

**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, May 12, 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
Jeff Myers

Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jeremy LeBrun
Nicole Corbin
Rodney Honeycutt
Lauren Gentry *by phone*
Mitchell Zwang *by phone*

District Manager
Governmental Management Services
District Engineer
District Counsel
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order and called the roll. We have three 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. Are there any members of the public that wish to make a statement or comment to the Board?

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the April 14,
2026 Board of Supervisors Meeting**

Mr. LeBrun: Next we have the approval of the minutes of the April 14, 2026 Board of Supervisors meeting. If there are no corrections, is there a motion to approve the minutes?

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Willow Creek II CDD

On MOTION by Mr. McConn, seconded by Mr. White, with all in favor, the Minutes of the April 14, 2026 Board of Supervisors Meeting were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-04
Approving the Proposed Fiscal Year 2027
Budget and Setting a Public Hearing**

Mr. LeBrun: Item four is consideration of Resolution 2026-04, approving the proposed Fiscal Year 2027 budget and setting a public hearing. I know the Board was in the previous meeting. We went through this same setup. We're looking at the proposed budget. The budget that is currently presented is option 1, which reflects no assessment increase from the current fiscal year. You'll see a very similar setup to the last budget that was presented with the cost share agreement. All the same numbers are reflected in this budget as well. We're once again setting this public hearing for your August meeting, same as the other one.

On MOTION by Mr. Myers, seconded by Mr. McConn, with all in favor, Resolution 2026-04 Approving the Proposed Fiscal Year 2027 Budget (Option 1 – No Increase) and Setting a Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

**Ratification of Lake and Fountain
Maintenance Services Agreement with
Solitude Lake Management**

Mr. LeBrun: That brings us down to the ratification of the lake and fountain maintenance agreement with Solitude Lake Management. This is our current vendor that we have an agreement with. Nicole, feel free to add in here, but this is adding on some additional ponds.

Ms. Corbin: Yes, it is adding the ponds in the new phase.

Mr. LeBrun: I know we were trying to get those serviced as soon as possible because they needed some attention.

Ms. Corbin: Yeah, he was out last week.

Mr. LeBrun: Okay, perfect. This was signed outside of the meeting. Like I said it's with our current vendor we're looking to add on these additional ponds and ratify this updated service agreement.

May 12, 2026

Willow Creek II CDD

On MOTION by Mr. McConn, seconded by Mr. White, with all in favor, the Lake and Fountain Maintenance Services Agreement with Solitude Lake Management, was ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

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

Ms. Gentry: No reports, but I'm happy to answer any questions.

Mr. LeBrun: Lauren, I think we are still tracking bond activity at the June meeting. Just make sure that's on the radar.

Ms. Gentry: Correct, last I heard we're expecting the delegation resolution and approval of other documents.

Mr. LeBrun: Perfect, thank you.

B. Engineer

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

Mr. Honeycutt: I'm working on a supplemental engineering report to support that bond. I still have to look at phase two and three prices. It looks like they went up.

C. Field Manager's Report

i. Discussion of Landscape Maintenance Agreement with Robertson's Lawns

Ms. Corbin: Most of these proposals were covered during your first meeting. If you guys have any questions on specific things I can take those now.

ii. Consideration of Tree Replacement Proposals from Roberston's Lawns

Ms. Corbin: We have palm trees around the clubhouse for a total of \$9,873.29 if you guys are good with that one.

On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Proposal from Robertson's for Palm Trees Around the Clubhouse totaling \$9,873.29, was approved.

Ms. Corbin: The second proposal from Robertson's Lawns is for the dead tree at the pond for \$894 to replace that.

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On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Tree Replacement Proposals from Robertson's Lawns, was approved.

iii. Consideration of Clubhouse Mulch Installation Proposal from Robertson's Lawns

Ms. Corbin: The third proposal is for the mulch install for around the clubhouse for a total of \$4,875.

On MOTION by Mr. McConn, seconded by Mr. Myers, with all in favor, the Clubhouse Mulch Installation Proposal from Robertson's Lawns, was approved.

Ms. Corbin: Then the split-up proposals for Willow I and Willow II, you said wait for that one until June to approve it?

Mr. LeBrun: Yeah, I think we'll bring back the updated proposals for each.

Ms. Corbin: Yeah, Krista is good with doing the billing when they service it. I think that is everything I have.

D. District Manager's Report

i. Presentation of Number of Registered Voters – 76

Mr. LeBrun: Each year the District is required to announce the number of registered voters. As of April 15th, there are 76 registered voters within Willow Creek II.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Funding Request #19

Mr. LeBrun: On page 57 you have the funding request #19, the total there is \$34,915.68. I can take any questions on those.

On MOTION by Mr. McConn seconded by Mr. Myers with all in favor, Funding Requests #19, were approved.

B. Balance Sheet and Income Statement

Mr. LeBrun: Behind that you have your unaudited financials through March 31, 2026. No action required there on the Board's part.

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Willow Creek II CDD

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. McConn seconded by Mr. Myers, with all in favor, the Meeting was adjourned.
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Signed by:

Jeremy LeBrun

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Secretary / Assistant Secretary

Signed by:

Steve McConn

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Chairman / Vice Chairman