

**MINUTES OF MEETING
WHITE CLAY
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the White Clay Community Development District was held **Tuesday, July 8, 2025** at 11:46 a.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk *by Zoom*
Lindsey Roden
Bobbie Henley
Jessica Spencer

Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Meredith Hammock
Savannah Hancock *by Zoom*
Rey Malave
Joey Duncan

District Manager, GMS
District Counsel, Kilinski Van Wyk
District Counsel, Kilinski Van Wyk
District Engineer, Dewberry
District Engineer, Dewberry

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 11:46 a.m. and called roll. Three Supervisors were present constituting a quorum and one Supervisor joined by Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present for the meeting.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the April 1, 2025
Board of Supervisors Meeting and April 1,
2025 Audit Committee Meeting**

Ms. Burns presented the minutes of the April 1, 2025 Board of Supervisor meeting and the April 1, 2025 Audit Committee meeting. She asked for any questions or comments. There were no questions or comments.

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On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the Minutes of the April 1, 2025 Board of Supervisors Meeting and April 1, 2025 Audit Committee Meeting, were approved.

FOURTH ORDER OF BUSINESS

Acceptance of the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award

Ms. Burns stated the Audit Committee ranked Grau & Associates as the #1 proposer with 100 points.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award to Grau & Associates, was approved.

FIFTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget

Ms. Burns asked to open the public hearing.

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

i. Consideration of Resolution 2025-41 Adopting the District’s Fiscal Year 2025/2026 Budget and Appropriating Funds

Ms. Burns stated this would be developer funded for the upcoming year, so the line items will only be billed if they are incurred.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2025-41 Adopting the District’s Fiscal Year 2025/2026 Budget and Appropriating Funds, was approved.

ii. Consideration of Fiscal Year 2025/2026 Developer Funding Agreement

Ms. Burns stated this Developer Funding Agreement is with CH DEV, LLC. She explained that this entity would agree to fund the operations & maintenance of the District for Fiscal Year 2026.

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On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Fiscal Year 2025/2026 Developer Funding Agreement, was approved.

Ms. Burns asked to close the public hearing.

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

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-42 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026

Ms. Burns presented Resolution 2025-42. She explained the designated date and time would be on the first Tuesday of each month at 9:45 a.m.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2025-42 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026, was approved.

SEVENTH ORDER OF BUSINESS

Goals and Objectives

A. Adoption of Fiscal Year 2026 Goals & Objectives

Ms. Burns noted the Fiscal Year 2026 goals and objectives are the same as the Fiscal Year 2025 goals and objectives.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Adopting the Fiscal Year 2026 Goals & Objectives, was approved.

B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute

Ms. Burns stated they were on track to meet all the goals and objectives for 2025.

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On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Uniform Collection Agreement with Polk County Tax Collector

Ms. Burns noted this was the annual agreement. She noted they don't anticipate using the tax bill next year, but they put the agreement in place so it is ready when needed.

On MOTION by Ms. Shcokley, seconded by Ms. Spencer, with all in favor, the Uniform Collection Agreement with Polk County Tax Collector, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock reminded the Board of Supervisors that the ethics training is due by the end of the calendar year.

B. Engineer

i. Ratification of Work Authorization 2025-1 for District Engineering Services with Dewberry

Mr. Duncan presented this item to the Board and offered to answer any questions. There were no questions.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Work Authorization 2025-1 for District Engineering Services with Dewberry, was ratified.

C. District Manager's Report

i. Approval of Check Register

Ms. Burns stated the check register is included in the agenda package for review.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Check Register, was approved.

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ii. Balance Sheet & Income Statement

Ms. Burns stated the financial statements are also included and offered to take any questions. These are for informational purposes.

iii. Presentation of Number of Registered Voters – 0

Ms. Burns stated the number of registered voters is zero.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Appointment of Audit Committee

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn.

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

Jill Burns
Secretary/Assistant Secretary

Signed by:
Rennie Heath
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Chairman/Vice Chairman