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

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The Board of Supervisors of the Ridge at Apopka Community Development District held Public Hearings and a Regular Meeting on August 22, 2023 at 2:30 p.m., at the office of GrayRobinson, P.A., 301 East Pine Street, Suite 1400, Orlando, Florida 32801.

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**Present at the meeting were:**

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Ernesto Mitsumasu	Chair
Craig Perry (via telephone)	Vice Chair
Kevin Walsh	Assistant Secretary
Dean Perry	Assistant Secretary
Andrew Hall (via telephone)	Assistant Secretary

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**Also present were:**

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Ernesto Torres	District Manager
Jere Earlywine	District Counsel
John Prowell	District Engineer

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**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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Mr. Torres called the meeting to order at 2:31 p.m.

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Supervisors Mitsumasu, Walsh and Dean Perry, were present in person. Supervisors Craig Perry and Hall attended via telephone.

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**SECOND ORDER OF BUSINESS**

**Public Comments**

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No members of the public spoke.

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**THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2023/2024 Budget**

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**A. Affidavit of Publication**

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**B. Consideration of Resolution 2023-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending**

40 September 30, 2024; Authorizing Budget Amendments; and Providing an Effective  
41 Date

42 Mr. Torres presented Resolution 2023-07. He reviewed the proposed Fiscal Year 2024  
43 budget, which is unchanged from when it was last presented and approved.

44

45 **On MOTION by Mr. Dean Perry and seconded by Mr. Craig Perry, with all in**  
46 **favor, the Public Hearing was opened.**

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48 No members of the public spoke.

49

50 **On MOTION by Mr. Dean Perry and seconded by Mr. Mitsumasu, with all in**  
51 **favor, the Public Hearing was closed.**

52

53 Mr. Craig Perry stated he was unsure of how much debt service reserve was in the  
54 budget and wanted to confirm the correct dollar amount for the record.

55 Mr. Earlywine stated the CDD has cap-i through November, the first payment is in May  
56 and Staff would facilitate a budget amendment to cover the May payment. He would alert  
57 GMS.

58

59 **On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in**  
60 **favor, Resolution 2023-07, Relating to the Annual Appropriations and Adopting**  
61 **the Budget for the Fiscal Year Beginning October 1, 2023, and Ending**  
62 **September 30, 2024; Authorizing Budget Amendments; and Providing an**  
63 **Effective Date, was adopted.**

64

65 **FOURTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and**  
**Objections on the Imposition of**  
**Operation and Maintenance Special**  
**Assessments to Fund the Budget for Fiscal**  
**Year 2023/2024, Pursuant to Florida Law**

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71 **A. Affidavit of Publication**

72 **B. Mailed Notice to Property Owners**

73 **C. Consideration of Resolution 2023-08, Making a Determination of Benefit and Imposing**  
74 **Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and**  
75 **Enforcement of Special Assessments, Including But Not Limited to Penalties and**  
76 **Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the**  
77 **Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

78 Mr. Torres presented Resolution 2023-08.

79

80 **On MOTION by Mr. Dean Perry and seconded by Mr. Mitsumasu, with all in**  
81 **favor, the Public Hearing was opened.**

82

83 No members of the public spoke.

84

85 **On MOTION by Mr. Dean Perry and seconded by Mr. Mitsumasu, with all in**  
86 **favor, the Public Hearing was closed.**

87

88 **On MOTION by Mr. Dean Perry and seconded by Mr. Mitsumasu, with all in**  
89 **favor, Resolution 2023-08, Making a Determination of Benefit and Imposing**  
90 **Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and**  
91 **Enforcement of Special Assessments, Including But Not Limited to Penalties**  
92 **and Interest Theron; Certifying an Assessment Roll; Providing for Amendments**  
93 **to the Assessment Roll; Providing a Severability Clause; and Providing an**  
94 **Effective Date, was adopted.**

95

96 **FIFTH ORDER OF BUSINESS**

**Presentation of Audited Financial Report  
for the Fiscal Year Ended September 30,  
2022, Prepared by Grau & Associates**

97

98

99

100 Mr. Torres presented the Audited Financial Report for the Fiscal Year Ended September  
101 30, 2022 and noted the pertinent information. There were no findings, recommendations,  
102 deficiencies on internal control or instances of non-compliance; it was a clean audit.

103

104 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-09,  
Hereby Accepting the Audited Financial  
Report for the Fiscal Year Ended  
September 30, 2022**

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109 Mr. Torres presented the Resolution 2023-09.

110

111 **On MOTION by Mr. Dean Perry and seconded by Mr. Mitsumasu, with all in**  
112 **favor, Resolution 2023-09, Hereby Accepting the Audited Financial Report for**  
113 **the Fiscal Year Ended September 30, 2022, was adopted.**

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115 **SEVENTH ORDER OF BUSINESS**

**Ratification of FMSbonds, Inc., Rule G-17  
Disclosure**

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118 Mr. Torres presented the FMSbonds, Inc., Rule G-17 Disclosure letter.

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On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the FMSbonds, Inc., Rule G-17 Disclosure letter, was ratified.

**EIGHTH ORDER OF BUSINESS** **Ratification of Jr. Davis Construction Company, Inc., Change Order #05**

Mr. Torres presented the Jr. Davis Construction Company, Inc., Change Order #05.

On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the Jr. Davis Construction Company, Inc., Change Order #05, was ratified.

**NINTH ORDER OF BUSINESS** **Ratification of Jr. Davis Construction Company, Inc., Letter Agreement for Draw 10**

Mr. Torres presented the Jr. Davis Construction Company, Inc., Letter Agreement for Draw 10.

On MOTION by Mr. Dean Perry and seconded by Mr. Mitsumasu, with all in favor, the Jr. Davis Construction Company, Inc., Letter Agreement for Draw 10, was ratified.

**TENTH ORDER OF BUSINESS** **Discussion: District Management Services Transition**

Mr. Torres recommended approving Items 10A, B and C in substantial form as there may be changes in the effective dates and other administrative verbiage in the resolutions.

- A. Consideration of Resolution 2023-10, Appointing and Fixing the Compensation of the District Manager; Appointing a Financial Disclosure Coordinator; Appointing a Registered Assessment Consultant in Contemplation of the Issuance of Special Assessment Bonds; Appointing a Designated Investment Representative to Administer Investment Direction with Regard to District Funds; and Providing an Effective Date**  
Mr. Torres presented Resolution 2023-10.

On MOTION by Mr. Dean Perry and seconded by Mr. Mitsumasu, with all in favor, Resolution 2023-10, Appointing and Fixing the Compensation of the District Manager; Appointing a Financial Disclosure Coordinator; Appointing a Registered Assessment Consultant in Contemplation of the Issuance of Special Assessment Bonds; Appointing a Designated Investment Representative to Administer Investment Direction with Regard to District Funds; and Providing an Effective Date, in substantial form, was adopted.

160 B. Consideration of Resolution 2023-11, Providing for the Removal and Appointment of  
161 Officers of the District, And Providing for an Effective Date  
162 Mr. Torres presented Resolution 2023-11.

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164 On MOTION by Mr. Dean Perry and seconded by Mr. Mitsumasu, with all in  
165 favor, Resolution 2023-11, Providing for the Removal and Appointment of  
166 Officers of the District, And Providing for an Effective Date, in substantial form,  
167 was adopted.

168  
169 Mr. Torres presented Resolution 2023-12.

170 C. Consideration of Resolution 2023-12, Directing Governmental Management Services –  
171 Central Florida LLC, to Establish a Local Bank Account at Truist for the District and  
172 Appoint Secretary, Treasurer and Assistant Treasurers as Signors on the Account and  
173 Providing an Effective Date  
174

175 On MOTION by Mr. Dean Perry and seconded by Mr. Mitsumasu, with all in  
176 favor, Resolution 2023-12, Directing Governmental Management Services –  
177 Central Florida LLC, to Establish a Local Bank Account at Truist for the District  
178 and Appoint Secretary, Treasurer and Assistant Treasurers as Signors on the  
179 Account and Providing an Effective Date, in substantial form, was adopted.

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181 ELEVENTH ORDER OF BUSINESS Acceptance of Unaudited Financial  
182 Statements as of July 31, 2023  
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184 Mr. Torres presented the Unaudited Financial Statements as of July 31, 2023.  
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186 On MOTION by Mr. Craig Perry and seconded by Mr. Mitsumasu, with all in  
187 favor, the Unaudited Financial Statements as of July 31, 2023, were accepted.

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189 TWELFTH ORDER OF BUSINESS Approval of June 27, 2023 Regular Meeting  
190 Minutes  
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192 Mr. Torres presented the June 27, 2023 Regular Meeting Minutes.  
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194 On MOTION by Mr. Dean Perry and seconded by Mr. Mitsumasu, with all in  
195 favor, the June 27, 2023 Regular Meeting Minutes, as presented, were  
196 approved.

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198 THIRTEENTH ORDER OF BUSINESS Staff Reports  
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200 A. District Counsel: Kutak Rock LLP

201 Mr. Earlywine stated the bonds are due to close tomorrow, with \$20 to \$30 in  
202 construction funds available. Staff has uncovered a previously-approved construction  
203 requisition for the Phase 1A and 1B improvements, which will be funded tomorrow. Additional  
204 funds will become available when the homes close.

205

206 **B. District Engineer: VHB**

207 There was no report.

208

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

- 210 • **NEXT MEETING DATE: September 26, 2023 at 2:30 PM**

- 211 ○ **QUORUM CHECK**

212 The September 26<sup>th</sup> meeting was cancelled.

213

214 **FOURTEENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

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216 There were no Board Members' comments or requests.

217

218 **FIFTEENTH ORDER OF BUSINESS** **Public Comments**

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220 There were no public comments.

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222 **SIXTEENTH ORDER OF BUSINESS** **Adjournment**

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224 **On MOTION by Mr. Dean Perry and seconded by Mr. Mitsumasu, with all in**  
225 **favor, the meeting adjourned at 2:51 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

  
Chair/Vice Chair