

**MINUTES OF MEETING
WILLOW CREEK II
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Willow Creek II Community Development District was held on Tuesday, April 14, 2026 at 1:30 p.m. at the Willow Creek Amenity Center, 1756 Pecorino Court, Titusville, Florida.

Present and constituting a quorum were:

Steve McConn
Stephen White
Paul Thomas
Jeff Myers

Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jeremy LeBrun
Nicole Corbin
Patrick Collins *by phone*
Rodney Honeycutt

District Manager
Governmental Management Services
District Counsel
District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order and called the roll. We have four Supervisors present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: That brings us down to the public comment period. Any members of the public wish to make a statement or comment to the Board, we just ask that you state your name and address and try to keep it under three minutes. All right, we'll bring it back to the Board. No public comment.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the January
13, 2026 Board of Supervisors Meeting**

Mr. LeBrun: Next we have the approval of the minutes of the January 13, 2026 Board of Supervisors meeting. If there's no corrections, is there a motion to approve that?

April 14, 2026

Willow Creek II CDD

On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Minutes of the January 13, 2026 Board of Supervisors Meeting were approved.

FOURTH ORDER OF BUSINESS

Discussion of Verona Phase 1 Erosion Issues

Mr. LeBrun: Item number four is discussion of the Verona Phase One Erosion Issues. Willow Creek One discussed that in the previous Board meeting. I don't know if anyone else wants to add anything.

Mr. Honeycutt: So, we'll do Village D field work this week, get a report out next week, and follow up with Village B. Should have everything before the next meeting.

Mr. LeBrun: Okay.

FIFTH ORDER OF BUSINESS

Ratification of Uniform Collection Agreement with Brevard County Tax Collector

Mr. LeBrun: This brings us down to the ratification of the uniform collection agreement with Brevard County Tax Collector. Patrick, did you want to go through this one?

Mr. Collins: I can take that. This is just our annual agreement that allows us to collect assessments on the county tax roll. It's just a standard form of agreement. Most counties use it. No legal objections or notes to any disagreement.

Mr. LeBrun: We are just looking for a ratification of this item.

On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Uniform Collection Agreement with Brevard County Tax Collector, was ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. LeBrun: Staff reports, we'll go back to Patrick.

Mr. Collins: Nothing additional to add. I would just reiterate the legislative updates we discussed during the Willow Creek One meeting.

Mr. LeBrun: Questions for counsel?

Mr. McConn: Negative.

April 14, 2026

Willow Creek II CDD

B. Engineer

Mr. LeBrun: Down to our District Engineer, Rodney, anything additional to report?

Mr. Honeycutt: No, I don't have anything additional.

C. Field Manager's Report

i. Consideration of Pressure Washing Proposals from Beacon Cleaning

Ms. Corbin: We went over everything in the first one, so unless you guys have questions I'll skip to just approving all of the proposals that I had. First, before I get to the official proposals, is the dog waste disposals. If you guys are good with me purchasing those and getting them installed?

Mr. McConn: Yeah. Motion to approve.

On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Dog Waste Station, was approved.

Ms. Corbin: Perfect. Then the other thing, there are color options. Basically, it's green, black that has white writing, and then black that has tan writing. I was planning on just doing the black or the black with tan. If you guys have an opinion.

Mr. McConn: I think we want green to match the benches.

Mr. Myers: Green.

Mr. Thomas: Green.

Ms. Corbin: Okay. It's the same price no matter what.

Mr. White: I like green.

Mr. LeBrun: So, we have a motion and a second for the green variation.

On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Green Variation, was approved.

Ms. Corbin: Then the other one is for the clocks for the gym and the pool. Like I said, it's \$55 to \$60 for me to purchase both of those. And they're just simple installations that I can do.

Mr. McConn: Motion to approve.

April 14, 2026

Willow Creek II CDD

On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Pool and Gym Clock, was approved.

Ms. Corbin: Now to the official proposals. The pressure washing for the clubhouse and the retaining walls. That will include cleaning the chairs, everything like that for \$1,898, if that gets approved.

Mr. McConn: Motion to approve.

On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Pressure Washing Proposals from Beacon Cleaning, was approved.

Ms. Corbin: The other one for the pressure washing is for the entrance median area. Two options. One is for the full cleaning. The other one's for the spot cleaning. Whichever one you guys prefer.

Mr. McConn: Motion for a full cleaning.

On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Entrance Median Area Pressure Washing Full Cleaning Option, was approved.

ii. Consideration of Landscaping Proposals from Robertson's Lawns, Inc.

Ms. Corbin: Now to all the proposals from Robertson's. First one is for the original proposal for replacing plants for a total of \$16,400. If you guys are good with that one?

Mr. McConn: Motion to approve.

On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Proposal from Robertson's Lawns for Replacing Plants, was approved.

Ms. Corbin: Second one is for replacing the dead plants in the front part of the neighborhood for a total, with everything, is \$35,820.32.

Mr. McConn: Motion to approve.

April 14, 2026

Willow Creek II CDD

On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Proposal from Robertson's Lawns for Replacing the Dead Plants, was approved.

Ms. Corbin: The next one is the trimming of the two trees for a total of \$3,700.

Mr. McConn: Motion to approve.

On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Proposal from Robertson's Lawns for Trimming of Two Trees, was approved.

Ms. Corbin: Next one is the proposal for the new phase in the neighborhood for the plants that were dead from the freeze for a total of \$5,707.50.

Mr. McConn: Motion to approve.

On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Proposal from Robertson's Lawns for New Phase Plant Replacement, was approved.

iii. Consideration of Landscape Maintenance Proposal for Willow Creek Phase 2 from Robertson's Lawns, Inc.

Ms. Corbin: Then the last one is the new phase for Robertson's to take over for a monthly cost of \$8,500. I believe Patrick has something to say on that.

Mr. Collins: I was just going to ask if the Board could please consider deferring this proposal to the next meeting. I just want to get with Jeremy to discuss this one. We touched on it briefly but didn't come to a conclusion yet. If we add this new phase to the existing contract, that puts us over the RFP threshold where we would have to go back out to bid. I know we just did that pretty recently, so if there's any way possible to avoid that, I think it would be in the Board's best interest to just consider delaying this for a month or two. And I'll get with staff to determine if there's another route we can go down where we can potentially avoid having to bid this one out again

Mr. McConn: In lieu of signing them up, obviously, we're going to have to do something in the shorter term. Do we need to have our installation vendor maintain the areas once or twice, until we get this thing resolved?

April 14, 2026

Willow Creek II CDD

Mr. LeBrun: We could, if they're okay with that.

Mr. McCon: I mean, it's just that we would pay them direct. If the CDD can't hire somebody without resolving this issue, then that's the only option we have.

Mr. LeBrun: Yeah. And, Patrick, feel free to jump in here but, if we're not doing the full contract amount, if they're billing us on a per time basis, we won't hit that cap before then. So, if Robertson's could possibly, if we're not entering into an agreement yet, if they could bill us per cut, we won't hit that cap. Patrick, would that be a way for them to service the area until that contract gets into place? If they would just be billing for one cut at a time, we wouldn't hit that total amount.

Mr. Collins: Yeah, that's acceptable. We will just treat as additional work for now.

Ms. Corbin: I don't see why they wouldn't. But I'll text Krista as soon as the meeting's over and verify that they'll bill per service until we're able to approve a contract.

Mr. LeBrun: And there might be ways we can break it out where they bill like Willow One, Willow Two separately. Staff will work on that.

Mr. McConn: Motion to defer and to hire Robertson's per service in the interim.

On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, Deferring and Hiring Robertson's Lawns, Inc. Per Service in the Interim, was approved.

iv. Consideration of Proposal for Key Fobs from Strada Services, LLC

Ms. Corbin: We have the Strada for 150 more key fobs for, the proposal says \$374.50, I haven't had them remove tax, but they removed it every other time, so it'll be \$350 total.

Mr. McConn: Motion to approve.

On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Proposal for Key Fobs from Strada Services, LLC, was approved.

Ms. Corbin: Solitude is for the vegetation removal of the cattails and the dead plants for a total of \$8,000.

Mr. McConn: Motion to approve.

April 14, 2026

Willow Creek II CDD

On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Proposal from Solitude for Vegetation Removal of Cattails and Dead Plants, was approved.

Ms. Corbin: And that is all I have.

D. District Manager's Report

Mr. LeBrun: All right, nothing else to report from District manager.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Funding Requests #16-18

Mr. LeBrun: We just have the approval of Funding Requests #16 through #18. Those are all on page 66. Happy to take any questions on them. If not, just need a motion to approve those funding requests.

On MOTION by Mr. McConn seconded by Mr. White with all in favor, Funding Requests #16-18, were approved.

B. Balance Sheet and Income Statement

Mr. LeBrun: Behind that you have your financials, unaudited financials through February 28. No action required there on the Board's part.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. LeBrun: If there's no Supervisor's request, we just need a motion to adjourn.

Mr. Honeycutt: I have a question.

Mr. LeBrun: Yes, Rodney?

Mr. Honeycutt: So, this is CDD II, so that doesn't include Phase One, Village B or Village D. Are there any rear lot issues we need to look at there yet? Anybody report any?

Ms. Corbin: For Phase Two, I don't believe so because that's all the stuff they're just now building.

Mr. Honeycutt: Right. So, I wouldn't think so.

Ms. Corbin: I hope not.

Mr. Honeycutt: So really, it's only Phase One. Okay, I just wanted the clarification.

April 14, 2026

Willow Creek II CDD

Ms. Corbin: Yeah, it would only be Willow One that's having the erosion issues.

Mr. Honeycutt: Okay. Thank you.

NINTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun: If there are no other questions, we would just need a motion to adjourn.

On MOTION by Mr. McConn seconded by Mr. White, with all in favor, the Meeting was adjourned.
--

Signed by:


665CD7AA7BB8455...

Secretary /Assistant Secretary

Signed by:


63535C7139ED474...

Chairman / Vice Chairman