

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

A Landowners’ Meeting of the Hunter’s Ridge Community Development District No. 1 was held on November 22, 2024 at 11:30 a.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Building 2, Bunnell, Florida 32110.

**Present:**

Jamie Sanchez	District Manager
Cindy Cerbone (via telephone)	Wrathell, Hunt and Associates, LLC
Chris Conti (via telephone)	Wrathell, Hunt and Associates, LLC
Mark Watts	District Counsel
John J. Dockery, Jr.	Landowner and CDD Board Member
Carolyn S. Herbert	Landowner and CDD Board Member
Stuart Weston	Landowner and CDD Board Member
John Ford	Co-Landowner and CDD Board Member
Elmer Riggin	Landowner
Jane Ford	Co-Landowner
Patricia Thigpen	Landowner
Donald Owen	Landowner
Michael Cordasco	Landowner Representative (Cordasco Trust)

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Sanchez called the meeting to order at 11:31 a.m., and called the roll, as specified above.

**SECOND ORDER OF BUSINESS**

**Affidavit/Proof of Publication**

This item was included for informational purposes.

**THIRD ORDER OF BUSINESS**

**Election of a Chairperson to Conduct  
Landowners’ Meeting**

All in attendance agreed to Ms. Sanchez serving as Chair to conduct the Landowners’ Meeting.

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

**FOURTH ORDER OF BUSINESS****Election of Supervisors [SEAT 2]**

Ms. Sanchez stated that she is the designated Proxy Holder for the Landowner BADC Huntington Communities, owner of 85.21 acres, equating to 86 voting units, and 7 platted lots, equating to 7 voting units, for a total of 93 voting units. Ms. Sanchez is eligible to cast up to 93 votes per Seat. Additionally, seven individual Landowners and two Co-Landowners were present, but did not cast ballots.

**A. Nominations**

Ms. Sanchez nominated the following:

Seat 2            Carolyn Herbert

No other nominations were made.

**B. Casting of Ballots****I. Determine Number of Voting Units Represented****II. Determine Number of Voting Units Assigned by Proxy**

Of the voting units represented, 93 voting units were assigned by proxy to Ms. Sanchez.

Ms. Sanchez cast the following votes:

Seat 2            Carolyn Herbert            93 votes

The other Landowners present chose not to cast ballots.

**C. Ballot Tabulation and Results**

Ms. Sanchez reported the ballot tabulation, results and term lengths, as follows:

Seat 2            Carolyn Herbert            93 votes            Four-year term

**FIFTH ORDER OF BUSINESS****Landowners' Questions/Comments**

Landowner and CDD Board Member, John Ford, asked about the 93 votes cast for Ms. Carolyn Herbert. Ms. Sanchez stated that BADC Huntington Communities designated her as its Proxy Holder to cast its 93 votes for Ms. Carolyn Herbert; she did not receive any other votes from Landowners.

Mr. Ford did not think any homeowners were made aware of the Landowners' Meeting. Mr. Watts stated the meeting was properly advertised/noticed in the newspaper. This will be

the last Landowners' Election with regards to BADC electing Board Members; future elections will only consist of resident votes. He gave an overview of the General Election process.

Landowner and CDD Board Member Stuart Weston stated there are only seven lots platted and he was not aware there were other lots that are part of the CDD. He asked where the Developer-owned acreage is located. Mr. Watt stated it is comprised of all the open space acreage on which the remaining votes are based. BADC's voting rights expire after this election and BADC decided earlier this year to transition all its Landowner-elected seats to a resident based Board, earlier than the timing set forth in the Statutes. Mr. Lefkowitz's seat is vacant.

Mr. Weston asked why residents are allowed to choose Mr. Lefkowitz's replacement and not Ms. Herberts. Mr. Watts stated because this is an interim election for Ms. Herbert to fill Seat 2, via the Landowners' Election; it is not a General Election seat, and, as such, Mr. Lefkowitz, as the BADC Landowner, has a right to cast votes for the Landowner controlled seat.

Resident Pat Thigpen asked if all the residents in Flagler County will be voting for CDD Board Members in the General Election. Mr. Watts replied no, in the General Election, registered voters residing within the CDD will vote for candidates who appear on the ballot. Potential candidates must be a citizen of the United States, at least 18 years of age, a legal resident of Florida, and reside within the CDD and be a registered voter in Flagler County.

Resident Elmer Riggin asked if any of the five or six Landowners on the Landowners' Election Roll that receive mail out of state, can vote. Mr. Watts replied affirmatively, if they meet the Statute requirements stated earlier.

Landowner and CDD Board Member Mr. John J. Dockery, Jr. stated that he is a holdover Board Member and the reason his name did not appear on the ballot is because he ran unopposed in the November 5, 2024 General Election.

**SIXTH ORDER OF BUSINESS****Adjournment**

There being nothing further to discuss, the meeting adjourned at 11:50 a.m.

  
Secretary/Assistant Secretary

  
Chair/Vice Chair