

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 16, 2026, at 10:30 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd. ChampionsGate, FL.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin <i>joined late</i>	Vice Chairman
Michelle Dudley	Assistant Secretary
George Delgado	Assistant Secretary
Baldwin Lopez	Appointed as Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
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. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2026

Mr. Flint stated that the Board had the opportunity to appoint someone to the vacant seat with a term ending in November 2026. Mr. Baldwin Lopez, a resident of Old Hickory, had expressed interest in serving, and the Board appointed him to the vacant seat.

On MOTION by Mr. Morgan, seconded by Mr. Delgado, with all in favor, Appointing Baldwin Lopez to Fulfill the Board Vacancy with a Term Ending November 2026 was approved.

February 16, 2026

Old Hickory CDD

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

Mr. Flint administered the Oath of Office to Mr. Lopez.

C. Consideration of Resolution 2026-02 Electing Officers

Mr. Flint Resolution 2026-02 to appoint Mr. Lopez as Assistant Secretary. Board consensus was to keep the other officer positions unchanged.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-02 Electing Officers Appointing Mr. Lopez as an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the January 19, 2026 Meeting

Mr. Flint presented the minutes from January 19, 2026 meeting. He asked for comments, corrections, or changes. The Board had no changes, and Mr. Flint asked for a motion to approve.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of January 19, 2026 Meeting, were approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco stated that she had nothing to report.

B. Engineer

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

Mr. Flint stated there was no Engineer's Report.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint presented the check register from January 1, 2026 through January 31, 2026 for the General Fund and the Board compensation in the amount of \$31,517.35.

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

ii. Balance Sheet and Income Statement

February 16, 2026

Old Hickory CDD

Mr. Flint presented the unaudited financials through the end of January. No action was required. He noted that the General Fund had about \$93,000 in the operating account and roughly \$455,000 in State Board of Administration investments. The Debt Service Reserve Fund had about \$155,000. Around \$440,000 of the \$452,000 in assessments had been collected, representing a 97–98% collection rate. Mr. Flint expected the District to be fully collected by the end of March.

**Mr. Bonin joined the meeting at this time.*

D. Field Manager’s Report

Mr. Scheerer reviewed the Field Manager’s Report and noted that they had met on site with the HOA, Mr. Delgado, and Floralawn to discuss possible projects. The HOA asked about cleaning up the fence line along the west side by removing overgrowth and cabbage palms along the cattle pasture fence, and staff said they would get pricing and possibly include it in a future budget. Mr. Scheerer noted that the HOA was considering donating a playground that was being replaced near the pool. The existing playground was still in good condition and might be relocated to the Phase 4 tract, but the idea was still preliminary and would require quotes, permitting, ADA compliance, and Board approval. The Board discussed what “cleaning up” the fence line would involve and whether the HOA wanted the vegetation removed without replacing it with landscaping. The HOA confirmed they just wanted it cleaned up for now. Mr. Scheerer noted that other possible projects could be considered during the upcoming budget process and said landscapers were recommending waiting several weeks before removing plants affected by the recent freeze.

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

February 16, 2026

Old Hickory CDD

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:

Michelle Dudley

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Chairman/Vice Chairman