

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, January 19, 2026, at 10:30 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd. ChampionsGate, FL.

Present and constituting a quorum were:

Lane Register	Chairman (<i>Resigned at the meeting</i>)
Adam Morgan	Appointed as Chairman
Rob Bonin	Appointed as Vice Chairman
Kathryn Farr	Assistant Secretary (<i>Resigned at the meeting</i>)
Michelle Dudley	Assistant Secretary
George Delgado	Appointed as Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Joey Duncan <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 four 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

Organizational Matters

A. Discussion of Board Vacancy(ies) and Appointment(s)

Mr. Flint stated that the developer wanted to begin transitioning the CDD Board to residents. The HOA manager had sent over George Delgado and Baldwin Lopez as interested candidates. Mr. Delgado attended the meeting, and Mr. Lopez couldn't attend because he was sick, but said he was willing to serve.

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Ms. Trucco explained they had to officially create Board vacancies before appointing anyone. Mr. Register and Ms. Farr both resigned at this time, and the Board voted to accept their resignations, creating two open seats.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Resignations of Mr. Lane Register and Ms. Kathryn Farr, were accepted.

Mr. Flint noted that Ms. Farr's term would have expired November 2026 and that Mr. Register's term would be up in 2028. The Board nominated George Delgado to take Mr. Register's seat.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Appointing George Delgado to Fulfill the Board Vacancy with a Term Ending November 2028, was approved.

B. Administration of Oath(s) of Office to Newly Appointed Board Member(s)

Mr. Flint stated that Mr. Delgado was sworn in and signed his Oath of Office as a new CDD Supervisor. Mr. Flint explained that, as a Board member, Mr. Delgado was a public official and had to follow the Florida Sunshine Law, meaning he couldn't discuss CDD business with other Supervisors outside noticed meetings, including by email or text, but he could talk with District staff and Counsel. Ms. Trucco said they would set up a follow up call and send a welcome packet to review Sunshine Law, ethics rules, public records requirements, and the new ethics training requirement.

Mr. Flint reviewed the financial disclosure rules, explaining that Mr. Delgado had to file a Form 1 within 30 days and then each year by July 1st. Mr. Delgado was told he could receive \$200 per meeting if he chose, and payroll forms were included.

C. Election of Officers

D. Consideration of Resolution 2026-01 Electing Officers

Mr. Flint noted that the Board was required to elect officers. Board consensus was for Mr. Morgan to serve as Chair, Mr. Bonin to serve as Vice Chair, the remaining three Board members would serve as Assistant Secretaries, George Flint to serve as Secretary, Jill Burns as Treasurer, and Katie Costa and Darrin Mossing, Sr. to serve as Assistant Treasurers.

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On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-01 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 18, 2025, Board of Supervisors Meeting and Acceptance of the Minutes of the August 18, 2025, Audit Committee Meeting

Mr. Flint reviewed the August 18, 2025 Board meeting minutes and the August 18, 2025 Audit Committee minutes. He offered to take any comments, corrections, or changes. The Board had no changes.

On MOTION by Mr. Morgan, seconded by Ms. Duduley, with all in favor the Minutes of August 18, 2025 Board of Supervisors Meeting were approved as presented and the minutes of the August 18, 2025 Audit Committee Meeting, were accepted.

FIFTH ORDER OF BUSINESS

Ratification of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2025

Mr. Flint reviewed the FY25 agreement with Grau & Associates to provide auditing services and asked the Board to ratify.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2025, was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Work Authorization 2026-1 from Dewberry for General Engineering Services

Mr. Flint reviewed Dewberry’s 2026-1 work authorization for general engineering services. He noted that this is the standard annual approval covering meeting attendance and routine questions billed hourly, within the budget.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Work Authorization 2026-01 from Dewberry for General Engineering Services, was approved.

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SEVENTH ORDER OF BUSINESS

Ratification of Osceola County Property Appraiser Data Sharing and Usage Agreement

Mr. Flint reviewed the Osceola County Property Appraiser Data Sharing and Usage Agreement. Mr. Flint explained to Mr. Delgado that since the District collects debt service and O&M assessments through the property tax bill, it must maintain agreements with the property appraiser and tax collector. He also said the District was required to have an independent third-party audit each year and that the Board had just completed the RFQ process and selected the auditor.

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

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

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

B. Engineer

- i. Discussion of Pending Platt Conveyances**
- ii. Status of Permit Transfers**
- iii. Status of Construction Funds & Requisitions**

Mr. Flint stated there were no engineer reports.

C. District Manager’s Report

i. Approval of Check Registers

- 1. August 13, 2025 – October 12, 2025**
- 2. October 13, 2025 – October 31, 2025**
- 3. November 1, 2025 – December 31, 2025**

Mr. Flint presented the check register for August 13, 2025, through October 12, 2025; October 13, 2025, through October 31, 2025; and November 1, 2025, through December 31, 2025.

Mr. Flint said the District’s fiscal year ran from October 1st through September 30th, and that FY26 started October 1, 2025, and went through September 30, 2026. He explained that the financials under review covered results through the end of November or December and included the balance sheet and the revenue and expense statements for each fund.

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

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ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials. No action was required.

D. Field Manager’s Report

Mr. Scheerer reviewed the Field Manager’s report. He noted that mulch had been installed, a few minor irrigation repairs had been made, and crews were cutting back vegetation behind retaining walls before the rainy season made those areas harder to maintain. He stated that the landscape manager was short-staffed but still working to get everything cleaned up. He noted the entrance to the Bahia areas looked weedy, but that it was seasonal and should improve after winter. He confirmed which entrance and perimeter areas had irrigation. Budget season has begun, and he said the fountain and awning requests from last year will be brought back with updated numbers for the next budget cycle. It was discussed that a fountain could be added to the entrance pond if funds allow. Mr. Flint said they would review that during the spring budget process.

Mr. Scheerer clarified that reserves were not based on a reserve study yet, since the District usually waits about six years and isn’t required to do so. He reviewed fountain pricing (mid-\$30Ks each) and noted ongoing maintenance and electric costs of roughly \$500–\$600 per month. He explained fountains were mostly aesthetic and not really needed for pond function unless there were bug issues. It was also mentioned that the HOA could install one instead through a license agreement.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Morgan, seconded by Mr. Delgado, 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