

**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 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.

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
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 11:32 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 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

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

of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date [Seat 1 and 5]

Ms. Sanchez presented Resolution 2026-03. Seats 1 and 5, currently held by Patricia Thigpen and John Ford, respectively, will be up for election at the November 2026 General Election. Candidates must be a United States citizen, at least 18 years of age, a legal resident of Florida, reside within the boundaries of the CDD and be a registered voter in Flagler County. Each Board Member is entitled to receive compensation of \$200 per meeting, up to an annual maximum of \$4,800 per year. Each seat carries a four-year term.

She noted that the candidate qualifying period is noon, June 8, 2026, to noon, June 12, 2026.

On MOTION by Mr. Weston and seconded by Ms. Thigpen, with all in favor, 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, was adopted.

FOURTH ORDER OF BUSINESS

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

Ms. Sanchez presented Resolution 2026-04. This Resolution is necessary because total expenditures at the end of Fiscal Year 2025 exceeded the adopted budgeted appropriations. The \$5,000 difference is primarily related to the unbudgeted "General Repair & Maintenance" line item; actuals also exceeded budgeted amounts in the "Engineering" and "Contingencies" line items.

A typo in the "Contingencies" line item was noted. Ms. Sanchez stated Accounting will correct the error.

Discussion ensued regarding use of the "Contingencies" line item funds for expenditures without individual line items, the Special Revenue Fund, budgeting procedures and the unbudgeted "General Repair & Maintenance" \$18,500 expenditure related to the well.

This item was deferred.

FIFTH ORDER OF BUSINESS

Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form

- A. **October 1, 2024 - September 30, 2025 [Posted]**
- B. **October 1, 2025 - September 30, 2026**

On MOTION by Mr. Weston and seconded by Ms. Thigpen, with all in favor, the 2025 Goals and Objectives Reporting, was ratified, and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

SIXTH ORDER OF BUSINESS

Ratification Items:

- A. **Resolution 2026-01, Designating a Qualified Public Depository; and Providing an Effective Date, Pursuant to Chapter 280, Florida Statutes**
- B. **Resolution 2026-02, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date**

On MOTION by Mr. Weston and seconded by Mr. Ford, with all in favor, Resolution 2026-01, Designating a Qualified Public Depository; and Providing an Effective Date, Pursuant to Chapter 280, Florida Statutes; and Resolution 2026-02, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, were ratified.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2025

A Board Member asked if there will ever be a time where more is paid for principal than interest. Ms. Sanchez stated the details are shown on the Amortization Schedule, which is included in the Annual Budget posted on the CDD website.

Discussion ensued regarding bond issuances, HOA contributions, building reserves, the Reserve Study, Tax Collector fees, the Fiscal Year 2025 budget, CDD procedures, the need to educate new residents about CDD operations, Sunshine Law considerations, and the recommendation that only one CDD Board Member attend any HOA meeting.

Ms. Sanchez stated residents can contact her directly with their questions. A Sunshine Law refresher can be presented on request.

Discussion ensued regarding the pros and cons of residents paying off the bond debt portion of their annual assessments.

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

EIGHTH ORDER OF BUSINESS

Approval of October 9, 2025 Regular Meeting Minutes

On MOTION by Mr. Weston and seconded by Ms. Thigpen, with all in favor, the October 9, 2025 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Other Business

Discussion ensued regarding the Federal Deposit Insurance Corporation (FDIC) insured BankUnited Insured Cash Sweep account, which currently offers an interest rate in the high 3% range.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Cobb Cole

There was no report.

Ms. Sanchez will follow up with Mr. Watts regarding the Mediation Agreement.

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

Regarding the sidewalk, Mr. Hudak stated he responded to contractor questions several weeks ago. Work has not yet started. He will follow up with the contractor again to find out the start date. Ms. Sanchez will also follow up with the contractor.

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

- **NEXT MEETING DATE: May 26, 2026 at 11:30 AM**
 - **QUORUM CHECK**

Discussion ensued regarding the Fiscal Year 2026 Meeting Schedule. The consensus was to add a meeting on May 5, 2026, if the meeting location is available. The May 26, 2026 meeting will be cancelled if not needed.

ELEVENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

Discussion ensued regarding other potential meeting locations in Flagler County and the requirement for meeting locations to be accessible to the public.

Discussion resumed regarding the contract for sidewalk construction, which was originally due to begin on Tuesday, December 30, 2025. It was noted that the 30-day deadline expires on February 9, 2026. The consensus was to extend the expiration date to February 16, 2026.

It was noted that a written report is acceptable if Mr. Watts is unable to attend a meeting.

Discussion ensued regarding the construction of Hunter’s Ridge Boulevard, infrastructure for which the CDD is not responsible, and the portion of Hunter’s Ridge Boulevard within Flagler County.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Ford and seconded by Mr. Weston, with all in favor, the meeting adjourned at 12:43 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair