

**MINUTES OF MEETING
WOODLAND CROSSING
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Woodland Crossing Community Development District was held **Thursday, April 16, 2026**, at 10:02 a.m. at the Bushnell Public Library, 402 N Florida Avenue, Bushnell, Florida.

Present and constituting a quorum:

Brian Walsh

Brent Elliott

Garret Parkinson

Vice Chairman

Assistant Secretary

Assistant Secretary

Also present were:

Jill Burns

Patrick Collins

Chace Arrington *by Zoom*

Rob (Robbie) Szozda, Jr. *by Zoom*

Jarett Wright *by Zoom*

District Manager, GMS

District Counsel, Kilinski Van Wyk

District Engineer, Dewberry

Field Manager, GMS

Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 10:03 a.m. and called roll. Three Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated no members of the public were present.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the December 18, 2025 Board of Supervisors Meeting & December 18, 2025 Audit Committee Meeting

Ms. Burns presented the minutes from the December 18, 2025 Board of Supervisor meeting and Audit Committee meeting. She asked for any questions, comments, or corrections to those minutes. The Board had no changes to the minutes.

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On MOTION by Mr. Walsh seconded by Mr. Elliott, with all in favor, the Minutes of the December 18, 2025 Board of Supervisors Meeting and December 18, 2025 Audit Committee Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-02 Approving the Proposed Fiscal Year 2026/2027 Budget (Suggested Date: July 16, 2026), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2026/2027 Budget and Imposition of Operations and Maintenance Assessments

Mr. Burns reviewed Resolution 2026-02, which approves the proposed Fiscal Year 2027 budget, declares special assessments, and sets a public hearing for its adoption and the establishment of O&M assessments. This marks the start of the budget process, with this being the District's first O&M levy. The current year's budget is developer funded. The suggested date for the public hearing is July 16, 2026 aligning with the regular July meeting. The budget is attached as Exhibit 'A' to the resolution. Although the District has a full amenity planned, it isn't included in the current budget, and a build-out budget was created for notice purposes. Adjustments will be made later based on the actual development timeline and amenity opening. Landscaping numbers will be added as that area is being transitioned, which will help refine the budget. The expectation is that the final budget will be lower, and any developer contributions for sales purposes will be reflected in the finalized budget. The current proposed budget serves as a high cap for notice purposes.

Mr. Elliot discussed whether certain parties had closed on their lots or were still waiting on approvals. He mentioned permitting, further development related to the parking lot of their model and anticipated receiving notice soon. He noted that a couple homes had been sold and appeared finished, estimating closings would occur within the next 30 days.

Ms. Burns suggested that the parties might receive a notice soon and inquired about the anticipated timing for the first homeowner closing. She noted that they would record this information for the assessment team.

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, Resolution 2026-02 Approving the Proposed Fiscal Year

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2026/2027 Budget (Suggested Date: July 16, 2026), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2026/2027 Budget and Imposition of Operations and Maintenance Assessments for July 16, 2026, was approved.

FIFTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of the Amended and Restated Rules of Procedure for the District

Ms. Burns asked for a motion to open the public hearing regarding the adoption of amended and restated Rules of Procedure for the District, noting that the hearing was properly advertised.

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, Opening the Public Hearing of Amended and Restated Rules of Procedure for the District, was approved.

i. Consideration of Resolution 2026-03 Adopting Amended and Restated Rules of Procedure for the District

Ms. Burns presented Resolution 2026-03, which adopts the amended rules. She noted this was the same version previously reviewed by the Board. The updates address recent changes to Florida Statutes and include minor administrative corrections, which are also highlighted in the materials provided.

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, Resolution 2026-03 Adopting Amended and Restated Rules of Procedure for the District, was approved.

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

On MOTION by Mr. Elliott, seconded by Mr. Walsh, with all in favor, Closing the Public Hearing, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins provided a legislative update highlighting that the sovereign immunity threshold has increased from \$200,000 to \$350,000 per claim. As a result, Board members may

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notice a slight rise in their insurance premiums. However, it is still too early to determine exactly which Districts will be affected by these changes, but it is something to keep in mind moving forward.

B. Engineer

Mr. Arrington stated he had nothing to add.

C. Field Manager's Report

Ms. Burns stated that the Field Managers for this District from her office are going to be Jarrett Wright and Rob (Robbie) Szozda, Jr. She noted that they met with Mr. Parkinson and did a site review. She stated that are going to work on getting contracts for the landscaping and related services as certain areas are becoming ready to transition to District Management.

Mr. Wright reported that the initial turnover took place last week. Some areas are still under development, but interim landscaping maintenance will be handled by the current installer for the next one or two months. The team is working on finalizing the scope of work for landscaping contracts, with bids expected to be ready for review at the next meeting. In the meantime, landscaping needs will be covered, and there were no additional updates at this time.

D. District Manager's Report

i. Ratification of Funding Requests #24 & #26

Ms. Burns asked for a motion to ratify funding requests #24 and #26, which have already been funded.

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, Funding Requests #24 & #26, were ratified.
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ii. Presentation of Funding Request #27

Ms. Burns asked for a motion to approve funding request #27.

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, Funding Request #27, was approved.
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iii. Balance Sheet & Income Statement

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Ms. Burns reviewed the balance sheet and income statement. There were no questions.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, and the next item followed.

EIGHTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

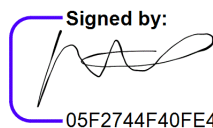
Adjournment

Ms. Burns asked for a motion to adjourn the meeting.

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, the meeting was adjourned.
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Jill Burns

Secretary/Assistant Secretary

Signed by:


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Chairman/Vice Chairman