

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

The Hunter's Ridge Community Development District No. 1 Board of Supervisors held a Regular Meeting on June 6, 2019 at 3:30 p.m., at the Hilton Garden Inn Palm Coast, 55 Town Center Blvd., Palm Coast, Florida 32137.

Present at the meeting were:

Howard Lefkowitz	Chair
Charles Lichtigman	Vice Chair
Steve Thompson	Assistant Secretary
Patricia Hall	Assistant Secretary

Also present were:

Howard McGaffney	District Manager
Mark Watts (via telephone)	District Counsel
Randy Hudak	District Engineer
Carol Hodak	Resident
Katherine Dockery	Resident
John J. Dockery Jr.	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. McGaffney called the meeting to order at 3:32 p.m. Supervisors Lefkowitz, Lichtigman, Hall and Thompson were present in person. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2019-09, Approving a Proposed Budget for Fiscal Year 2019/2020 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Disclaimer: These summary minutes are intended to highlight the topics discussed, items being considered and actions taken.

Mr. McGaffney presented Resolution 2019-09. He reviewed the proposed Fiscal Year 2020 budget line item increases, decreases, adjustments, additions and/or deletions, compared to the Fiscal Year 2019 budget, and discussed the reasons for any changes. The Board and Staff discussed Supervisor compensation, District Staff fee increases, electrical expenditures, CDD versus HOA responsibilities, on-roll versus off-roll assessments, building fund balance, bond issuance, the Debt Service, capitalized interest and the assessment summary.

The Public Hearing date was changed from August 22 to August 15, 2019.

On MOTION by Mr. Lichtigman and seconded by Mr. Thompson, with all in favor, Resolution 2019-09, Approving a Proposed Budget for Fiscal Year 2019/2020 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 15, 2019 at 3:30 p.m. at the Hilton Garden Inn Palm Coast, 55 Town Center Blvd., Palm Coast, Florida 32137; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

**Consider Appointment to Vacant Seat 4;
Term Expires November 2020**

- **Administration of Oath of Office to Newly Appointed Supervisor**
 - **Designation of Newly Appointed Supervisor as Assistant Secretary**

There were no nominations; this item was tabled to the next meeting.

FIFTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of April 30, 2019**

Mr. McGaffney presented the Unaudited Financial Statements as of April 30, 2019.

On MOTION by Mr. Thompson and seconded by Ms. Hall, with all in favor, the Unaudited Financial Statements as of April 30, 2019, were accepted.

SIXTH ORDER OF BUSINESS

Approval of Minutes

- A. **January 10, 2019 Public Hearings and Regular Meeting**
- B. **March 14, 2019 Special Meeting**

Mr. McGaffney presented the January 10, 2019 Public Hearings and Regular Meeting and the March 14, 2019 Special Meeting Minutes.

On MOTION by Mr. Lefkowitz and seconded by Ms. Hall, with all in favor, the January 10, 2019 Public Hearings and Regular Meeting and the March 14, 2019 Special Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Lefkowitz stated that Mr. Thompson's subdivision is an active development that will be completed prior to the end of the calendar year and the 14 property owners there have a debt obligation under that bond, which is separate from the Hunter's Ridge bond.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Cobb Cole*

Mr. Watts would continue to review and execute individual funding requests in light of the ongoing construction work occurring within the District's boundaries.

B. District Engineer: *Zev Cohen and Associates, Inc.*

There being no report, the next item followed.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

i. 60 Registered Voters in District as of April 15, 2019

There were 60 registered voters residing within the District as of April 15, 2019.

In response to Mr. Lefkowitz' question, Mr. Watts stated that the Series 2019 bonds include both the Woods and Villas communities, which were already platted.

ii. NEXT MEETING DATE: August 22, 2019 at 3:30 P.M.

The August 22, 2019 meeting was cancelled; the next meeting will be held on August 15, 2019 at 3:30 p.m.

NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

A resident asked if there was a connection between Deerfield Estates and the CDD. Mr. Lefkowitz stated that Deerfield Estates is a 14-lot section that is being developed by Mr.

Thompson and is a separate bond issue, where the obligations fall strictly on the 14 individual owners. The CDD and Deerfield Estates are two distinct operations; however, the bonds for both entities were sold together, for efficiency. Mr. Watts clarified that they are all part of the Series 2019 Series bonds, part of Assessment Area #2, and labeled Parcel F in the bond issue as a separate allocation of funds from the bond revenues. Discussion ensued regarding Parcel F and the bond debt.

In response to a question regarding the increase in legal advertising, Mr. McGaffney stated the \$10,000 expended in Fiscal Year 2019 was to meet the legal requirements, in terms of noticing the property owners of the debt assessment, public hearings and the bond issuance. Discussion ensued regarding the True-up Agreement, the number of platted lots in Assessment Areas #1 and #2, Truth in Millage (TRIM) notice requirements, debt service assessments and on-roll versus off-roll assessments. The consensus was to request an assessment calculation from Mr. Szymonowicz and for Management to report the findings at the next meeting.

TENTH ORDER OF BUSINESS

Adjournment

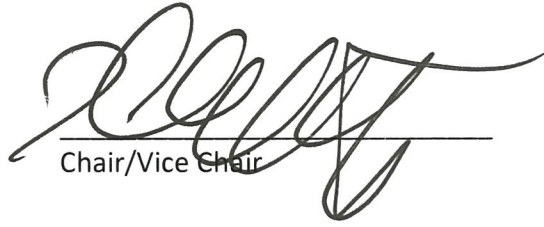
There being no further business to discuss, the meeting adjourned.

On MOTION by Mr. Lefkowitz and seconded by Ms. Hall with all in favor, the meeting adjourned at approximately 4:57 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair