

**MINUTES OF MEETING  
HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1**

A Public Hearing and Regular Meeting of the Board of Supervisors of the Hunter's Ridge Community Development District No. 1 was held on **Thursday, August 25, 2016 at 2:00 p.m.**, at **Huntington Village, 6 Huntington Place, Ormond Beach, Florida 32174.**

**Present at the meeting were:**

Howard Lefkowitz	Chair
Charles Faulkner	Vice Chair
Steve Thompson	Assistant Secretary
Suzanne Wilde	Supervisor

**Also present were:**

Howard McGaffney	Wrathell, Hunt and Associates, LLC
Mark Watts ( <i>via telephone</i> )	District Counsel
Samuel Crenshaw	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. McGaffney called the meeting to order at 2:10 p.m., and noted, for the record, that Supervisors Lefkowitz, Thompson, Faulkner and Wilde were present, in person. Seat 2 remained vacant.

**SECOND ORDER OF BUSINESS**

**Public Comments (*agenda items*)**

There being no public comments, the next item followed.

- **Ratification of Appointment of Suzanne Wilde to Seat 5; Term Expires November, 2016**

***\*\*\*This item was an addition to the Agenda\*\*\****

Mr. Watts stated, at the prior meeting, only two Board Members were present at the appointment of Ms. Wilde; therefore, it was necessary to ratify her appointment to Seat 5.

**On MOTION by Mr. Thompson and seconded by Mr. Faulkner, with all in favor, the appointment of Ms. Suzanne Wilde to Seat 5, Term Expires November, 2016, was ratified.**

**THIRD ORDER OF BUSINESS**

**Acceptance of Resignation of Supervisor Fred Annon, Jr.**

Mr. McGaffney presented a resignation letter from Mr. Annon, dated August 20, 2016.

**On MOTION by Mr. Faulkner and seconded by Mr. Lefkowitz, with all in favor, the Resignation of Supervisor Fred Annon, Jr., dated August 20, 2016, was accepted.**

**A. Consideration of Appointment to Seat 2; Term Expires November, 2018**

Mr. Lefkowitz stated that, with the appointment of Ms. Wilde, Seat 2 could remain vacant until the next election. Mr. Watts concurred. The Seat 2 would be up for election at the November Landowners' meeting.

- i. Administration of Oath of Office to Newly Elected Supervisor *(the following to be provided in separate package)***
- ii. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- iii. Membership, Obligations and Responsibilities**
- iv. Financial Disclosure Forms**
  - o **Form 1: Statement of Financial Interests**
  - o **Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - o **Form 1F: Final Statement of Financial Interests**
- v. Form 8B: Memorandum of Voting Conflict for County, Municipal and Other Local Public Officers**

This item was deferred.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-1, Electing Officers of the District *(deferred at June 9, 2016 Regular Meeting)***

This item was deferred.

**FIFTH ORDER OF BUSINESS**

**Notice of Landowners' Meeting:  
November \_\_\_\_, 2016 [Seats 3, 4 5]**

**A. Sample Notice of Landowners' Meeting**

The Landowners' meeting would be held on November 16, 2016 at 2:00 p.m., at this location.

**B. Sample Election Instructions**

**C. Sample Landowner Proxy**

These items were included for informational purposes.

**SIXTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and  
Objections on Adoption of Fiscal Year  
2016/2017 Budget**

**\*\*\*Mr. McGaffney opened the Public Hearing.\*\*\***

**A. Proof of Publication**

Mr. McGaffney presented the proof of publication.

No members of the public spoke.

**\*\*\*Mr. McGaffney closed the Public Hearing.\*\*\***

**B. Consideration of Resolution 2016-3, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2016, and Ending September 30, 2017.**

Mr. McGaffney presented Resolution 2016-3 for the Board's consideration. Mr. Watts stated that the budget was consistent with the version presented at the last meeting. Discussion ensued regarding the District's general liability and Directions and Officers (D&O) coverage. Mr. Lefkowitz stated that CDD insurance costs were less due to sovereign immunity.

**On MOTION by Mr. Lefkowitz and seconded by Mr. Faulkner, with all in favor, Resolution 2016-3, the Annual Appropriations and the Budget for the Fiscal Year Beginning October 1, 2016, and Ending September 30, 2017, was adopted.**

Mr. Lefkowitz inquired about noticing for the Annual Landowners' Meeting, in November. Mr. McGaffney stated that all landowners would receive a mailed notice.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2016/2017  
Funding Agreement**

Mr. McGaffney presented the Fiscal Year 2016/2017 Funding Agreement.

**On MOTION by Mr. Lefkowitz and seconded by Ms. Wilde,  
with all in favor, the Fiscal Year 2016/2017 Funding  
Agreement, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-4,  
Adopting the Annual Meeting Schedule  
for Fiscal Year 2016/2017**

Mr. McGaffney presented Resolution 2016-4 for the Board's consideration.

**On MOTION by Mr. Thompson and seconded by Ms. Wilde,  
with all in favor, Resolution 2016-4, Adopting the Annual  
Meeting Schedule for Fiscal Year 2016/2017, as presented, was  
adopted.**

**NINTH ORDER OF BUSINESS**

**Approval of Unaudited Financial  
Statements as of July 31, 2016**

Mr. McGaffney presented the Unaudited Financial Statements as of July 31, 2016. Assessment revenue collections were at 21%.

**On MOTION by Mr. Lefkowitz and seconded by Mr.  
Faulkner, with all in favor, the Unaudited Financial  
Statements as of July 31, 2016, were approved.**

**TENTH ORDER OF BUSINESS**

**Approval of June 9, 2016 Regular  
Meeting Minutes**

Mr. McGaffney presented the June 9, 2016 Regular Meeting Minutes and asked for any additions, deletions or corrections.

**On MOTION by Mr. Thompson and seconded by Ms. Wilde, with all in favor, the June 9, 2016 Regular Meeting Minutes, as presented, were approved.**

**ELEVENTH ORDER OF BUSINESS**

**Other Business**

Mr. Lefkowitz indicated that the Board intended to proceed with activation of the bond sale and commence development, upon approval. Mr. McGaffney inquired about current interest rates. Mr. Lefkowitz stated that interest rates were in the low 6% range, but the 5% range may be obtainable. Mr. Watts stated, in the context of a bond offering, this would be a relatively small bond offering; therefore, the rate may not be as low as it would be, based on what the underwriting would support at the time.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Watts discussed the ongoing issues with Airport Road, which the District was willing to take over maintenance responsibility for, once platted. The assigned plat was received from Mr. Becker, a property owner and neighbor to the north. The District consented to finalizing and having it recorded, until the decision was made by Mr. Becker to form a separate CDD. A petition was filed to confirm reimbursement for the cost of building the road, 10 years ago. The authorization for the road plat would be handled by Mr. Becker. The County was advised of the agreement and, if a CDD was created, the road must be platted, concurrently. Mr. Lefkowitz asked if the County had formal hearings on this issue. Once the new District was established, the maintenance must be part of the approval process. Mr. Watts stated it would be a public roadway and the requirements for maintenance would be coordinated with the County and the new District. Mr. Thompson stated that the roadway, coming into Hunter's Ridge, was a main artery and must be maintained. Mr. Watts would provide updates.

**B. District Engineer**

There being no report, the next item followed.

**C. District Manager**

Mr. McGaffney stated that a new meeting schedule was adopted.

**THIRTEENTH ORDER OF BUSINESS                      Public Comments (*non-agenda items*)**

There being no public comments, the next item followed.

**FOURTEENTH ORDER OF BUSINESS                      Board Members' Comments/Requests**

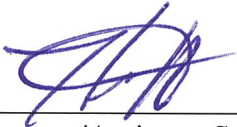
There being no Board Members' comments or requests, the next item followed.

**FIFTEENTH ORDER OF BUSINESS                      Adjournment**

There being no further business to discuss, the meeting adjourned.

**On MOTION by Ms. Wilde and seconded by Mr. Faulkner,  
with all in favor, the meeting adjourned at 2:45 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair