

HUNTER'S RIDGE

COMMUNITY DEVELOPMENT

DISTRICT No. 1

May 5, 2026

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/>

April 28, 2026

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

<p>ATTENDEES: Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Dear Board Members:

The Board of Supervisors of the Hunter's Ridge Community Development District No. 1 will hold a Regular Meeting on May 5, 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 2026-04, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date
4. Consideration of Resolution 2026-05, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
5. Consideration of Resolution 2026-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
6. Consideration of Your Environment's Solution, Inc. Lift Station Quote Q502037
7. Update: Sunshine Law Refresher
8. Acceptance of Unaudited Financial Statements as of March 31, 2026
9. Approval of January 27, 2026 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: August 25, 2026 at 11:30 AM [Adoption of FY2027 Budget]

- 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

- Performance Measures/Standards & Annual Reporting Form (*for informational purposes*)

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

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

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RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1 RELATING TO THE AMENDMENT OF THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on August 27, 2024, the Board of Supervisors ("Board") of the Hunter's Ridge Community Development District No. 1 ("District"), adopted a Budget for Fiscal Year 2024/2025; and

WHEREAS, the Board desires to amend the previously adopted budget for Fiscal Year 2024/2025.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1:

Section 1. The Fiscal Year 2024/2025 Budget is hereby amended in accordance with Exhibit "A" attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2025 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 5th day of May, 2026.

ATTEST:

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

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

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RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HUNTER’S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1 APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Hunter’s Ridge Community Development District No. 1 (“**District**”) prior to June 15, 2026, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HUNTER’S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE:	August 25, 2026
HOUR:	11:30 a.m.
LOCATION:	Flagler County Government Services Building 1769 E. Moody Blvd., Bldg. 2 Bunnell, Florida 32110

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Flagler County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 5TH DAY OF MAY, 2026.

ATTEST:

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

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2026/2027 Proposed Budget

Exhibit A: Fiscal Year 2026/2027 Proposed Budget

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

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RESOLUTION 2026-06

A RESOLUTION OF THE HUNTER’S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1 DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2026/2027 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Hunter’s Ridge Community Development District No. 1 (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Flagler County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HUNTER’S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1:

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2026/2027 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Flagler County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 5th day of May, 2026.

Attest:

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

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1		
BOARD OF SUPERVISORS FISCAL YEAR 2026/2027 MEETING SCHEDULE		
LOCATION		
<i>Flagler County Government Services Building 1769 E. Moody Blvd., Building 2, Bunnell, Florida 32110</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
January 26, 2027	Regular Meeting	11:30 AM
May 25, 2027	Regular Meeting <i>Presentation of FY28 Proposed Budget</i>	11:30 AM
August 24, 2027	Public Hearing & Regular Meeting <i>Adoption of FY28 Budget</i>	11:30 AM

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

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Contact Us

Your Environment's Solution, Inc.
 428 5th Street
 Orlando, Florida 32824
 accounting@yesmailcenter.com
 407-426-8803

**Quote: Q502037**

Expiration Date: 06/26/2026

Customer

Hunters Ridge #1 CCD
 11 Deerfield Ct
 Ormond Beach, Florida 33431

Bill To

Hunters Ridge #1 CCD
 C/O Jamie Sanchez 2300 Glades Rd #410 W
 Boca Raton, Florida 33431
 United States

Description	Unit Price	Qty	Amount
Lift Station Labor -			
Pull pump 2 to see why it has blow by.	\$1,450.00	1	\$1,450.00
The price is for exploratory labor and use of boom truck during normal business hours.			

Deposit & Payment

Deposit Required: \$0.00

Deposit Due: \$0.00

Summary

Subtotal: \$1,450.00

Total: \$1,450.00

Terms & Conditions

Any alteration or deviation from the above specifications involving extra cost, will be executed only upon written orders, and will become an extra charge over and above estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado, and other necessary insurance upon above work. Workman's compensation and public liability insurance on the above work is to be taken out by Your Environment's Solution Inc.

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted.

You are authorized to do the work as specified. Payment will be made as outlined above.

There will be additional charges for Third Party Platforms.

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

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

**UNAUDITED
FINANCIAL
STATEMENTS**

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2026**

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2026**

	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	\$ 313,804	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 313,804
Investments							
Revenue	-	-	146,056	318,679	-	-	464,735
Reserve	-	-	66,847	301,289	-	-	368,136
Prepayment	-	-	32,020	3,973	-	-	35,993
Bond Redemption 2019-Area 1	-	-	4,053	-	-	-	4,053
Bond Redemption 2019-Area 2	-	-	-	41	-	-	41
Construction 2019	-	-	-	-	8,489	-	8,489
Construction 2019A 2-D	-	-	-	-	-	562	562
Construction 2019A 2-E	-	-	-	-	-	920	920
Construction 2019A 2-F	-	-	-	-	-	5	5
General 2019A- Area 2	-	-	-	24	-	-	24
Due from general fund	-	12,900	-	-	-	-	12,900
Due from DSF 2019A	-	-	1,754	-	-	-	1,754
Due from 2019A-2 Prepayment	-	-	-	39,953	-	-	39,953
Due from SRF 002	192	-	-	-	-	-	192
Utility deposits	59	-	-	-	-	-	59
Total assets	<u>\$ 314,055</u>	<u>\$ 12,900</u>	<u>\$ 250,730</u>	<u>\$ 663,959</u>	<u>\$ 8,489</u>	<u>\$ 1,487</u>	<u>\$ 1,251,620</u>
LIABILITIES AND FUND BALANCES							
Liabilities:							
Due to general fund	\$ -	\$ 192	\$ -	\$ -	\$ -	\$ -	\$ 192
Due to SRF	12,900	-	-	-	-	-	12,900
Due to debt service fund 2019	-	-	-	1,754	-	-	1,754
Due to 2019A-2 Revenue	-	-	-	39,953	-	-	39,953
Due to BADC	-	-	-	95	-	-	95
Due to Royal Lions Gate	10,470	-	-	-	-	-	10,470
Taxes payable	61	-	-	-	-	-	61
Developer advance	5,500	-	-	-	-	-	5,500
Total liabilities	<u>28,931</u>	<u>192</u>	<u>-</u>	<u>41,802</u>	<u>-</u>	<u>-</u>	<u>70,925</u>
Fund balances:							
Restricted for:							
Debt service	-	-	250,730	622,157	-	-	872,887
Capital projects	-	-	-	-	8,489	1,487	9,976
Committed:							
Working capital	30,469	3,283	-	-	-	-	33,752
Lift station project	-	4,000	-	-	-	-	4,000
Capital improvement reserve	318,967	-	-	-	-	-	318,967
Unassigned	(64,312)	5,425	-	-	-	-	(58,887)
Total fund balances	<u>285,124</u>	<u>12,708</u>	<u>250,730</u>	<u>622,157</u>	<u>8,489</u>	<u>1,487</u>	<u>1,180,695</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 314,055</u>	<u>\$ 12,900</u>	<u>\$ 250,730</u>	<u>\$ 663,959</u>	<u>\$ 8,489</u>	<u>\$ 1,487</u>	<u>\$ 1,251,620</u>
Total liabilities and fund balances	<u>\$ 314,055</u>	<u>\$ 12,900</u>	<u>\$ 250,730</u>	<u>\$ 663,959</u>	<u>\$ 8,489</u>	<u>\$ 1,487</u>	<u>\$ 1,251,620</u>

¹Due to a misallocation of construction funds at closing, parcel 2019A-2D owes
²Due to a misallocation of construction
⁴Due to a misallocation of construction

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 1,907	\$ 83,010	\$ 94,897	87%
Capital improvement reserve	-	-	50,000	0%
Total revenues	<u>1,907</u>	<u>83,010</u>	<u>144,897</u>	57%
EXPENDITURES				
Professional & administrative				
Supervisors	-	1,938	4,306	45%
Management/accounting/recording	3,500	21,000	42,000	50%
Legal	19	1,265	12,000	11%
Engineering	-	150	2,500	6%
Audit	-	-	5,000	0%
Arbitrage rebate calculation	-	500	1,250	40%
Dissemination agent	83	500	1,000	50%
Trustee	-	7,182	9,950	72%
Telephone	17	100	200	50%
Postage	32	66	500	13%
Printing & binding	42	250	500	50%
Legal advertising	-	67	1,500	4%
Annual district filing fee	-	-	175	0%
Insurance	-	8,781	8,993	98%
Contingencies	80	298	1,500	20%
Website: hosting	-	850	705	121%
ADA compliance	-	-	210	0%
Property taxes	-	-	632	0%
Tax collector	37	1,659	1,977	84%
Total expenditures	<u>3,810</u>	<u>44,606</u>	<u>94,898</u>	47%
Excess/(deficiency) of revenues over/(under) expenditures	(1,903)	38,404	49,999	
Net change in fund balances	(1,903)	38,404	49,999	
Fund balances - beginning	287,027	246,720	252,077	
Committed:				
Working capital	30,469	30,469	30,469	
Capital improvement reserve	318,967	318,967	243,967	
Unassigned	(64,312)	(64,312)	27,640	
Fund balances - ending	<u>\$ 285,124</u>	<u>\$ 285,124</u>	<u>\$ 302,076</u>	

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND
FOR THE PERIOD ENDED MARCH 31, 2026**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll - net	\$ 312	\$ 13,569	\$ 15,513	87%
Total revenues	<u>312</u>	<u>13,569</u>	<u>15,513</u>	87%
EXPENDITURES				
Professional & administrative				
Insurance	-	-	1,000	0%
General repairs and maintenance	40	2,380	6,440	37%
Utilities - electric	33	183	787	23%
Utilities - water	46	138	582	24%
Contingencies	-	-	1,000	0%
Tax collector	7	272	323	84%
Total expenditures	<u>126</u>	<u>2,973</u>	<u>10,132</u>	29%
Excess/(deficiency) of revenues over/(under) expenditures	186	10,596	5,381	
Net change in fund balances	186	10,596	5,381	
Fund balances - beginning	12,522	2,112	2,046	
Committed:				
Lift station project	4,000	4,000	4,000	
Working capital	3,283	3,283	3,283	
Unassigned	5,425	5,425	144	
Fund balances - ending	<u>\$ 12,708</u>	<u>\$ 12,708</u>	<u>\$ 7,427</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 MARCH 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 2,763	\$ 120,247	\$ 138,961	87%
Assessment prepayments	-	38,809	-	N/A
Interest	550	3,347	-	N/A
Total revenues	<u>3,313</u>	<u>162,403</u>	<u>138,961</u>	117%
EXPENDITURES				
Principal	-	40,000	40,000	100%
Principal prepayment	-	40,497	-	N/A
Interest	-	46,693	92,538	50%
Total debt service	<u>-</u>	<u>127,190</u>	<u>132,538</u>	96%
Other fees and charges				
Tax collector	55	2,405	2,895	83%
Total other fees and charges	<u>55</u>	<u>2,405</u>	<u>2,895</u>	83%
Total expenditures	<u>55</u>	<u>129,595</u>	<u>135,433</u>	96%
Excess/(deficiency) of revenues over/(under) expenditures	3,258	32,808	3,528	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(186)	(1,350)	-	N/A
Total other financing sources/(uses)	<u>(186)</u>	<u>(1,350)</u>	<u>-</u>	N/A
Net change in fund balances	3,072	31,458	3,528	
Fund balance - beginning	247,658	219,272	195,552	
Fund balance - ending	<u>\$ 250,730</u>	<u>\$ 250,730</u>	<u>\$ 199,080</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 MARCH 31, 2026**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll - net	\$ 5,671	\$ 246,768	\$ 282,103	87%
Interest	1,419	8,360	-	N/A
Total revenues	<u>7,090</u>	<u>255,128</u>	<u>282,103</u>	90%
EXPENDITURES				
Principal	-	65,000	65,000	100%
Interest	-	105,000	208,050	50%
Total expenditures	<u>-</u>	<u>170,000</u>	<u>273,050</u>	62%
Other fees and charges				
Tax collector	113	4,935	5,877	84%
Total other fees and charges	<u>113</u>	<u>4,935</u>	<u>5,877</u>	84%
Total expenditures	<u>113</u>	<u>174,935</u>	<u>278,927</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	6,977	80,193	3,176	
Net change in fund balances	6,977	80,193	3,176	
Fund balance - beginning	615,180	541,964	528,143	
Fund balance - ending	<u>\$ 622,157</u>	<u>\$ 622,157</u>	<u>\$ 531,319</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 MARCH 31, 2026**

	Current Month	Year To Date
REVENUES		
Interest	\$ 21	\$ 133
Total revenues	21	133
EXPENDITURES		
Total expenditures	-	-
OTHER FINANCING SOURCES/(USES)		
Transfers in	185	1,350
Total other financing sources/(uses)	185	1,350
Net change in fund balances	206	1,483
Fund balances - beginning	8,283	7,006
Fund balances - ending	\$ 8,489	\$ 8,489

**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 MARCH 31, 2026**

	Current Month	Year to Date
REVENUES		
Interest	\$ 4	\$ 26
Total revenues	<u>4</u>	<u>26</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Net change in fund balances	4	26
Fund balances - beginning	1,483	1,461
Fund balances - ending	<u>\$ 1,487</u>	<u>\$ 1,487</u>

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

MINUTES

DRAFT

**MINUTES OF MEETING
HUNTER’S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1**

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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.

40 of Office; Authorizing Notice of the
 41 Qualifying Period; and Providing for
 42 Severability and an Effective Date [Seat 1
 43 and 5]
 44

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

51 She noted that the candidate qualifying period is noon, June 8, 2026, to noon, June 12,
 52 2026.

53 **On MOTION by Mr. Weston and seconded by Ms. Thigpen, with all in favor,**
 54 **Resolution 2026-03, Implementing Section 190.006(3), Florida Statutes, and**
 55 **Requesting that Flagler County Supervisor of Elections to Conduct the District’s**
 56 **General Elections; Providing for Compensation; Setting forth the Terms of Office;**
 57 **Authorizing Notice of the Qualifying Period; and Providing for Severability and**
 58 **an Effective Date, was adopted.**

59
 60
 61 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2026-04,**
 62 **Relating to the Amendment of the Budget**
 63 **for the Fiscal Year Beginning October 1,**
 64 **2024 and Ending September 30, 2025; and**
 65 **Providing for an Effective Date**
 66

67 Ms. Sanchez presented Resolution 2026-04. This Resolution is necessary because total
 68 expenditures at the end of Fiscal Year 2025 exceeded the adopted budgeted appropriations. The
 69 \$5,000 difference is primarily related to the unbudgeted “General Repair & Maintenance” line
 70 item; actuals also exceeded budgeted amounts in the “Engineering” and “Contingencies” line
 71 items.

72 A typo in the “Contingencies” line item was noted. Ms. Sanchez stated Accounting will
 73 correct the error.

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

77 This item was deferred.

78

79 **FIFTH ORDER OF BUSINESS**

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

80

81

82

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

84 **B. October 1, 2025 - September 30, 2026**

85 **On MOTION by Mr. Weston and seconded by Ms. Thigpen, with all in favor, the**
86 **2025 Goals and Objectives Reporting, was ratified, and the Goals and Objectives**
87 **Reporting Fiscal Year 2026 Performance Measures and Standards, were**
88 **approved.**

89

90

91 **SIXTH ORDER OF BUSINESS**

Ratification Items:

92

93 **A. Resolution 2026-01, Designating a Qualified Public Depository; and Providing an**
94 **Effective Date, Pursuant to Chapter 280, Florida Statutes**

95 **B. Resolution 2026-02, Directing the District Manager to Appoint Signors on the Local Bank**
96 **Account; and Providing an Effective Date**

97 **On MOTION by Mr. Weston and seconded by Mr. Ford, with all in favor,**
98 **Resolution 2026-01, Designating a Qualified Public Depository; and Providing an**
99 **Effective Date, Pursuant to Chapter 280, Florida Statutes; and Resolution 2026-**
100 **02, Directing the District Manager to Appoint Signors on the Local Bank Account;**
101 **and Providing an Effective Date, were ratified.**

102

103

104 **SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of December 31, 2025**

105

106

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

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

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

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

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

120
121

122 **EIGHTH ORDER OF BUSINESS**

Approval of October 9, 2025 Regular Meeting Minutes

123
124

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

127
128

129 **NINTH ORDER OF BUSINESS**

Other Business

130
131

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

134

135 **TENTH ORDER OF BUSINESS**

Staff Reports

136
137

A. District Counsel: Cobb Cole

138 There was no report.

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

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

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

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

- 145 • NEXT MEETING DATE: May 26, 2026 at 11:30 AM

- 146 ○ QUORUM CHECK

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

150

151 ELEVENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

152

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

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

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

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

162

163 TWELFTH ORDER OF BUSINESS

Public Comments

164

165 No members of the public spoke.

166

167 THIRTEENTH ORDER OF BUSINESS

Adjournment

168

<p>169 On MOTION by Mr. Ford and seconded by Mr. Weston, with all in favor, the 170 meeting adjourned at 12:43 p.m.</p>
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171

172

173

174

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

175
176
177
178

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 5, 2026	Regular Meeting <i>Presentation of FY2027 Proposed Budget</i>	11:30 AM
May 26, 2026 <i>rescheduled to May 5, 2026</i>	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

HUNTER’S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days’ notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No