

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, March 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 (Resigned at end of meeting)
Rob Bonin	Vice Chairman (Resigned at end of meeting)
Michelle Dudley	Assistant Secretary
George Delgado	Assistant Secretary
Baldwin Lopez	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Joey Duncan	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 there were no members of the public to provide comment.

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 16, 2026 Meeting

Mr. Flint presented the minutes from February 16, 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 Mr. Delgado, with all in favor, the Minutes of February 16, 2026 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

March 16, 2026

Old Hickory CDD

A. Attorney

Ms. Trucco reported no updates; everything is in good standing.

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

Mr. Duncan stated on the agenda there was the pending plat conveyance. He noted to Mr. Bonin's knowledge; these transfers are all done and he's running a check with Ms. Trucco to make sure that those three items have been completed. Ms. Trucco stated that from her review all the plat transfers are done. Anything that was noted to be owned and maintained by the CDD has been conveyed to the CDD by deed already. She noted that they could talk offline.

Mr. Flint stated the second issue is making sure all the ERP permits were all transferred. He noted the last item would be certifying the project complete. Ms. Trucco noted that could be on the next agenda. Mr. Flint stated there's no reserve release conditions. Mr. Duncan stated that was all he had unless anyone had questions.

C. District Manager's Report**i. Approval of Check Register**

Mr. Flint presented the check register for the month of February. For the general fund and Board compensation totals \$25,831.31. The detailed register is behind the summary. There were no questions or comments.

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

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through February 20, 2026. These were reviewed including general, capital reserve, debt service and income statements. General fund assessments are approximately 100% collected to date, \$442,000 collected of \$452,000 certified. Remaining unpaid assessments after March would proceed to tax certificate sale. Administrative and O&M expenses tracking under prorated budget. There was a question about excess revenues. Mr. Flint clarified that revenues are front-loaded due to tax bill collections primarily in November/December, and the excess figure will decrease through the fiscal year.

March 16, 2026

Old Hickory CDD

D. Field Manager’s Report

Mr. Scheerer reviewed the Field Manager’s report. Planned plant cutbacks for freeze affected vegetation will assess over next 1 to 2 weeks, what can be salvaged versus what needs replacement pricing. Fence line vegetation cleanup request, along with adjacent cattle property, quotes are obtained. Quote from Horizon for \$7,655 with note that final quantities may change depending on debris loads. The contact for Verizon is Thad. Mr. Scheerer presented a second quote from Floralawn for \$15,000. There was a discussion on timing and budget. The Board would first like to understand upcoming plant replacement cost before deciding on fence-lining clean up; May phase work and or push FY27 budgeting.

Mr. Sheerer stated he is gathering updated pricing for the Fountain. There was a discussion on potential ongoing maintenance He stated he is waiting on updated pricing for Shade structure for Phase 4 mail kiosk.

Mr. Sheerer confirmed the median has irrigation, prior line hits/shutoffs during earlier phase work noted. There was a discussion about resodding or replacing grass and possible switching to Bahia.

Mr. Sheerer noted the HOA is considering donating existing playground set and playground fence after uninstalling and inspection. HOA meeting is next week to finalize what is going on. He noted concern that some installers may not install used equipment. Board suggestion was to ask the playground company for the new installation to provide a proposal to reinstall the donated set and ensure permits and inspections.

FIFTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SIXTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Morgan stated he would like to resign from the Old Hickory Board. Mr. Flint asked for a motion to accept his resignation.

On MOTION by Ms. Dudley seconded by Mr. Bonin, with all in favor, the Resignation of Adam Morgan, was accepted.

Mr. Flint asked for a motion to accept Mr. Bonin’s resignation.

March 16, 2026

Old Hickory CDD

On MOTION by Ms. Dudley, seconded by Mr. Delgado, with all in favor, the Resignation of Rob Bonin, was accepted.

Mr. Flint stated the Board now has three remaining members, all residents. He noted the remaining Board members will appoint replacements mid-term. Mr. Flint noted that Mr. Bonin’s seat expires November 2026 and Mr. Morgan’s seat expires November 2028. The Board decided to place nominations for vacancies on the next meeting agenda.

Mr. Flint reminded the Board about the Sunshine law. Members serving on both the HOA and CDD must avoid discussing CDD business during HOA meetings unless handled appropriately.

SEVENTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:
George Flint
B61B5DF431644AD...

Secretary/Assistant Secretary

DocuSigned by:
Michelle Dudley
2F3886CAADB146D...

Chairman/Vice Chairman