

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

The Board of Supervisors of the Hunter’s Ridge Community Development District No. 1 held a Regular Meeting on May 27, 2025 at 11:30 a.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Building 2, Bunnell, Florida 32110.

Present:

John Dockery, Jr.	Chair
Carolyn Herbert	Vice Chair
Stuart Weston	Assistant Secretary
John Ford	Assistant Secretary
Patricia Thigpen	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Mark Watts (via telephone)	District Counsel
Randy Hudak (via telephone)	District Engineer
Jane Ford	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 11:31 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 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.*

Ms. Sanchez presented Resolution 2025-03. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes, and reviewed the Assessment Summary on Page 11.

Ms. Sanchez and Mr. Watts responded to questions regarding the insurance increase, liability insurance limits, if the CDD can go out to bid for another insurance carrier, sovereign immunity protection, if fraud protection is included in the insurance coverage, Tax Collector fees, the Trustee, who does the arbitrage rebate calculation, administrative fees, the "Contingencies line item, how positive pay works, the lift station, proposed assessments, if the projected excess revenue of \$1,671 will be added to the unassigned fund balance, if assessments are levied on unimproved lots, if Deerfield Trace residents are charged their share of the Professional & administrative fees, bond prepayments, the Series 2019A bonds, and bond rate fluctuations.

The following changes will be made to the proposed Fiscal Year 2026 budget:

- Page 3, "General repairs and maintenance": Reduce \$7,000.

Ms. Sanchez will email the insurance declarations page to the Board and obtain quotes from other insurance carriers and include those in the revised proposed Fiscal Year 2026 budget.

Mr. Watts will review the parcels on the "Property tax" line item to ensure that the numbers are correct and review the Egis insurance package.

On MOTION by Mr. Dockery and seconded by Ms. Herbert, with all in favor, Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 26, 2025 at 11:30 a.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Building 2, Bunnell, Florida 32110; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; And Providing an Effective Date, was adopted.

Ms. Sanchez responded to questions regarding when and if the Board will be apprised of the budget changes before the August meeting, the "Property taxes" and "Legal" line items and if the Board has the option to use unassigned funds to offset assessment increases.

FOURTH ORDER OF BUSINESS**Presentation of Audited Financial Report
for Fiscal Year Ended September 30, 2024;
Prepared by Grau & Associates**

Ms. Sanchez presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

Asked if an informational tax return is filed on behalf of the CDD, Ms. Sanchez stated no.

A. Consideration of Resolution 2025-04, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Mr. Weston and seconded by Mr. Ford, with all in favor, Resolution 2025-04, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-05,
Designating Dates, Times and Locations for
Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2025/2026 and Providing for an effective
Date**

Ms. Sanchez presented Resolution 2025-05.

Discussion ensued regarding increasing the number of scheduled meetings, holding Special meetings, how much it will cost budget-wise to add an additional meeting to the schedule and the Sunshine Law.

The following change was made:

DATE: Insert January 27, 2026 meeting at 11:30 a.m.

LOCATION: To be determined

On MOTION by Mr. Dockery and seconded by Ms. Herbert, with all in favor, Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an effective Date, was adopted.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2025-06,
Approving the Florida Statewide Mutual**

**Aid Agreement; Providing for Severability;
and Providing for an effective Date**

Ms. Sanchez presented Resolution 2025-06. She discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Mr. Weston and seconded by Ms. Thigpen, with all in favor, Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date, was adopted.

SEVENTH ORDER OF BUSINESS**Update: Sidewalk Completion**

Ms. Sanchez recalled discussion and a motion at the last meeting for District Counsel to send a letter to BADC asking for the sidewalk to be completed within 60 days and requiring BADC to respond within two weeks.

Mr. Watts stated, per the Board's direction, he conferred with Howard Lefkowitz, the representative of BADC Huntington Communities, about the sidewalk. Mr. Lefkowitz told him there was a field change approved by the County and that, because of some of the other lines of pipes that were adjacent to the lift station, the BADC obtained approval to not install the 40" to 40' of missing sidewalk next to the lift station. Further, Staff learned that, in December 2024, the BADC dissolved and no longer exists as a corporate entity so, since the CDD had a completion agreement with the BADC Huntington Communities, there is essentially nobody for the CDD to pursue for the missing sidewalk area. Unassigned funds and capital reserves can be used to engage a contractor to complete the missing section of sidewalk.

Discussion ensued regarding the BADC, the Completion Agreement, need to maintain the landscaping near the lift station, pipes sticking out, potential liability exposure if someone is injured on the sidewalk, the estimated repair costs, potential bidders and the project timing.

