MINUTES OF MEETING
ROLLING HILLS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Rolling Hills Community Development District was held on Tuesday, **July 21, 2026,** at 5:00 p.m. in the Rolling Hills Amenity Center, 3212 Bradley Creek Parkway, Green Cove Springs, Florida.

Present and constituting a quorum were:

David Church	Chairman
David Bauer *by phone*	Vice Chairman
Helana Cormier	Assistant Secretary
Kevin Craig	Assistant Secretary
John Miller	Assistant Secretary

Also present were:

Marilee Giles	District Manager, GMS
Wes Haber	District Counsel, Kutak Rock
Freddie Oca	Riverside Management
Keith Hadden	District Engineer
Jay Soriano	GMS

The following is a summary of the discussions and actions taken at the July 21, 2026, regular meeting of the Board of Supervisors of the Rolling Hills Community Development District.

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Giles called the meeting to order at 5:13 p.m. and called roll. Four Supervisors were present in person constituting a quorum. Supervisor Bauer joined by phone.

SECOND ORDER OF BUSINESS **Audience Comments *(Regarding Agenda Items Listed Below)***

Ms. Giles opened the public comment period for agenda items only. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS Organizational Matters

A. Election of Officers, Resolution 2026-07

Ms. Giles stated this resolution is to add John Miller as an officer of the District. Currently the officers are David Church as Chairman, David Bauer as Vice Chair, Helana Cormier, Kevin Craig and John Miller as Assistant Secretaries. From GMS Marilee Giles as Secretary and Treasurer. Also, from GMS to fill in as needed is Daniel Laughlin, Jim Oliver, Matt Biagetti, Patti Powers, Sharon Henning and Darrin Mossing as Assistant Secretary and Assistant Treasurers. Ms. Cormier prefers that Darrin Mossing not be on the list of anyone who can sign anything for the District based on emails and correspondence and spoke about an altered document. She noted concern with the way Darrin Mossing has done things that she feels would have benefited the developer and not been for the community's best interest.

> On MOTION by Mr. Church, with Ms. Cormier, Mr. Bauer, Mr. Miller and Mr. Craig was opposed, Resolution 2026-07 Election of Officers, failed 1-4.

Ms. Giles asked if there is another motion on the table as it relates to Resolution 2026-07? If the desire is to remove Darrin Mossing, that would be your motion to approve the resolution removing Darrin Mossing from it. Ms. Cormier voted nay until she knows if someone replied to the email dated January 15, 2026 at 6:11 PM addressed to Ms. Giles, Ms. Sharp, and Ms. Buchanan. Ms. Cormier expressed concern over the four Joinder documents being altered to correct the title of the Chairman and the Witness on the notary pages. Ms. Cormier stated the documents were altered and recorded. Ms. Cormier asked whether authorization had been provided from District Counsel or the District Manager for the changes to the notary pages. Ms. Cormier stated this should not have happened. Our CDD attorney and management company staff should have instructed the developer’s attorney to go ahead and try a third time to get these documents properly signed and without being altered. Mr. Haber provided a thorough legal review and explanation confirming the alterations to correct the titles were corrective in nature and were made to more accurately reflect the District’s original intent for David Church to execute the documents on behalf of the District.

> On MOTION by Mr. Craig, seconded by Mr. Miller, with Mr. Church and Mr. Bauer in favor and Ms. Cormier opposed, Resolution 2026-

07 removing Darrin Mossing as Assistant Secretary and adding John Miller, was approved 4-1.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the June 9, 2026 Meeting**

Ms. Giles presented the June 9 2026, meeting minutes and asked for any comments, corrections, or changes. Ms. Cormier asked for revisions to page 6 and 9. She asked Board members if they had read through the entire document, and four of the Board members stated they had not, including herself. The Board members needed more time to thoroughly review the document before voting. This was also why this item was scheduled for the July meeting.

On MOTION by Ms. Cormier, seconded by Mr. Craig, with all in favor, Correction on page 6 of the June 9, 2026 Minutes, was approved 5-0.

Ms. Cormier noted the second correction regarded a proposal from a resident to provide a community youth workshop that had been emailed to Freddie, and the request was made to have it sent to the Board, but it was not forwarded to them before the meeting. It involved Ms. Angelina that had attended the meeting, and apparently the emails were forwarded while they were at the meeting. She did not like sitting there knowing that this lady had sent an email over, asked for it to be forwarded to the Board, and it never got forwarded to us. She asked that the minutes reflect that it wasn't emailed to the Board so that anybody that goes back and reads this does understand.

On MOTION by Mr. Church, seconded by Mr. Craig, with all in favor, the Correction to page 9 of the June 9, 2026 Minutes, was approved 5-0.

FIFTH ORDER OF BUSINESS **Acceptance of the Minutes of the June 9, 2026 Audit Committee Meeting**

Ms. Giles presented the June 9, 2026 meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Church, seconded by Mr. Craig, with all in favor, Accepting the Minutes of the June 9, 2026, Audit Committee Meeting, were approved 5-0.

SIXTH ORDER OF BUSINESS **Consideration of Committee Rankings of Proposals to Perform the Audit for Fiscal Year 2026**

Ms. Giles stated the audit committee met prior to this meeting and recommended Grau & Associates to perform the Districts audit. Unless there are any comments or questions, she asked for a motion to accept the recommendation from the audit committee.

On MOTION by Mr. Church, seconded by Ms. Cormier, with all in favor, Accepting the Audit Committee's Rankings with Grau & Associates Ranked #1, was approved 5-0.

SEVENTH ORDER OF BUSINESS **Acceptance of Fiscal Year 2025 Audit**

Ms. Giles stated on page 112 is acceptance of FY2025 audit. This is an independent auditor's report. Ms. Cormier asked about the extraordinary mandatory redemptions. Mr. Haber noted those amounts are set and the debt assessments that the District collects on an annual basis will be adequate and mandatorily those assessments will be used to pay down the bonds. Unless there are any other comments or corrections is there a motion to approve to accept the audit report? Ms. Cormier and Mr. Haber discussed certain aspects of the audit.

On MOTION by Mr. Craig, seconded by Mr. Church, with all in favor, Acceptance of the Fiscal Year 2025 Audit Report, was approved 5-0.

EIGHTH ORDER OF BUSINESS **Ratification of Agreements**

A. Pickleball Program

Ms. Giles stated next is ratification of the pickleball program agreement. Ms. Cormier stated she thought this was going to come back to the Board with the actual contract before it was signed and approved and she was surprised to see it already signed. Ms. Giles stated the Board approved this at the last meeting and any time it is signed in between the meetings, they always bring it back to the Board so they can approve the ratification of the agreement. Ms. Cormier questioned the last sentence on page 147 section 5 fees, section 6 term, section 7 professional judgement and section 16 change Flagler to Clay County. Precautions such as background checks for volunteers and discussing a shade meeting the video surveillance of the area. Ms. Giles suggested tabling the ratification until the change is made from Flagler County to Clay County.

B. Clay County for Use of the Amenity Facility by the Middleburg High School and Clay High School Swim Teams *(will be sent under separate cover)*

Ms. Giles stated this is the agreement with the Clay County School Board. They are working with them on the agreement. They have made the corrections today and she is looking over signatures. It will be brought back to the Board.

NINTH ORDER OF BUSINESS — Consideration of Proposal for Repair of Monument Signs *(will be sent under separate cover)*

Mr. Soriano stated they did not get the proposals back in time. They did finally contact Freddie and will be coming out this next week. This item was tabled to a future meeting.

TENTH ORDER OF BUSINESS — Discussion of Matters Related to Pedestrian Bridge

A. Review of Offer to and Response from Clay County for Conveyance

B. Consideration of Proposals Regarding Donation of Materials and Labor for Pedestrian Bridge Repair

Ms. Giles noted on page 155 of the agenda is the county managers response to the Districts letter. The District's letter is on page 157 and is followed by an email from Ed Preckajlo volunteering to donate material and labor from Lowes to repair the pedestrian bridge. The Board discussed construction of the bridge. Ed spoke to the family. Katie and her office will write an appropriate agreement with the GC that is doing the work and then language to cover or include the Lowes employees that are there. They will be limited in the work that they can do. Ms. Giles spoke about working with Egis for specific rules for the bridge and specific signs to post. Lowes will handle trimming all of the trees. She noted now that the District owns it, the District will have to maintain it.

> On MOTION by Ms. Cormier, seconded by Mr. Church, with all in favor, to accept the donation of materials and labor to repair the pedestrian bridge from Lowes authorizing a NTE $20k to cover the difference in the cost and work with Supervisor Craig, delegate authority to Supervisor Craig to execute any necessary agreements to effectuate the construction, was approved 5-0.

ELEVENTH ORDER OF BUSINESS Discussion of:

A. Revised Rules of Procedure

Ms. Giles stated at the last meeting the Board asked for the redline version of the rules of procedure. District Counsel responded to the questions that were emailed from the Board. Mr. Haber noted they are not looking to approve the rules today. The public hearing is a month away, so the Board also has more time to review. Ms. Cormier spoke about meeting attendance. Mr. Haber noted there should be good cause for attending via phone, unexpected or unusual situations such as illness, family emergency, travel disruption or similar circumstances. New Supervisors are provided a new Supervisor packet which includes the Rules of Procedure.

B. Fiscal Year 2027 Budget

Ms. Giles stated this is on the agenda to allow Board discussion of the FY27 budget. This Districts budget has three funds; the general fund, the debt service fund and the capital reserve funds. There are minimal changes from FY26 to FY27. On page 273 of the electronic devices is a table showing a side-by-side comparison. It does show no increase for the residents from 2026 to FY27. There will be a public hearing at the next meeting on August 11th to consider adoption of this budget.

TWELFTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Haber didn't have anything specific to report but offered to take questions.

B. Engineer

Mr. Hadden had nothing to report but offered to take questions.

C. Manager

Ms. Giles noted Supervisor Church abstained from a vote at the February 8, 2024 meeting. Form 8B is required to be attached to those minutes. While the minutes from that meeting do reflect the discussion and the actions taken at the meeting, they do not specifically document filing of the Form 8B. Form 8B, memorandum of voting conflict for accounting and other local public offices. David Church, his address is listed there, and he stated that he needed to abstain from the vote from the February 8, 2024 meeting as it related to his business was being considered and discussed for a proposal. A vote came before the Board on February 8, 2024, regarding the approval of an agreement with IAS. I, David Church, disclose the conflict of interest and abstain from the vote. She asked for a motion from the Board to revise the minutes of February 8, 2024, to include the form 8B. Ms. Cormier stated that is one of the questions I had on the Rules of Procedures. I had asked if that was done on that situation. Is that what spurred this coming back a year plus later?

On MOTION by Mr. Craig, seconded by Mr. Miller, with all in favor, to Revise the Meeting Minutes from February 8, 2024 to include Form 8B, was approved 5-0.

D. Operations/Amenity Manager

1. Report

2. Monthly Quality Inspection Report

Mr. Soriano reviewed the Operations Report on page 277 of the agenda package. He provided an update on the bridges with the GC's taking a look at them and providing a quote if they do the stairs and possibly what a door replacing the window would be. Jay will work with Supervisor Craig to adjust capacity through the architectural plans to meet fire code requirements. He updated the Board on the LGI lot and no piping in the valve box. Jay will review and reach out to Mike Towne. He ordered the playground unit for under $17k and suggested meeting out there to decide where the structure will go in that plot and recommended a fence around it. Ms. Cormier asked for a rendering of what it's going to look like with all of it on that site. Jay offered to take any questions on Freddies report. Hearing no comments, the next item followed.

THIRTEENTTH ORDER OF BUSINESS Supervisor's Requests

Mr. Craig stated they are getting some traction on the little park section done. They should have some potential conceptual renderings of some possibilities possibly before the next meeting.

Ms. Cormier would like to plan a shade session to discuss camera surveillance after one of the next meetings. Ms. Giles stated it can be tacked onto the end of the August 11th meeting. Ms. Cormier requested the Board go out for bid for District Counsel. She is disheartened and dissatisfied with some of the things that have happened and would like a different law firm.

On MOTION by Ms. Cormier, seconded by Mr. Craig, with Mr. Church, Mr. Miller, and Mr. Bauer opposed, RFQ for District Counsel services, the motion failed 2-3.

Mr. Miller noted a change in how the second lake is looking after the fishermen leave. There's no debris out there for a change. The kids are being respectful.

Mr. Bauer stated he is being attacked on the must be at the meeting thing. He clarified his absence is clearly due to his profession as a business owner that travels. It does not mean that he involves himself any less with the issues of the work.

FOURTEENTH ORDER OF BUSINESS Audience Comments

Ms. Giles opened the public comment period limited to three minutes. Hearing no comments, the next item followed.

FIFTEENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet & Income Statement
B. Assessment Receipts Schedule
C. Check Register

Ms. Giles noted the financial reports start on page 281 of the agenda package. The balance sheet and income statement is for the period ending on June 30, 2026, followed by the assessment receipt schedule on page 298 showing the District is 100% collected on assessments. The check register is on page 300 in the amount of $307,540.92. She offered to take questions regarding the check register.

On MOTION by Mr. Craig, seconded by Mr. Church, with all in favor, the Check Register, was approved 5-0.

SIXTEENTH ORDER OF BUSINESS Next Scheduled Meeting: August 11, 2026, at the Rolling Hills Amenity Center

Ms. Giles announced the next scheduled meeting is August 11, 2026, at 6:00 p.m. at Rolling Hills Amenity Center. There will be several public hearings at this meeting, one for the budget adoption, one for the assessments and the one for the revised rules.

SEVENTEENTH ORDER OF BUSINESS Adjournment

Ms. Giles moved to adjourn.

On MOTION by Mr. Craig, seconded by Mr. Church, with all in favor, the meeting was adjourned.

Signed by:
Marilee Giles
A38999D0EDC14E4...

Secretary/Assistant Secretary

DocuSigned by:
08669523118D4DD...

Chairman/Vice Chairman