

MINUTES OF MEETING  
OLD HICKORY  
COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Old Hickory Community Development District was held Monday, February 17, 2025 at 10:00 a.m. at the Oasis Club at ChampionsGate 1520 Oasis Club Blvd. ChampionsGate, FL.

Present and constituting a quorum were:

Lane Register	Chairman
Adam Morgan	Vice Chairman
Rob Bonin	Assistant Secretary
Kathryn Farr	Assistant Secretary
Michelle Dudley	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Rey Malave <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. There were five Board members in attendance constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint stated that there were no members of the public present, only Board and staff.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the November 18, 2024 Board of Supervisors Meeting and Acceptance of Minutes of the November 18, 2024 Landowners' Meeting**

Mr. Flint presented the minutes from the November 18, 2024 Board of Supervisors meeting and the November 18, 2024 Landowners' meeting. He asked for any comments or corrections.

February 17, 2025

Old Hickory CDD

On MOTION by Mr. Morgan, seconded by Mr. Register with all in favor, the Minutes of the November 18, 2024 Board of Supervisors Meeting were approved as presented and the November 18, 2024 Landowners' Meeting, were accepted.

#### **FOURTH ORDER OF BUSINESS**

#### **Ratification of Data Sharing and Usage Agreement with the Osceola County Property Appraiser**

Mr. Flint stated that this agreement allows the CDD to use the tax bill as the collection method.

On MOTION by Mr. Morgan, seconded by Ms. Dudley with all in favor, the Data Sharing and Usage Agreement with the Osceola County Property Appraiser, was ratified.

#### **FIFTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. Attorney**

Ms. Trucco had no updates for the Board.

##### **B. Engineer**

##### **i. Discussion of Pending Platt Conveyances**

##### **ii. Status of Permit Transfers**

Mr. Malave noted all of the permits have been transferred and a letter was written to that affect. He believes that when they worked with Kristen on some of the transfers, all of the conveyances had been done. Mr. Morgan asked if they received the last maintenance bond back. Mr. Register noted from a permit perspective they have verified everything is in the District's name. Mr. Flint stated they need to confirm the projects have been certified completed and the construction accounts are officially closed. He will get with Rey and Kristen to get that on the next agenda.

##### **C. District Manager's Report**

##### **i. Approval of Check Register**

Mr. Flint presented the check register and offered to answer any questions from the Board.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Check Register, was approved.

##### **ii. Balance Sheet and Income Statement**

February 17, 2025

Old Hickory CDD

Mr. Flint presented the unaudited financials through the end of December. No action is required.

**iii. Presentation of Series 2020 Arbitrage Rebate Calculation Report**

Mr. Flint presented the Arbitrage Report for the Series 2020 bonds. It is required by the IRS that they pay more interest than they earn. The report indicates a negative arbitrage report.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Series 2020 Arbitrage Rebate Calculation Report, was approved.

**D. Field Manager's Report**

Mr. Scheerer presented a rendering of how the HOA, VP, and manager would like to see the two entrances look. The HOA requested aesthetic fountains in the Phase IV pond and the first pond in Phase 1 with quotes close to \$70,000 for both. They asked for a dog park in Phase 3 and an awning over the Phase IV mail kiosk. He informed the HOA that he is gathering information financially with budget season coming up and will see how the numbers play out then bring that information back to the Board. He noted the landscape renovation would be the easiest thing based on the current budget.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the meeting was adjourned.

DocuSigned by:

*George Flint*

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Secretary/Assistant Secretary

DocuSigned by:

*Adam Morgan*

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Chairman/Vice Chairman

## RESOLUTION 2025-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Old Hickory Community Development District (“**District**”) prior to June 15, 2025, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 18, 2025

HOUR: 10:00 a.m.

LOCATION: Oasis Club at ChampionsGate  
1520 Oasis Club Blvd.  
ChampionsGate, FL 33896

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of St. Cloud and Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 19<sup>TH</sup> DAY OF MAY, 2025.**

ATTEST:

**OLD HICKORY COMMUNITY  
DEVELOPMENT DISTRICT**

DocuSigned by:  
*George Flint*  
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\_\_\_\_\_  
Secretary/Assistant Secretary

DocuSigned by:  
*Adam Morgan*  
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By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Chairman