

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

An Organizational Meeting of the Ridge at Apopka Community Development District was held on September 28, 2021, 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
Kristen Suit	Wrathell, Hunt and Associates, LLC (WHA)
Jere Earlywine	District Counsel
John Prowell (via telephone)	VHB Engineering
Bob Gang (via telephone)	Bond Counsel
Alex _	Centerline Construction

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 2:39 p.m. The five initial Board Members named on the petition to create the CDD were Mr. Craig Perry, Mr. Dean Perry, Mr. Ernesto Mitsumasu, Mr. Kevin Walsh and Mr. Thomas Pagnotta.

Mr. Wrathell stated Mr. Craig Perry, Mr. Dean Perry and Mr. Walsh were present, in person. Mr. Mitsumasu and Mr. Pagnotta were attending via telephone.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**GENERAL DISTRICT ITEMS**

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Initial Board of Supervisors *(the following will also be provided in a separate package)***

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Craig Perry, Mr. Dean Perry and Mr. Walsh. He noted that the Oath of Office was administered to Mr. Mitsumasu and Mr. Pagnotta by a Notary prior to the meeting. Mr. Wrathell provided and briefly explained the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
  - I. Form 1: Statement of Financial Interests**
  - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - III. Form 1F: Final Statement of Financial Interests**
- E. Form 8B: Memorandum of Voting Conflict**

Mr. Earlywine stated any gifts to Board Supervisors worth over \$100 must be disclosed.

Per the Board’s preference, Mr. Wrathell confirmed that electronic agendas would be emailed to Board Members.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-01, Designating Certain Officers of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2021-01. Mr. Craig Perry nominated the following slate of officers:

Ernesto Mitsumasu	Chair
Craig Perry	Vice Chair
Craig Wrathell	Secretary
Kevin Walsh	Assistant Secretary
Dean Perry	Assistant Secretary
Thomas Pagnotta	Assistant Secretary
Cindy Cerbone	Assistant Secretary

Kristen Suit	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

No other nominations were made.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2021-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-02, Designating a Date, Time and Location for Landowners’ Meeting of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2021-02.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2021-02, Designating a Date, Time and Location of December 7, 2021 at 2:30 p.m., at the office of GrayRobinson, P.A., 301 East Pine Street, Suite 1400, Orlando, Florida 32801 for the Landowners’ Meeting of the District, and Providing for an Effective Date, was adopted.**

**ORGANIZATIONAL MATTERS**

**SIXTH ORDER OF BUSINESS**

**Consideration of the Following Organizational Matters:**

**A. Resolution 2021-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date**

- **Agreement for District Management Services: *Wrathell, Hunt and Associates, LLC***

Mr. Wrathell presented Resolution 2021-03. He reviewed the Fee Schedule on Page 15 of the Agreement for District Management Services; the item numbers on the Fee Schedule would be corrected. The number of bond issuances was discussed.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2021-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC, as the District Manager and Methodology Consultant; Providing an Effective Date, as amended to correct the numbering of the items on the Fee Schedule, was adopted.**

**B. Resolution 2021-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date**

- **Fee Agreement: *K.E. Law Group, PLLC***

Mr. Wrathell presented Resolution 2021-04.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2021-04, Appointing K.E. Law Group, PLLC as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.**

**C. Resolution 2021-05, Designating a Registered Agent and Registered Office of the District; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2021-05.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2021-05, Designating Wrathell, Hunt and Associates, LLC, as Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District; and Providing for an Effective Date, was adopted.**

**D. Resolution 2021-06, Appointing an Interim District Engineer for the Ridge at Apopka Community Development District, Authorizing its Compensation and Providing for an Effective Date**

- **Interim Engineering Services Agreement: *VHB***

Mr. Wrathell presented Resolution 2021-06 and the Interim Engineering Services Agreement with VHB.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2021-06, Appointing an Interim District Engineer for the Ridge at Apopka Community Development District, Authorizing its Compensation and Providing for an Effective Date, was adopted.**

**E. Authorization of Request for Qualifications (RFQ) for Engineering Services**

Mr. Wrathell presented the RFQ for District Engineering Services.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the Request for Qualifications for District Engineering Services and authorizing Staff to advertise, was approved.**

**F. Board Member Compensation: 190.006 (8), F.S.**

The Board Members declined Supervisor compensation.

**G. Resolution 2021-07, Designating the Primary Administrative Office and Principal Headquarters of the District; Designating the Location of the Local District Records Office; and Providing an Effective Date**

This item was deferred to the next meeting.

**H. Resolution 2021-08, Setting Forth the Policy of the Ridge at Apopka Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers and Providing for an Effective Date**

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Mr. Wrathell presented Resolution 2021-08. The Resolution sets forth the CDD's Policy for the support and legal defense of Board Members and Staff.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2021-08, Setting Forth the Policy of the Ridge at Apopka Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers and Providing for an Effective Date, was adopted.**

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, authorizing Staff to obtain General Liability and Public Officers' insurance and authorizing the Chair to execute, was approved.**

- I. **Resolution 2021-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2021-09.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2021-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.**

- J. **Resolution 2021-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Mr. Wrathell presented Resolution 2021-10. Management retains all files in perpetuity.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2021-10, Providing for the Appointment of Wrathell, Hunt and Associates, LLC, as the Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.**

- K. **Resolution 2021-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing for a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2021-11. This grants the Chair or the Vice Chair, in concert with the District Engineer, District Counsel and Staff, the authority to execute certain documents, between meetings, to avoid construction delays.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2021-11, Granting the Chair and Vice Chair, the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing for a Severability Clause; and Providing an Effective Date, was adopted.**

**L. Resolution 2021-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the Ridge at Apopka Community Development District**

Mr. Wrathell presented Resolution 2021-12.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2021-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the Ridge at Apopka Community Development District, was adopted.**

**M. Authorization of Request for Proposals (RFP) for Annual Audit Services**

- **Designation of Board of Supervisors as Audit Committee**

Mr. Wrathell presented the RFP For Annual Audit Services.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the Request for Proposals for Annual Auditing Services and Ranking Criteria, authorizing the District Manager to advertise and designating the Board of Supervisors as the Audit Selection Committee, was approved.**

**N. Strange Zone, Inc., Quotation #M21-1017 for Website Creation & Development, Website Maintenance, Website Hosting & Email, Domain Registration, SSL Certificates**

Mr. Wrathell presented the Strange Zone, Inc. (SZI) proposal for website creation and annual maintenance, hosting, email domain registration and SSL certificates.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the Strange Zone, Inc., Quotation #M21-1017 for Website Creation & Development, Website Maintenance, Website Hosting & Email, Domain Registration and SSL Certificates, in the amount of \$1,679.99, was approved.**

**O. ADA Site Compliance Proposal for Technological Auditing, Accessibility Policy and Compliance Shield, Technical Support**

Mr. Wrathell stated that Management engaged ADA Site Compliance (ADASC) to assist in bringing the CDD website into compliance with the Americans with Disabilities Act (ADA) requirements for websites and to affix an ADA Site Compliance seal on the homepage.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the ADA Site Compliance Proposal for Technological Auditing, Accessibility Policy and Compliance Shield and Technical Support, in the amount of \$210 per year, was approved.**

**P. Resolution 2021-13, Designating the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure of the District; and Providing an Effective Date**

- I. Rules of Procedure**
- II. Notices**
  - **Notice of Rule Development**
  - **Notice of Rulemaking**

Mr. Wrathell presented Resolution 2021-13.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2021-13, Designating December 7, 2021 at 2:30 p.m., at the office of GrayRobinson, P.A., 301 East Pine Street, Suite 1400, Orlando, Florida 32801, as the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure of the District; and Providing an Effective Date, was adopted.**



- Q. Resolution 2021-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date**

This item was deferred.

- R. Resolution 2021-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2021-15. In the event of an emergency or natural disaster, the CDD may request assistance from other local governments.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2021-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.**

**BANKING MATTERS**

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Following Banking Matters:**

- A. Resolution 2021-16, Designating a Public Depository for Funds of the Ridge at Apopka Community Development District and Providing an Effective Date**

Mr. Wrathell presented Resolution 2021-16. Management recommended Truist Bank as the Qualified Public Depository for the CDD's accounts.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2021-16, Designating a Public Depository for Funds of the Ridge at Apopka Community Development District and Providing an Effective Date, was adopted.**

- B. Resolution 2021-17, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2021-17. The Chair, Treasurer and Assistant Treasurer would be the authorized signors. Funding requests should be sent to Mr. Ernesto

Mitsumasu. Mr. Craig Perry was agreeable with Staff opening the account with a \$10,000 deposit.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2021-17, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; and Providing an Effective Date, was adopted.**

**BUDGETARY MATTERS**

**EIGHTH ORDER OF BUSINESS**

**Consideration of the Following Budgetary Matters:**

- A. Resolution 2021-19, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing an Effective Date**

Mr. Wrathell presented Resolution 2021-19 and the proposed Fiscal Year 2022 budget.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2021-18, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law for December 7, 2021 at 2:30 p.m., at the office of GrayRobinson, P.A., 301 East Pine Street, Suite 1400, Orlando, Florida 32801; and Providing an Effective Date, was adopted.**

- B. Fiscal Year 2021/2022 Budget Funding Agreement**

Mr. Wrathell presented the Fiscal Year 2021/2022 Budget Funding Agreement and recommended approval in substantial form. The Developer would provide funding on an as-needed basis.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the Fiscal Year 2020/2021 Budget Funding Agreement, in substantial form, was approved.**

- C. **Resolution 2021-20, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes**

Mr. Wrathell presented Resolution 2021-20.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2021-20, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, was adopted.**

- D. **Resolution 2021-21, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2021-21.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2021-21, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.**

- E. **Resolution 2021-22, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2021-22.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2021-22, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.**

**F. Resolution 2021-23, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2021-23. Discussion ensued regarding a master site contract, payment performance bonds, permit requirements, sales tax exemption and advance funding by the Developer.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2021-23, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**G. Resolution 2021-24, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Mr. Wrathell presented Resolution 2021-24. District Management already has Internal Control policies in place as part of the annual audit process.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2021-24, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.**

**H. Consideration of E-Verify Requirements Memorandum**

Mr. Earlywine presented the KE Law Group, PLLC Memorandum regarding E-Verify requirements. Any public employer, whether they have employees or not, must enter into a Memorandum of Understanding (MOU) Agreement with the Department of Homeland Security (DHS) and all of the CDD's contractors must comply with the program as well.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the KE Law Group PLLC Memorandum of Understanding (MOU), regarding E-Verify requirements and Authorizing the Chair or Vice Chair to execute the DHS E-Verify Memorandum of Understanding for Employers, was approved.**

**BOND FINANCING RELATED MATTERS**

**NINTH ORDER OF BUSINESS**

**Consideration of the Following Bond  
Financing Related Matters:**

**A. Bond Financing Team Funding Agreement**

Mr. Wrathell presented the Bond Financing Team Funding Agreement.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the Bond Financing Team Funding Agreement between the Ridge at Apopka CDD and Apopka Centerline Development, LLC, in substantial form, was approved.**

**B. Engagement of Bond Financing Professionals**

**I. Underwriter: *FMSbonds, Inc.***

Mr. Wrathell presented the Agreement for Underwriter Services & Rule G-17 Disclosure letter from FMSbonds, Inc. (FMSbonds). The Underwriter's fee would be up to 2% of the par amount of any bonds issued.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the FMSbonds Agreement for Underwriter Services & Rule G-17 Disclosure Letter, was approved.**

**II. Bond Counsel: *Greenberg Traurig, P.A.***

Mr. Wrathell presented the Greenberg Traurig, P.A., proposal. The fee for the initial bond issuance would be \$55,000.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the Greenberg Traurig, P.A. Engagement Letter to serve as Bond Counsel, was approved.**

**III. Trustee, Paying Agent and Registrar: *U.S. Bank, N.A.***

Mr. Wrathell presented the U.S. Bank, N.A., proposal.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the U.S. Bank, N.A., Engagement Letter to serve as Trustee, Paying Agent and Registrar, was approved.**

- C. Resolution 2021-25, Designating a Date, Time, and Location of a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2021-25 and read the title.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2021-25, Designating December 7, 2021 at 2:30 p.m., at the office of GrayRobinson, P.A., 301 East Pine Street, Suite 1400, Orlando, Florida 32801, as the Date, Time, and Location for a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.**

- D. Presentation of Engineer’s Report**

Mr. Prowell, of VHB, presented the Engineer’s Report, dated September 28, 2021.

The following question was asked and answered:

**Mr. Earlywine:** Is it your opinion that the costs are reasonable and the plan is feasible to construct; correct?

**Mr. Prowell:** Correct.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the Engineer’s Report, dated September 28, 2021, in substantial form, was approved.**

- E. Presentation of Master Special Assessment Methodology Report**

Mr. Wrathell presented the Master Special Assessment Methodology Report, dated September 28, 2021. The maximum par amount of bonds is \$46,390,000. Mr. Earlywine stated the only change to the Engineer’s Report and the Master Methodology Report was the addition of legal descriptions for Parcels 2, 4 and 9.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the Master Special Assessment Methodology Report, dated September 28, 2021, in substantial form, was approved.**

- F. **Resolution 2021-26, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date**

Mr. Wrathell presented Resolution 2021-26 and read the title. The Public Hearing was set for December 7, 2021 at 2:30 p.m.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2021-26, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.**

- G. **Resolution 2021-27, Authorizing the Issuance of Not to Exceed \$46,390,000 Aggregate Principal Amount of Ridge at Apopka Community Development District Special Assessment Bonds, in One or More Series, to Pay All or a Portion of the Costs of Planning, Financing, Construction and/or Acquisition, Equipping and Installation of**

**Master and Neighborhood Public Infrastructure Improvements Described Herein and Located in the City of Apopka, and Associated Professional Fees and Incidental Costs Related Thereto Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture; Providing That Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Ridge at Apopka Community Development District, the City of Apopka, Florida, Orange County, Florida or the State of Florida or of any Political Subdivision Thereof, But Shall Be Payable From Special Assessments Assessed and Levied on the Property Within the District Benefited by the Improvements and Subject To Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters**

Mr. Gang presented Resolution 2021-27. The Resolution accomplishes the following:

- Commences the bond validation process and authorizes the issuance of the maximum amount of bonds up to \$46,390,000.
- Approves the forms of the Master Trust Indenture.
- Appoints US Bank as Trustee.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2021-27, Authorizing the Issuance of Not to Exceed \$46,390,000 Aggregate Principal Amount of Ridge at Apopka Community Development District Special Assessment Bonds, in One or More Series, to Pay All or a Portion of the Costs of Planning, Financing, Construction and/or Acquisition, Equipping and Installation of Master and Neighborhood Public Infrastructure Improvements Described Herein and Located in the City of Apopka, and Associated Professional Fees and Incidental Costs Related Thereto Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture; Providing That Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Ridge at Apopka Community Development District, the City of Apopka, Florida, Orange County, Florida or the State of Florida or of any Political Subdivision Thereof, But Shall Be Payable From Special Assessments Assessed and Levied on the Property Within the District Benefited by the Improvements and Subject To Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters, was adopted.**



**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *KE Law Group, PLLC***

Mr. Earlywine stated the assessment public hearing would occur in December, the Bond Validation Hearing would be in January and bonds would be issued in February.

**B. District Engineer (Interim): *VHB***

There was no report.

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

- **NEXT MEETING DATE: December 7, 2021 at 2:30 p.m.**

- **QUORUM CHECK**

The next meeting would be held on December 7, 2021.

**ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TWELFTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

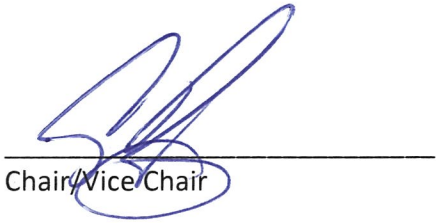
There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the meeting adjourned at 4:15 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice/Chair