Mr. Hudak identified the section of sidewalk in question, discussed total project costs and potential bidders. He stated Staff can obtain proposals for the work and provide a price by the August meeting.

On MOTION by Mr. Weston and seconded by Ms. Thigpen, with all in favor, authorizing the District Engineer to inspect the pipes and design specs and seek bids to install 40' of concrete near the lift station, was approved.

Regarding reimbursement for repairing other uneven sidewalks that are not ADA compliant, Mr. Watts stated sidewalks are a CDD infrastructure maintenance item and the Board could coordinate with the HOA to make the repairs. He suggested the Board use the contractor hired for the sidewalk completion near the lift station.

EIGHTH ORDER OF BUSINESS

Discussion: Payment from Huntington Village Residents Association

Ms. Sanchez stated, per a maintenance agreement between the CDD and the Huntington Village Residents Association (HVAR), the HVRA typically sends a check to the CDD every fiscal year. However, for Fiscal Year 2025, nothing has been received. Ms. Sanchez stated she contacted HVRA to ask about the payment, was told that an HVRA Board Member would follow up but she has not heard back. She asked the Board what further action she should take. A Board Member suggested Ms. Sanchez follow up with the HVRA.

Discussion ensued regarding why the CDD sent a \$25,000 check back to the HVRA in 2024, the maintenance amount the HVRA submits to the CDD annually, the Reserve Study, the maintenance agreement, floating bonds for better interest rates and homeowners possibly paying twice for the same thing.

Ms. Sanchez will email the original and revised Reserve Study to the Board and send a follow up email to the HVRA asking about the missing maintenance payment.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements

- A. as of October 31, 2024**
- B. as of April 30, 2025**

On MOTION by Mr. Weston and seconded by Ms. Thigpen, with all in favor, the Unaudited Financial Statements as of October 31, 2024 and as of April 30, 2025, were accepted.

TENTH ORDER OF BUSINESS**Approval of Minutes**

- A. August 27, 2024 Public Hearings and Regular Meeting**
- B. November 22, 2024 Landowners' Meeting**
- C. November 22, 2024 Regular Meeting**

On MOTION by Mr. Weston and seconded by Mr. Ford, with all in favor, the August 27, 2024 Public Hearings and Regular Meeting Minutes, the November 22, 2024 Landowners' Meeting Minutes and the November 22, 2024 Regular Meeting Minutes, all as presented, were approved.

ELEVENTH ORDER OF BUSINESS**Other Business**

In response to a Board Member's question, Mr. Watts stated Royal Lions Gate is a developer for Deerfield Trace.

Mr. Weston stated that the HVRA asked him to relay to the CDD that, in 2024 they had to drill a 140' well so the overextended irrigation system could work. The HVRA paid \$18,500 for the drilling and would like to be reimbursed. Mr. Weston presented a \$16,500 bill from the drilling company and stated there is an additional \$2,000 invoice for electrical and sprinkler system connections that he will provide later. He asked about using funds from the capital reserves to reimburse the HVRA.

Mr. Watts asked if the irrigation system is owned by the CDD or the HVRA. Mr. Dockery replied that the irrigation is a CDD asset.

Mr. Watts suggested giving the invoices to District Management for review and reimbursement and for the District Engineer to certify that the cost is for CDD-related infrastructure.

On MOTION by Mr. Weston and seconded by Ms. Thigpen, with all in favor, authorizing the District Engineer to certify the costs of the well, and authorizing District Management to reimburse the HVRA a not to exceed amount of \$18,500 for the installation of a well and related electrical work, subject to the review by the District Engineer, was approved.

Mr. Watts left the call.

Per the Board's direction, Ms. Sanchez will research banks and look into transferring reserve funds into interest-bearing, liquid types of accounts.

Ms. Thigpen asked her the following question on behalf of a resident:

"Why should Floridians over 65 be required to pay the CDD fees when moving into a 55+ community?"

Ms. Sanchez stated properties are assessed by unit type and not by resident demographic.

Asked about ethics training, Ms. Sanchez stated Board Members must complete the required four hours of ethics training by December 31, 2025.

TWELFTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel: Cobb Cole

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

There were no District Counsel or District Engineer reports.

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

- **462 Registered Voters as of April 15, 2025**
- **NEXT MEETING DATE: August 26, 2025 at 11:30 AM [Budget Adoption Hearing]**
 - **QUORUM CHECK**

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

Mr. Dockery will not attend the August meeting but he might call in.

FOURTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Weston and seconded by Ms. Thigpen, with all in favor, the meeting adjourned at 2:07 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair