

**MINUTES OF MEETING
RIDGE AT APOPKA
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Ridge at Apopka Community Development District held a Regular Meeting on May 30, 2023 at 2:30 p.m., at the office of GrayRobinson, P.A., 301 East Pine Street, Suite 1400, Orlando, Florida 32801

Present at the meeting were:

Ernesto Mitsumasu (via telephone)	Chair
Craig Perry	Vice Chair
Kevin Walsh	Assistant Secretary
Dean Perry	Assistant Secretary
Thomas Pagnotta (via telephone)	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Ernesto Torres	Wrathell, Hunt and Associates, LLC (WHA)
Jere Earlywine (via telephone)	District Counsel
Jimmy Hoffman (via telephone)	District Engineer
Andrew Hall (via telephone)	Toll Brothers

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 2:50 p.m. Supervisors Craig Perry, Dean Perry, and Walsh were present. Supervisors Mitsumasu and Pagnotta were attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2023-01, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Torres presented Resolution 2023-01. He reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes. Mr. Wrathell noted that all assessments are currently reflected as all off roll and discussed how assessments can be handled once property is platted and/or sold.

On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2023-01, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 29, 2023 at 2:30 p.m., at a location to be determined; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date

Mr. Torres presented Resolution 2023-02.

On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2023-02, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date

Mr. Torres presented Resolution 2023-03.

The following changes were made to the Fiscal Year 2024 Meeting Schedule:

TIME: Change "2:30" to "2:00"

LOCATION: To be determined.

On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2023-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024, as amended, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Declaration of Covenants, Conditions and Restrictions of Bronson Peak

Mr. Earlywine presented the following:

- A. Consideration of First Supplemental Declaration of Declaration to Covenants, Conditions and Restrictions of Bronson Peak**
- B. Consideration of Second Supplemental Declaration of Declaration to Covenants, Conditions and Restrictions of Bronson Peak**

MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the First Supplemental Declaration of Declaration to Covenants, Conditions and Restrictions of Bronson Peak and the Second Supplemental Declaration of Declaration to Covenants, Conditions and Restrictions of Bronson Peak, and authorizing the Chair to execute, were approved.

SEVENTH ORDER OF BUSINESS

Ratification of Engagement with Jere Earlywine at Kutak Rock LLP

- Consideration of Retention and Fee Agreement**

Mr. Earlywine presented the Kutak Rock LLP Retention and Fee Agreement.

On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, engagement of Jere Earlywine/Kutak Rock LLP for District Counsel Services, was ratified, and the Kutak Rock LLP Retention and Fee Agreement, was approved.

EIGHTH ORDER OF BUSINESS

Ratification of Requisition Forms

Mr. Earlywine presented the following:

- A. Hydro Conduit, LLC, dba Rinker Materials, Purchase Order #1**

B. Mack Concrete Industries, Inc., Purchase Order

On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Hydro Conduit, LLC, dba Rinker Materials, Purchase Order #1 and the Mack Concrete Industries, Inc., Purchase Order, were ratified.

NINTH ORDER OF BUSINESS

Ratification of Change Orders

A. Change Order #03 – Job 2126: Bronson Ridge [Jr. Davis Construction Co., Inc]

B. Change Order #04 – Job 2126: Bronson Ridge [Jr. Davis Construction Co., Inc]

This item was deferred to the next meeting, as the documents were not in the agenda.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2023

Mr. Torres presented the Unaudited Financial Statements as of April 30, 2023. Mr. Wrathell explained how the bond funds are reflected under the Revenues.

On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the Unaudited Financial Statements as of April 30, 2023, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of July 26, 2022 Public Hearings and Regular Meeting Minutes

Mr. Torres presented the July 26, 2022 Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the July 26, 2022 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated that work is underway for the Toll Brothers bond issuance and preparing to acquire and fund infrastructure once the bonds are issued.

- **Resignation of Tom Pagnotta from Seat 4 and Appointment to Fill Seat 4**

This item was an addition to the agenda.

Mr. Pagnotta expressed his desire to resign from Seat 4.

Mr. Craig Perry nominated Mr. Andrew Hall to fill Seat 4. No other nominations were made.

On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the resignation of Mr. Tom Pagnotta from Seat 4, was accepted, and the appointment of Mr. Andrew Hall to fill Seat 4, was approved.

B. District Engineer: VHB

Mr. Hoffman stated that work with Mr. Earlywine on the Supplemental Engineer’s Report for the Toll Brothers bonds will continue.

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

- **1 Registered Voter in District as of April 15, 2023**
- **NEXT MEETING DATE: June 27, 2023 at 2:30 PM**
 - **QUORUM CHECK**

The next meeting will be on June 27, 2023 at either 2:30 or 2:00 p.m., at a location to be determined.

THIRTEENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the meeting adjourned at 3:29 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair