

**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 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.

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
Whitney Motes	BankUnited

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 11:31 a.m.

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

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

BankUnited Presentation

Ms. Motes gave a presentation highlighting BankUnited’s banking services and options that might benefit the CDD. She discussed BankUnited’s background, size, research performed,

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

current interest rate, daily balance requirements to avoid fees, Insured Cash Sweep (ICS) types of accounts, FDIC insurance, potential accounts that could increase the CDD's interest income over its current bank accounts, fees on certain activities and services, interest rate fluctuations with Fed changes, ease of interacting with Ms. Motes directly, and which CDD account funds and how much the CDD can have moved into an ICS account.

Ms. Motes recapped the current interest rates.

On MOTION by Ms. Thigpen and seconded by Mr. Weston, with all in favor, authorizing Staff to open Insured Cash Sweep account(s) options with BankUnited, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Sidewalk Installation Proposals

A. Romines Inc Estimate # 1106

Ms. Sanchez stated Romines Inc Estimate # 1106 for the Sidewalk Installation is the same estimate presented at the last meeting. She provided proposals from two smaller companies; one is higher and the other is slightly lower than the Romines estimate. The District Engineer stated he is not familiar with either of the other proposers.

Discussion ensued regarding the three estimates received, including scope of services, pricing differences, etc.

On MOTION by Ms. Thigpen and seconded by Mr. Ford, with all in favor, Romines Inc Estimate #1106 for Sidewalk Installation, in the amount of \$5,800, subject to District Counsel drafting an Agreement with the CDD's terms, was approved.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2025

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

SIXTH ORDER OF BUSINESS

Approval of August 26, 2025 Public Hearings and Regular Meeting Minutes

The following changes were made:

Line 171: Change "He" to "She"

On MOTION by Ms. Herbert and seconded by Mr. Ford, with all in favor, the August 26, 2025 Public Hearings and Regular Meeting Minutes, as amended, were approved.

SEVENTH ORDER OF BUSINESS

Other Business

There was no other business.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Cobb Cole

There was no report.

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

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

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

NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Thigpen and seconded by Mr. Weston, with all in favor, the meeting adjourned at 12:29 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair