

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, 1st 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

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