

**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, August 18, 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
Alan Scheerer	Field Manager
Karly Chambers	Lennar Homes

**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 there were no members of the public to provide comment.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the May 19, 2025  
Meeting**

Mr. Flint presented the minutes from the May 19, 2025, Board of Supervisors meeting and asked for any comments or corrections. Hearing no comments or corrections, there was a motion to approve.

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On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the May 19, 2025, Meeting, were approved, as presented.

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

#### **Public Hearing**

Mr. Flint requested a motion to open the public hearing.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Public Hearing was opened.

#### **A. Consideration of Resolution 2025-04 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations**

Mr. Flint stated that the Board previously approved a proposed budget and set the public hearing for today. He noted that there had been no substantial changes.

On MOTION by Mr. Morgan, seconded by Ms. Dudley with all in favor, Resolution 2025-04 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations, was approved.

#### **B. Consideration of Resolution 2025-05 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Flint presented Resolution 2025-05 imposing special assessments and certifying an assessment roll to the Board. He asked for a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2025-05 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Flint asked for a motion to close the Public Hearing.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Public Hearing was closed.

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

#### **Consideration of Maintenance Agreements**

##### **A. Pond Maintenance Agreement with Applied Aquatic Management, Inc.**

Mr. Flint presented the Pond Maintenance Agreement with Applied Aquatic Management, Inc. to the Board. Mr. Scheerer stated that Applied Aquatic Management, Inc. is the aquatic vendor and included in the budget is a proposal for Applied Aquatic Management, Inc. starting on October

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1, 2025, prior to September 30, 2026. He noted the amounts in the proposal are included in the budget that the Board just adopted. With no further questions or comments, the next item followed.

**B. Landscape Maintenance Agreement with Floralawn, Inc.**

Mr. Scheerer presented the Landscape Maintenance Agreement with Floralawn, Inc. to the Board. He stated that the biggest change in this proposal from Floralawn, Inc. is the addition of emptying the dock stations and the trash cans that are on both Phase 4 and Phase 3 dog park. He noted that the numbers included in the budget that the Board just adopted in this contract will be on October 1, 2025, and expire September 30, 2026.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Maintenance Agreements with Applied Aquatic and Floralawn, were approved.

**SIXTH ORDER OF BUSINESS**

**Review and Acceptance of the Fiscal Year  
2024 Audit Report**

Mr. Flint presented the Review and Acceptance of the Fiscal Year 2024 Audit Report to the Board. With no changes, questions or comments, the next item followed.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Accepting the Fiscal Year 2024 Audit Report, was approved.

**SEVENTH ORDER OF BUSINESS**

**Acceptance of the Audit Committee  
Recommendation and Selection of #1  
Ranked Firm to Provide Auditing Service  
for the Fiscal Year 2025**

Mr. Flint stated that the Audit Committee ranked Grau & Associates #1. With no questions or comments, the next item followed.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Acceptance of the Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Service for the Fiscal Year 2025, was approved.

**EIGHTH ORDER OF BUSINESS**

**District Goals & Objectives**

**A. Adoption of the Fiscal Year 2026 Goals & Objectives**

Mr. Flint stated that these goals and objectives are consistent with the goals and objectives that the Board approved for 2025. With no comments or questions, the next item followed.

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On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Adoption of the Fiscal Year 2026 Goals & Objectives, was approved.

**B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorization to Chairman to Execute**

Mr. Flint presented the Fiscal Year 2025 Goals and Objectives and Authorization to Chairman to execute and post those to the website, to the Board. With no questions or comments, the next item followed.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Accepting the Fiscal Year 2025 Goals & Objectives and Authorization to Chairman to Execute, was approved.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco had no new updates for the Board today.

**B. Engineer**

**i. Ratification of Work Authorization Number 2025-02 for Annual Engineer's Report**

Mr. Flint presented the Ratification of Work Authorization Number 2025-02 for Annual Engineer's Report to the Board. The Engineer was not present to provide anything further.

**ii. Presentation of Annual Engineer's Report**

Mr. Flint presented the Annual Engineer's Report to the Board. He noted that no issues were found. With no questions or comments, the next item followed.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Work Authorization Number 2025-02 and the Annual Engineer's Report, were approved.

**iii. Discussion of Pending Platt Conveyances**

**iv. Status of Permit Transfers**

**v. Status of Construction Funds & Requisitions**

Mr. Flint stated there were no issues.

**C. District Manager's Report**

**i. Approval of Check Register**

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Mr. Flint presented the check register from June 12, 2025, through July 13, 2025, for \$45,557.00 and from July 13, 2025, through August 13, 2025, for \$44,428.00.

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

**ii. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials through the end of July to the Board. No action is required.

**iii. Approval of Fiscal Year 2026 Meeting Schedule**

Mr. Flint stated that the time for the Fiscal Year 2026 Meeting will be changed to 10:30 a.m.

**D. Field Manager's Report**

Mr. Scheerer reviewed the Field Manager's Report to the Board. He stated that a resident reached out to him over the weekend about wanting to put in a pool and wants access to the back of her home and he is going to go out and assess the buffer area behind the wall off the road and phase four. He noted that some landscaping might have to be removed to give the resident access and he will report back to the Board for review. He added that they have a temporary license agreement form that they use and it requires the resident to pay for all the restoration or any work related to this. Mr. Scheerer stated that they did oversee the dog park in phase three, and it looks good. He noted that they did a plant audit, and Floralawn, Inc. had some plants that they are going to replace at no cost of the District, over by the roundabout coming into the Community and heading out to Baylor Road on the back side of the property.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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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