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**, **March 3, 2026** at 9:50 a.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk	Vice Chairperson
Lindsey Roden	Assistant Secretary
Bobbie Shockley	Assistant Secretary
Jessica Spencer	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Meredith Hammock	District Counsel, Kilinski Van Wyk
Megan Birnholz-Couture *by Zoom*	District Counsel, Kilinski Van Wyk
Chace Arrington *by Zoom*	District Engineer, Dewberry
Mashall Tindall	Field Manager, GMS

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Burns called the meeting to order at 9:50 a.m. and called roll. Four Supervisors were present constituting a quorum.

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 July 8, 2025 Board of Supervisors Meeting and July 8, 2025 Audit Committee Meeting**

Ms. Burns presented the minutes of the July 8, 2025 Board of Supervisor meeting and the July 8, 2025 Audit Committee meeting and asked for any questions or comments. The Board made no changes to the minutes.

> On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Minutes of the July 8, 2025 Board of Supervisors Meeting and July 8, 2025 Audit Committee Meeting, were approved.

FOURTH ORDER OF BUSINESS **Presentation of Memo Regarding Amendments to District Rules of Procedure**

A. Consideration of Resolution 2026-01 Setting a Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District

Ms. Burns suggested they set the public hearing on June 2, 2026. She noted that the updated rules incorporate recent statutory changes and some minor cleanup items.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, Resolution 2026-01 Setting a Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District on June 2, 2026, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-02 Spending Authorization Resolution**

Ms. Burns stated Resolution 2026-02 authorizes the District Manager to authorize expenses up to $2,500 outside of the meeting. The Vice Chair can authorize up to $10,000 and the District Manager and Chair together can authorize up to $25,000.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, Resolution 2026-02 Spending Authorization Resolution, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-03 Approving the Proposed Fiscal Year 2026-2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2026-2027 Budget (Suggested Date: June 2, 2026)**

Ms. Burns suggested setting the public hearing for Resolution 2026-03 on June 2, 2026. The proposed budget, which is developer-funded and does not anticipate field expenses unless incurred, needs to be sent to the city or county at least 60 days before the scheduled public hearing. Ms. Burns noted that while field expenses and a playground lease were included for potential future needs, changes can still be made before adoption. The timeline aligns with the regular June meeting.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Resolution 2026-03 Approving the Proposed Fiscal Year 2026-2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2026-2027 Budget on June 2, 2026, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of 2026 Contract Agreement with Polk County Property Appraiser**

Ms. Burns stated they don't anticipate collecting the assessments on the tax bill this upcoming year but will enter into the agreement so they are ready to collect assessments when needed.

> On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the 2026 Contract Agreement with Polk County Property Appraiser, was approved.

EIGHTH ORDER OF BUSINESS **Ratification of 2026 Data Sharing and Usage Agreement with Polk County Property Appraiser**

Ms. Burns noted that the 2026 Data Sharing and Usage Agreement with Polk County Property Appraiser has already been executed. She asked for a motion to ratify the agreement.

> On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the 2026 Data Sharing and Usage Agreement with Polk County Property Appraiser, was ratified.

NINTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Hammock had nothing to report

B. Engineer

i. Ratification of Work Authorization 2026-1 for District Engineering Services with Dewberry

Mr. Arrington stated the schedule of prices are on page 103, rates are on page one of the three. He noted that the estimated budget is $13,750 plus other direct costs.

> On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Work Authorization 2026-1 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. Roden, with all in favor, the Check Register, was approved.

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.

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 **Adjournment**

Ms. Burns asked for a motion to adjourn.

On MOTION by Ms. Shockley, 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