

HUNTER'S RIDGE

COMMUNITY DEVELOPMENT

DISTRICT No. 1

October 9, 2025

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1**

**AGENDA
LETTER**

Hunter's Ridge Community Development District No. 1

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

<https://huntersridgecdd1.net/>

October 2, 2025

Board of Supervisors
Hunter's Ridge Community Development District No. 1

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

The Board of Supervisors of the Hunter's Ridge Community Development District No. 1 will hold a Regular Meeting on October 9, 2025 at 11:30 a.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Building 2, 1st Floor Conference Room, Bunnell, Florida 32110. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Bank United Presentation
4. Consideration of Sidewalk Installation Proposals
 - A. Romines Inc Estimate # 1106
5. Acceptance of Unaudited Financial Statements as of August 31, 2025
6. Approval of August 26, 2025 Public Hearings and Regular Meeting Minutes
7. Other Business
8. Staff Reports
 - A. District Counsel: *Cobb Cole*
 - B. District Engineer: *Zev Cohen & Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: January 27, 2026 at 11:30 AM

○ QUORUM CHECK

SEAT 1	PATRICIA THIGPEN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	CAROLYN S. HERBERT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JOHN J DOCKERY, JR.	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	STUART WESTON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	JOHN FORD	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

9. Board Members' Comments/Requests
10. Public Comments
11. Adjournment

Should you have any questions, please do not hesitate to contact me at (561) 512-9027.

Sincerely,



Jamie Sanchez
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 131 733 0895

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

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SERVING OUR CLIENTS WITH STRENGTH AND STABILITY



A strong and stable financial track record is the foundation that sets BankUnited apart from many financial institutions.

Our commitment to our clients means we deliver products and services at a competitive price backed by personalized service.

We develop strong relationships with our clients to help them achieve their financial goals. At BankUnited, you'll find big bank services coupled with neighborhood bank care.

WHY OUR CLIENTS CHOOSE US

- ✓ One of the largest financial institutions headquartered in Florida
- ✓ Local decision-making
- ✓ Sound credit quality
- ✓ Solid balance sheet
- ✓ Committed to our clients

CREDIT RATINGS (Third Party Ratings)

P-2	Moody's Short Term Deposit
A3	Moody's Long Term Deposit
Baa3	Moody's Issuer Rating
F2	Fitch Short Term Deposit
BBB+	Fitch Long Term Deposit
K1	Kroll Short Term Deposit
A	Kroll Long Term Deposit

One of America's Most Trusted Companies - Newsweek, April 2025

#10 Biggest Bank Holding Companies based in Florida, *Florida Trend*, April 2025

★★★★★ Superior Rating from *BauerFinancial* consecutively since its inception, 2011

Financial Highlights as of June 30, 2025 BankUnited, N.A.

\$35.5
BILLION
in Total Assets

\$28.6
BILLION
in Total Deposits

\$23.9
BILLION
in Total Loans

49
BRANCHES
in Florida

4
BANKING
CENTERS
in New York

1
BRANCH
in Texas

Robust Capital Base

9.3%
Tier-1 Leverage
Ratio

13.9%
Total
Risk-Based
Capital Ratio

13.0%
Common Equity
Tier 1
Capital Ratio

STRONG LIQUIDITY POSITION

- > Same day available liquidity of **\$16.4** billion as of June 30, 2025
- > Available liquidity to uninsured, uncollateralized deposits ratio of **132%** as of June 30, 2025

57% of our deposit base is insured or collateralized as of June 30, 2025

\$23.9 billion in prudently underwritten and well-diversified loans

High-Quality Commercial Real Estate portfolio

Safety, Returns, and Peace of Mind: Access up to \$175 Million Dollars in FDIC insurance

ICS®, the IntraFi Cash ServiceSM, and CDARS®, the IntraFi Certificate of Deposit Account Registry Service® are smart, secure, convenient ways to keep large-dollar deposits safe. You can access multi-million-dollar FDIC insurance at network banks through your BankUnited relationship, all while keeping your funds safe and secure.

How do ICS and CDARS work?

When we place your organization's deposit through the ICS or CDARS service, your money is divided into amounts under the standard FDIC insurance maximum of \$250,000 and is placed in deposit accounts at multiple FDIC-insured banks. This makes your deposit eligible for FDIC insurance with each member bank. Use of these services makes it possible for you to gain access to up to \$175 million dollars of FDIC insurance. As a result, you can access coverage from many institutions while working directly with BankUnited as a single point of contact.

**Want to learn more?
Call me today.**

With ICS and CDARS, you can:



Enjoy Peace of Mind – With access to multi-million-dollar FDIC coverage through both services, your funds are eligible for protection that is backed by the full faith and credit of the federal government.



Save Time – You can forego the need to track collateral on an ongoing basis, open accounts under different insurable capacities, or to manage multiple bank relationships. This means you can spend more time accomplishing your financial goals.



Access Funds – When funds are placed through the ICS service, you may make unlimited program withdrawals. Funds placed through the CDARS service offer multiple maturities to help meet your liquidity needs.



Gain confidence and assurance when you partner with BankUnited's Government Banking Team. We get to know you and your goals and then tailor banking solutions to help you operate more efficiently while helping to protect your accounts from day-to-day risks. We offer a full range of products and services to manage your public funds.

TAILORED BANKING SOLUTIONS FOR THE PUBLIC SECTOR

- Local decision-making
- Dedicated team offering concierge-style service
- Specialized expertise in the banking needs of public, institutional and nonprofit organizations
- Competitive interest rates
- Wide array of deposit and lending products

**TO LEARN MORE,
CONTACT ME TODAY**

TREASURY SOLUTIONS

- ACH Services
- Controlled Disbursement
- Fraud Prevention
- Remote Deposit Capture (RDC)
- Positive Pay Services
- Balance Reporting
- Account Reconciliation
- Lockbox Services
- Commercial Card Program
- Merchant Services

LENDING SOLUTIONS

- General Obligation Bonds
- Revenue Bonds
- Special Obligation Refunding Revenue Bonds
- Certificate of Participation
- Equipment Leasing and Financing

NAME

PHONE

EMAIL

PUBLIC FUNDS MONEY MARKET ACCOUNT

BankUnited offers specialized interest-bearing accounts to meet the needs of public entities, including state and federal government agencies, local municipalities and public agencies.

Our high-yielding Public Funds Money Market account generates returns on your idle cash, while providing liquidity and stability so you can access your funds quickly.

KEY BENEFITS:

- > Unlimited deposits and withdrawals in-person or via electronic transfers²
- > Interest is earned and credited monthly
- > Earn competitive interest rate
- > Maintain liquidity for your organization

ACCOUNT FEATURES

- > Minimum opening deposit: \$100
- > Monthly maintenance fee: \$15¹
- > Write up to six checks per statement cycle at no charge
- > Free online and mobile banking
- > Free eStatements

To find out more about our Public Funds Money Market Account, call or email me at:

Whitney Motes:- Associate Treasury & Liquidity Relationship Manager

Government Banking | Phone: 407-583-9243 | Email: - WMotes@BankUnited.com

Minimum to open the account is \$100. Account must be opened with new money not already on deposit at BankUnited. BankUnited reserves the right to limit the number of accounts opened.

¹ A \$15 monthly maintenance fee will be assessed if the daily balance falls below \$2,500 per statement cycle.

² No ATM withdrawal is allowed unless required by the client.

A \$15 early closeout fee will be assessed if the account is closed within six months of opening date. Fees may reduce earnings. Transaction limitations apply. Additional fees, terms and conditions apply. Please refer to our Depositor's Agreement and applicable Schedule of Fees for additional information. BankUnited reserves the right to cancel or modify this offer at any time without notice. Please contact a BankUnited representative for additional details.

Account will be collateralized under Qualified Public Depository (QPD) agreement as per Chapter 280 of Florida Statute.

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

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HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

4A

ROMINES INC
4367 MARSH RD
DELAND, FL 32724-9762 US
+13868042482
rominesinc@gmail.com

Estimate

ADDRESS
Jamie Sanchez District Manager Wrathell, Hunt & Assoc.LLC 2300 Glades Rd #410W Boca Raton, FL 33431

ESTIMATE #	DATE	EXPIRATION DATE
1106	08/25/2025	09/25/2025

P.O. NUMBER
Hunter's Ridge CDD No.1

ACTIVITY	QTY	RATE	AMOUNT
Clear, Grub existing grass area, Removal of all debris, Grade for sidewalk, Lower H2O valve(s), Move Pipe to outside of SW area(s), Form, pour, finish 50LF 5'w 4" Sidewalk, Strip, sawcut, clean up, Replace sod, if necessary.	1	5,800.00	5,800.00

Thank you for the opportunity to be considered for your upcoming project!
Please feel free to contact us with questions about your estimate.

TOTAL

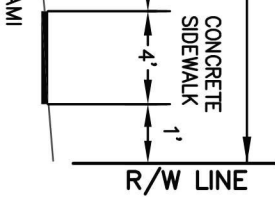
\$5,800.00

Romines Inc

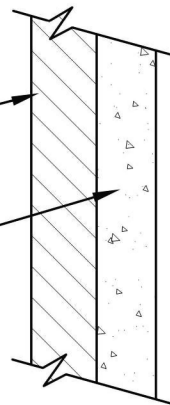
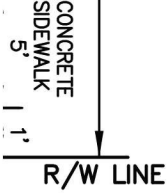
CBC#1265019
Licensed & Insured
Celebrating 25 years of Excellence

Accepted By

Accepted Date



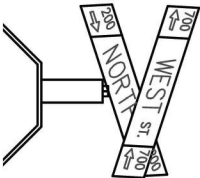
TYPE SP-9.5
COURSE, 98%
DOCTOR) LBR 135
D SUBGRADE WITH
MAXIMUM DENSITY



4" PORTLAND CEMENT CONCRETE
2,500 PSI W/ FIBERMESH
8" STABILIZED SUBGRADE COMPACTED TO
98% MODIFIED PROCTOR PER AASHTO T-180, MIN.
N.T.S.

5' WIDE CONCRETE SIDEWALK SECTION

N.T.S.



STOP SIGN
(R1-1, 30")

ZEV COHEN & ASSOCIATES, INC. ENGINEERS • LANDSCAPE ARCHITECTS (LC 62) TRANSPORTATION • ENVIRONMENTAL WWW.ZEVCOHEN.COM		HUNTINGTON GREEN HUNTER'S RIDGE FINAL ENGINEERING PLAN CONSTRUCTION DETAILS	
55072	DRAFTED BY: CM	FLAGLER COUNTY	
11-16-12	CHECKED BY: RMH		
RMH	DRAWING FILE: 55072DET.DWG XREF'S: 55072TIB.DWG XREF'S:		

Untitled Map

Write a description for your map.

Legend

- Advanced Electric
- Feature 1
- Ormond Beach Fire Station #94
- Snapbox Self-Storage

Location



Google Earth

Image © 2025 Airbus



3000 ft

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1**

**UNAUDITED
FINANCIAL
STATEMENTS**

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2025**

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2025**

	General Fund	Special Revenue Fund	Debt Service Series 2019	Debt Service Series 2019A	Capital Projects Series 2019	Capital Projects Fund 2019A	Total Governmental Funds
ASSETS							
Cash	\$ 290,665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 290,665
Revenue	-	-	112,616	222,992	-	-	335,608
Reserve	-	-	77,606	295,079	-	-	372,685
Prepayment	-	-	22,305	3,890	-	-	26,195
Bond Redemption 2019-Area 1	-	-	3,970	-	-	-	3,970
Bond Redemption 2019-Area 2	-	-	-	11,872	-	-	11,872
Construction 2019	-	-	-	-	6,726	-	6,726
Construction 2019A 2-D	-	-	-	-	-	551	551
Construction 2019A 2-E	-	-	-	-	-	900	900
Construction 2019A 2-F	-	-	-	-	-	4	4
General 2019A- Area 2	-	-	-	7,045	-	-	7,045
Due from general fund	-	2,591	-	-	-	-	2,591
Due from DSF 2019A	-	-	1,754	-	-	-	1,754
Utility deposits	59	-	-	-	-	-	59
Total assets	<u>\$ 290,724</u>	<u>\$ 2,591</u>	<u>\$ 218,251</u>	<u>\$ 540,878</u>	<u>\$ 6,726</u>	<u>\$ 1,455</u>	<u>\$ 1,060,625</u>
LIABILITIES AND FUND BALANCES							
Liabilities:							
Accounts payable	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Due to SRF	2,591	-	-	-	-	-	2,591
Due to debt service fund 2019	-	-	-	1,754	-	-	1,754
Due to BADC	-	-	-	95	-	-	95
Due to Royal Lions Gate	10,467	-	-	-	-	-	10,467
Developer advance	5,500	-	-	-	-	-	5,500
Total liabilities	<u>19,558</u>	<u>-</u>	<u>-</u>	<u>1,849</u>	<u>-</u>	<u>-</u>	<u>21,407</u>
Fund balances:							
Restricted for:							
Debt service	-	-	218,251	539,029	-	-	757,280
Capital projects	-	-	-	-	6,726	1,455	8,181
Committed:							
Working capital	28,976	2,682	-	-	-	-	31,658
Lift station project	-	2,000	-	-	-	-	2,000
Capital improvement reserve	193,967	-	-	-	-	-	193,967
Unassigned	48,223	(2,091)	-	-	-	-	46,132
Total fund balances	<u>271,166</u>	<u>2,591</u>	<u>218,251</u>	<u>539,029</u>	<u>6,726</u>	<u>1,455</u>	<u>1,039,218</u>
Total liabilities and fund balances	<u>\$ 290,724</u>	<u>\$ 2,591</u>	<u>\$ 218,251</u>	<u>\$ 540,878</u>	<u>\$ 6,726</u>	<u>\$ 1,455</u>	<u>\$ 1,060,625</u>

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 93,215	\$ 92,620	101%
Capital improvement reserve	-	75,000	-	N/A
Total revenues	-	168,215	92,620	182%
EXPENDITURES				
Professional & administrative				
Supervisors	-	2,795	4,306	65%
Management/accounting/recording	3,500	38,500	42,000	92%
Legal	-	3,483	12,000	29%
Engineering	675	1,592	2,500	64%
Audit	-	5,200	5,000	104%
Arbitrage rebate calculation	-	500	1,250	40%
Dissemination agent	83	917	1,000	92%
Trustee	-	7,182	9,950	72%
Telephone	16	183	200	92%
Postage	43	128	500	26%
Printing & binding	41	458	500	92%
Legal advertising	-	285	1,500	19%
Annual district filing fee	-	-	175	0%
Insurance	-	7,571	7,761	98%
Contingencies	604	882	500	176%
Website	-	705	705	100%
ADA compliance	-	210	210	100%
Property taxes	-	-	632	0%
Tax collector	-	1,864	1,930	97%
Total expenditures	4,962	72,455	92,619	78%
Excess/(deficiency) of revenues over/(under) expenditures	(4,962)	95,760	1	
Fund balances - beginning	276,128	175,406	160,897	
Committed:				
Working capital	28,976	28,976	28,976	
Capital improvement reserve	193,967	193,967	118,967	
Unassigned	48,223	48,223	12,955	
Fund balances - ending	\$ 271,166	\$ 271,166	\$ 160,898	

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 10,979	\$ 10,909	101%
Total revenues	<u>-</u>	<u>10,979</u>	<u>10,909</u>	101%
EXPENDITURES				
Professional & administrative				
Insurance	-	759	1,000	76%
General repairs and maintenance	400	6,905	5,500	126%
Utilities - electric	28	284	-	N/A
Utilities - water	23	234	-	N/A
Contingencies	-	-	1,000	0%
Tax collector	-	219	227	96%
Total expenditures	<u>451</u>	<u>8,401</u>	<u>7,727</u>	109%
Excess/(deficiency) of revenues over/(under) expenditures	(451)	2,578	3,182	
Fund balances - beginning	3,042	13	1,500	
Committed:				
Lift station project	2,000	2,000	2,000	
Working capital	2,682	2,682	2,682	
Unassigned	(2,091)	(2,091)	-	
Fund balances - ending	<u>\$ 2,591</u>	<u>\$ 2,591</u>	<u>\$ 4,682</u>	

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 139,855	\$ 138,961	101%
Assessment prepayments	-	19,771	-	N/A
Interest	652	6,395	-	N/A
Total revenues	<u>652</u>	<u>166,021</u>	<u>138,961</u>	119%
EXPENDITURES				
Principal	-	40,000	40,000	100%
Interest	-	94,187	94,188	100%
Total debt service	<u>-</u>	<u>134,187</u>	<u>134,188</u>	100%
Other fees and charges				
Tax collector	-	2,797	2,895	97%
Total other fees and charges	<u>-</u>	<u>2,797</u>	<u>2,895</u>	97%
Total expenditures	<u>-</u>	<u>136,984</u>	<u>137,083</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	652	29,037	1,878	
OTHER FINANCING SOURCES/(USES)				
Transfers out	<u>(258)</u>	<u>(2,928)</u>	<u>-</u>	N/A
Total other financing sources/(uses)	<u>(258)</u>	<u>(2,928)</u>	<u>-</u>	N/A
Net change in fund balances	394	26,109	1,878	
Fund balance - beginning	<u>217,857</u>	<u>192,142</u>	<u>185,354</u>	
Fund balance - ending	<u>\$ 218,251</u>	<u>\$ 218,251</u>	<u>\$ 187,232</u>	

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019A
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 283,916	\$ 282,103	101%
Interest	1,790	18,287	-	N/A
Total revenues	<u>1,790</u>	<u>302,203</u>	<u>282,103</u>	107%
EXPENDITURES				
Principal	-	60,000	60,000	100%
Interest	-	211,800	211,800	100%
Total expenditures	<u>-</u>	<u>271,800</u>	<u>271,800</u>	100%
Other fees and charges				
Tax collector	-	5,678	5,877	97%
Total other fees and charges	-	5,678	5,877	97%
Total expenditures	<u>-</u>	<u>277,478</u>	<u>277,677</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,790	24,725	4,426	
Fund balance - beginning	537,239	514,304	487,036	
Fund balance - ending	<u>\$ 539,029</u>	<u>\$ 539,029</u>	<u>\$ 491,462</u>	

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019 BONDS
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 21	\$ 188
Total revenues	<u>21</u>	<u>188</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
OTHER FINANCING SOURCES/(USES)		
Transfers in	<u>258</u>	<u>2,928</u>
Total other financing sources/(uses)	<u>258</u>	<u>2,928</u>
Net change in fund balances	279	3,116
Fund balances - beginning	<u>6,447</u>	<u>3,610</u>
Fund balances - ending	<u>\$ 6,726</u>	<u>\$ 6,726</u>

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019A
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 4	\$ 53
Total revenues	<u>4</u>	<u>53</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Net change in fund balances	4	53
Fund balances - beginning	1,451	1,402
Fund balances - ending	<u><u>\$ 1,455</u></u>	<u><u>\$ 1,455</u></u>

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1**

MINUTES

DRAFT

**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 Public Hearings and a Regular Meeting on August 26, 2025 at 11:30 a.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Building 2, 1st Floor Conference Room, Bunnell, Florida 32110.

Present:

Carolyn Herbert	Vice Chair
Stuart Weston (via telephone)	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
Steve Whitfield	Resident
Tim Miller	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 11:39 a.m.

Supervisors Thigpen, Herbert and Ford were present. Supervisor Weston attended via telephone. Supervisor Dockery was absent.

SECOND ORDER OF BUSINESS

Public Comments

Resident Steve Whitfield asked why the Unaudited Financial Statements to be accepted today are not “audited”. He asked about the Huntington Village Association Agreement for infrastructure management and maintenance.

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

Ms. Sanchez stated that the Board reviews and approves "unaudited" statements at every meeting. The CDD's annual audit performed by an auditor, is prepared, reviewed and approved annually. She stated the other item will be discussed in conjunction with the Fiscal Year 2026 budget.

THIRD ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year 2025/2026 Budget****A. Proof/Affidavit of Publication**

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2025-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Sanchez presented Resolution 2025-07. 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. The proposed budget is unchanged since it was last presented. She responded to questions regarding Unassigned funds, budgeting and the option to use unassigned funds to offset assessment increases. The Fiscal Year 2026 assessments are projected to increase \$7.06 over the Fiscal Year 2025 assessments for all units with the exception of the Estate homes. Additional investment options for CDD funds will be presented at a future meeting.

On MOTION by Ms. Herbert and seconded by Mr. Weston, with all in favor, the Public Hearing was opened.

Resident Steve Whitfield believes there was some confusion regarding Deerfield Trace, which is part of the CDD but is not part of Huntington Village.

No other members of the public spoke.

On MOTION by Ms. Herbert and seconded by Mr. Ford, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Herbert and seconded by Ms. Thigpen, with all in favor, Resolution 2025-07, Relating to the Annual Appropriations and Adopting the

Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law

A. Proof/Affidavit of Publication

B. Mailed Notice(s) to Property Owners

These items were included for informational purposes. It was noted that Mailed Notices were sent to Platinum Home Builders, which pays assessments for each lot owned.

On MOTION by Ms. Thigpen and seconded by Mr. Weston, with all in favor, the Public Hearing was opened.

Mr. Whitfield asked if the "Capital improvement reserves" on Page 1 of the budget is invested in an interest-bearing account. Ms. Sanchez stated that, as discussed at the previous meeting, she requested proposals but has not received them yet. Additional banking options will be presented at a future meeting.

Discussion ensued regarding prioritizing the presentation of banking proposals.

The consensus was for Ms. Sanchez to obtain proposals and work with the Board and Staff to schedule a special meeting to consider the proposals.

Mr. Watts left the meeting.

On MOTION by Ms. Thigpen and seconded by Mr. Ford, with all in favor, the Public Hearing was closed.

C. Consideration of Resolution 2025-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest

Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Ms. Sanchez presented Resolution 2025-08, which allows the CDD to impose and collect assessments utilizing the services of the Property Appraiser and Tax Collector.

On MOTION by Ms. Herbert and seconded by Ms. Thigpen, with all in favor, Resolution 2025-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

Ms. Sanchez presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. She noted that it will be necessary to authorize the Chair or Vice Chair to approve the findings related to the 2025 Goals and Objectives.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

On MOTION by Mr. Ford and seconded by Ms. Herbert, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

SIXTH ORDER OF BUSINESS

Consideration of Romines Inc Estimate # 1106 [Sidewalk Installation by Lift Station]

Mr. Hudak presented Romines Inc Estimate # 1106 for the Sidewalk Installation by the Lift Station. He requested multiple proposals and only received one response, for which he believes the amount is high, given the relatively small size of the project, likely due to the mobilization costs, etc.

Discussion ensued regarding obtaining additional proposals.

Mr. Hudak will request a proposal from a contractor working with the HOA to address sidewalk trip hazards. Ms. Sanchez will ask Operations Manager Antonio Shaw to recommend additional local vendors.

This item was deferred.

SEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of July 31, 2025**

On MOTION by Mr. Weston and seconded by Mr. Ford, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted.

EIGHTH ORDER OF BUSINESS**Approval of May 27, 2025 Regular Meeting
Minutes**

The following changes were made:

Lines 198 and 200: Change "Dockery" to "Weston"

Ms. Sanchez was asked to re-send the ethics training information, and to confirm Mr. Weston's and Mr. Ford's email addresses for agenda distribution.

Ms. Sanchez stated that completion of the ethics training will be reported on Form 1 in the year following completion of the training.

Lines 54 through 56: Delete everything after "\$7,000"

On MOTION by Ms. Thigpen and seconded by Ms. Herbert, with all in favor, the May 27, 2025 Regular Meeting Minutes, as amended, were approved.

NINTH ORDER OF BUSINESS**Other Business**

Ms. Thigpen stated the Reserve Study suggests relocating the mailbox stations on Huntington Place due to safety issues. He asked if this falls under the purview of the CDD. Ms. Sanchez stated it does not; the HOA funds and maintains that area.

Mr. Weston asked for the electronic agenda to be provided one week in advance of meetings. Ms. Sanchez stated she notify the Admin Department. She noted that the Agenda Letter is posted on the CDD website seven days in advance of the meeting.

Mr. Ford asked what information must be included on the invoice to be submitted by the HOA for reimbursement for the well. Ms. Sanchez stated that Mr. Hudak will address that during his Staff Report.

TENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Cobb Cole**

There was no report.

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

- **Irrigation Well Certification of Completion**

Mr. Hudak presented the Certification of Completion and stated that the well installed is in good condition. Ms. Sanchez stated that the HOA can now invoice the CDD; the invoice must be submitted in the name of "Hunter's Ridge CDD No. 1", not Wrathell, Hunt and Associates. It was noted that the amount of the invoice will be \$18,500. Ms. Sanchez stated the check will be issued to the HOA.

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

- **NEXT MEETING DATE: January 27, 2026 at 11:30 AM**

- **QUORUM CHECK**

Ms. Sanchez will confer with the Board regarding scheduling a meeting in October or November 2025.

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

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS**Public Comments**

Resident Jane Ford asked if the additional meeting can be scheduled in September or October 2025. Ms. Sanchez will schedule the meeting as early as possible.

Mr. Whitfield stated he was able to view the 81-page electronic agenda several days in advance. Ms. Sanchez stated the only requirement is for the agenda letter to be posted on the CDD website seven days in advance of meetings.

Mr. Whitfield asked if the CDD is following the Americans with Disabilities (ADA) compliance guidelines for ¼" separation of sidewalks for the aforementioned sidewalk repairs. Mr. Ford stated the HOA is looking at repairing seams that are bigger than the ADA compliance.

Ms. Herbert stated the CDD repairs will be performed on Huntington, where there is grass and no sidewalk. It was noted that the CDD's sidewalk repairs will be by the intersection of Cranefield and Huntington, near the lift station.

Mr. Weston stated the HOA will repair 250 pieces of uneven sidewalk.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Herbert and seconded by Ms. Thigpen, with all in favor, the meeting adjourned at 12:57 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1**

**STAFF
REPORTS**

HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

*Flagler County Government Services Building,
1769 E. Moody Blvd., Building 2, Bunnell, Florida 32110*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2025	Regular Meeting	11:30 AM
January 27, 2026	Regular Meeting	11:30 AM
May 26, 2026	Regular Meeting <i>Presentation of FY2027 Proposed Budget</i>	11:30 AM
August 25, 2026	Public Hearing & Regular Meeting <i>Adoption of FY2027 Budget</i>	11:30 AM