

**MINUTES OF MEETING  
HORSESHOE CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Horseshoe Creek Community Development District was held Wednesday, **May 21, 2025**, at 1:00 p.m. at the Lake Alfred Library, 245 N. Seminole Avenue, Lake Alfred, Florida.

Present and constituting a quorum:

Tony Iorio  
Doug Beasley  
Rocky Owen  
Tom Franklin

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary

Also present were:

George Flint  
Michelle Rigoni *by phone*  
Tony Reddeck *by phone*

District Manager, GMS  
District Counsel, Kutak Rock  
GAI Engineering

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Iorio called the meeting to order at 1:00 p.m. and called the roll. Four Board members were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint noted there were no members of the public present.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the September 18,  
2024 Board of Supervisors Meeting**

Mr. Flint presented the minutes from the September 18, 2024 Board of Supervisors meeting and asked for any comments, questions, or corrections. Hearing none, he asked for a motion of approval.

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On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Minutes of the September 18, 2024 Board of Supervisors Meeting, were approved.

#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2025-01 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing to Adopt**

Mr. Flint presented the resolution to the Board and stated that they are recommending the regularly scheduled August 20, 2025 meeting at 1:00 p.m. as the date for the advertised public hearing to adopt the budget. Mr. Flint then summarized the budget for the Board that was provided in the agenda package for review. He noted that the proposed budget is developer funded and there are currently no O&M expenses included as of yet and offered to answer any Board questions. There being no questions, there was a motion of approval.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2025-02 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing to Adopt on August 20, 2025, was approved.

#### **FIFTH ORDER OF BUSINESS**

#### **Ratification of Data Sharing Agreement with Polk County Property Appraiser**

Mr. Flint noted that this item is associated with the utilization of the tax bill as the collection method for assessments. This is an annual requirement, and staff does not anticipate using this at the time, but it is a good idea to have it in place for when that time comes. This item has already been approved and they are just wanting a ratification of that previous action.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Data Sharing Agreement with Polk County Property Appraiser, was ratified.

#### **SIXTH ORDER OF BUSINESS**

#### **Appointment of Audit Committee**

Mr. Flint stated that the District needs to select an independent auditor and to do so they'll have to go through an RFP process and that process starts with the appointment of an Audit Committee. He suggested that the Board appoint themselves as the Audit Committee and a member

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of the Board of the Chair of that Audit Committee. The Board agreed and appointed Mr. Iorio as the Chair.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, the Appointment of the Board of Supervisors as the Audit Committee, was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Rigoni gave an update of the validation to the Board and stated that the next step would be to coordinate a hearing date. She also added a session has recently ended they will collect any substantive changes to report to the Board that may impact District business. There being no further questions for counsel, the next item followed.

#### **B. Engineer**

##### **i. Consideration of 2025 Updated Rates**

Mr. Reddeck offered to answer any Board questions. There being none, there was a motion of approval.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, the 2025 Updated Engineering Rates, was approved.

#### **C. District Manager's Report**

##### **i. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials through the end of March and offered to answer any Board questions.

##### **ii. Presentation of Registered Voters – 0**

Mr. Flint reported that the number of registered voters in the District is 0.

## **EIGHTH ORDER OF BUSINESS**

### **Other Business**

Mr. Iorio gave an update on construction and noted that work is proceeding on Phases 2A, 2B and 2C with an anticipation of completion in approximately 15 months.

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**NINTH ORDER OF BUSINESS**

**Supervisors Requests**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, the meeting was adjourned.

DocuSigned by:  
*George Flint*  
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Secretary/Assistant Secretary

DocuSigned by:  
*Tony Iorio*  
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Chairman/Vice Chairman