

# **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/>**

January 20, 2026

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 January 27, 2026 at 11:30 a.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Building 2, 1<sup>st</sup> Floor Conference Room, Bunnell, Florida 32110. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2026-01, Designating a Qualified Public Depository; and Providing an Effective Date, Pursuant to Chapter 280, Florida Statutes
4. Consideration of Resolution 2026-02, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date
5. Consideration of Resolution 2026-03, Implementing Section 190.006(3), Florida Statutes, and Requesting that Flagler County Supervisor of Elections to Conduct the District's General Elections; Providing for Compensation; Setting forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date [Seat 1 and 2]
6. Consideration of Resolution 2026-04, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date
7. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
  - A. October 1, 2024 - September 30, 2025 [Posted]
  - B. October 1, 2025 - September 30, 2026

*Board of Supervisors*

*Hunter's Ridge Community Development District No. 1*

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8. Acceptance of Unaudited Financial Statements as of December 31, 2025
9. Approval of October 9, 2025 Regular Meeting Minutes
10. Other Business
11. 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: May 26, 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 |

12. Board Members' Comments/Requests

13. Public Comments

14. 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**