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MINUTES OF MEETING
EAGLE TRACE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Eagle Trace Community Development District was held **Tuesday**, **June 2, 2026** at 10:35 a.m. at 346 E. Central Ave. Winter Haven, Florida.

Present and constituting a quorum:

Lindsey Roden	Assistant Secretary
Jessica Spencer	Assistant Secretary
Bobbie Shockley	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, KVW
Megan Birnholz-Couture	District Counsel, KVW

FIRST ORDER OF BUSINESS **Introduction**

Ms. Burns called the meeting to order at 10:35 a.m. and called roll. Three Board members were present in person constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Burns stated that there were no members of the public present for the meeting and there was one on zoom line.

THIRD ORDER OF BUSNESS **Approval of Minutes of the Mach 3, 2026 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the March 3, 2026 Board of Supervisors meeting and asked for any questions, comments, or corrections. Hearing no changes, she asked for a motion to approve.

> On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Minutes of the March 3, 2026 Board of Supervisors Meeting, were approved.

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FOURTH ORDER OF BUSINESS Public Hearing

A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2026-03 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds

Ms. Burns presented Resolution 2026-03 adopting the District's Fiscal Year 2027 budget and appropriating funds. She explained that the only changes from the preliminary budget were updates to actuals and projections, offered to answer questions, and noted that the budget is developer funded, meaning expenses will be billed only as they are incurred.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-03 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds, was approved.

ii. Consideration of Fiscal Year 2026/2027 Developer Funding Agreement

Ms. Burns stated as part of the public hearing, the Board was considering the Fiscal Year 2027 Developer Funding Agreement with GLK Real Estate LLC. She explained that GLK Real Estate LLC would fund the District's operations and maintenance based on the newly adopted budget.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Fiscal Year 2026/2027 Developer Funding Agreement, was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Closing the Public Hearing, was approved.

Docusign Envelope ID: 4D70E3F2-4D62-8F97-82A3-985A4A777473

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-04 Re-Setting a Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District (Suggested Date: November 3, 2026)**

Ms. Burns stated that the Board was considering Resolution 2026-04, which would re-set the public hearing for adopting the District's amended and restated rules of procedure. The proposed hearing date and time were November 3, 2026 at 10:15 a.m. at the same location.

> On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-04 Re-Setting a Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District on November 3, 2026 at 10:15 a.m., was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-05 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027**

Ms. Burns presented Resolution 2026-05, which designates the regular meeting date, time, and location for Fiscal Year 2027. She explained that the proposal was for the Board to meet four times a year at 10:15 a.m. at the same location, during the months listed in the resolution.

> On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-05 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027, was approved.

SEVENTH ORDER OF BUSINESS **Goals and Objectives**

A. Adoption of Fiscal Year 2026/2027

B. Review of Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form

Ms. Burns stated that the proposed Fiscal Year 2027 goals and objectives are the same as those adopted for Fiscal Year 2026. She also noted that the 2026 goals and objectives must be reviewed at the end of the fiscal year, that the District is on track to meet them, and requested a motion to approve the 2027 goals and objectives while authorizing the chair to review and confirm completion of the 2026 goals with staff.

Docusign Envelope ID: 4D70E3F2-4D62-8F97-82A3-985A4A777473

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Adopting the Fiscal Year 2026/2027 Goals and Objectives and Accepting the Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form, was approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Birnholz-Couture had nothing to report.

B. Engineer

There being no comments, the next item followed.

C. District Manager's Report

i. Balance Sheet & Income Statement

Ms. Burns stated the balance sheet and income statement are in the agenda package for review.

ii. Presentation of Number of Registered Voters – 0

Ms. Burns stated that the District is required each year to determine the number of registered voters in the community as of April 15, and the current number of registered voters is 0.

iii. Reminder to Board Members to File Form 1's by the July 1, 2026 Deadline

Ms. Burns reminded the Board Members to File Form 1's by the July 1, 2026 Deadline.

NINTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS **Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS **Adjournment**

Docusign Envelope ID: 4D70E3F2-4D62-8F97-82A3-985A4A777473

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the meeting was adjourned.

Jill Burns
Secretary/Assistant Secretary

Signed by:
Rennie Heath
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Chairman/Vice Chairman