| 46 | GENERAL LIABILITY INSURANCE | 3,625 | 3,397 | (228) | - | 3,625 |
| 47 | LANDSCAPE MAINTENANCE | 192,000 | 194,291 | 2,291 | - | 192,000 |
| 48 | IRRIGATION MAINTENANCE & REPAIR | 16,000 | 7,575 | (8,425) | - | 16,000 |
| 49 | SIDEWALK MAINTENANCE & REPAIR | 8,000 | 21,665 | 13,665 | - | 8,000 |
| 50 | LANDSCAPE- FERTILIZER | 36,000 | - | (36,000) | - | 36,000 |
| 51 | MAINTENANCE & REPAIR | 11,976 | 40,094 | 28,118 | - | 11,976 |
| 52 | LANDSCAPE REPLACEMENT-PLANTS, SHRUBS, TREES | 30,000 | 1,200 | (28,800) | - | 30,000 |
| 53 | FIELD SERVICES | 12,000 | 11,484 | (516) | - | 12,000 |
| 54 | CAPITAL PROJECTS | 15,000 | 49,087 | 34,087 | 70,070 | 85,070 |
| 55 | MISCELLANEOUS EXPENSE/ CONTINGENCY | 5,000 | 13,767 | 8,767 | - | 5,000 |
| 56 | **OTHER PHYSICAL ENVIRONMENT Total** | **365,601** | **372,590** | **6,990** | **70,070** | **435,671** |
| 57 | **PARK & RECREATION** | | | | | |
| 58 | TELEPHONE, INTERNET, CABLE | 3,000 | 2,347 | (653) | - | 3,000 |
| 59 | POOL SERVICE CONTRACT | 63,600 | 59,954 | (3,646) | - | 63,600 |
| 60 | POOL PERMITS | - | 561 | 561 | - | - |
| 61 | AMENITY MAINTENANCE & REPAIRS | 13,807 | 425 | (13,382) | - | 13,807 |
| 62 | AMENITY FACILITY JANITORIAL SERVICE | 21,600 | 28,600 | 7,000 | - | 21,600 |
| 63 | PEST CONTROL & TERMITE BOND | 1,500 | 312 | (1,188) | - | 1,500 |
| 64 | OFFICE SUPPLIES | 500 | - | (500) | - | 500 |
| 65 | MISCELLANEOUS EXPENSE | 5,000 | 18,746 | 13,746 | - | 5,000 |
| 66 | TRUE UP TO AUDIT - FY 2023 | - | - | - | - | - |
| 67 | **PARK & RECREATION Total** | **109,007** | **110,945** | **1,938** | **-** | **109,007** |
| 68 | **TOTAL EXPENDITURES BEFORE THER FINANCING SOURCES/USES** | **858,025** | **867,199** | **9,174** | **95,070** | **953,095** |

| | | FY 2026 ADOPTED | FY 2026 ACTUAL | VARIANCE FY 2025-2026 | FY 26 PROPOSED AMENDED | FY 26 AMENDED |
|---|---|---|---|---|---|---|
| 69 | **OTHER FINANCING SOURCES/USES** | | | | | |
| 70 | INCREASE IN ASSET RESERVES | 200,000 | 200,000 | - | - | 200,000 |
| 71 | INCREASE IN EMERGENCY RESERVES | - | | - | - | - |
| 72 | **OTHER FINANCING SOURCES/USES Total** | **200,000** | **200,000** | **-** | **-** | **200,000** |
| 73 | **EXPENDITURES Total** | **1,058,025** | **1,067,199** | **9,174** | **95,070** | **1,153,095** |
| 74 | **III** | | | | | |
| 75 | **FUND BALANCE** | | | | | |
| 76 | **FUND BALANCE** | | | | | |
| 77 | NET CHANGE IN FUND BALANCE | - | 25,896 | 25,896 | - | - |