

MINUTES OF MEETING
RIDGE AT APOPKA
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Ridge at Apopka Community Development District was held on Tuesday, October 24, 2023 at 3:00 p.m. at the Offices of GMS – CF, LLC at 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Ernesto Mitsumasu	Chairman
Craig Perry	Vice Chairman
Dean Perry	Assistant Secretary
Andrew Hall	Assistant Secretary

Also present were:

George Flint	District Manager
Jere Earlywine <i>by phone</i>	District Counsel
Jimmy Hoffman <i>by phone</i>	District Engineer
Jarrett Wright	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Mr. Flint asked if Mr. Hall was new to the Board and wanted to ensure he had completed his oath of office. The oath of office had been completed. There were four Board members present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint stated there were no members of the public present to provide comment.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 22, 2023 Meeting

Mr. Flint presented the August 22, 2023 meeting minutes. He stated if there were no corrections, they would be looking for a motion to approve those.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Minutes of the August 22, 2023 Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-01 Designating Assistant Secretary and Assistant Treasurer of the District

Mr. Flint stated this will designate Mr. Rich Hans as an Assistant Secretary and Ms. Patti Powers as an Assistant Treasurer.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Resolution 2024-01 Designating Mr. Rich Hans as Assistant Secretary and Ms. Patti Powers as Assistant Treasurer, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-02 Re-Designating District's Registered Agent and Office

Mr. Flint stated this will designate himself as the registered agent and the GMS office at 219 Livingston Street Orlando, Florida as the registered office.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Resolution 2024-02 Re-Designating the Districts' Registered Agent as Mr. George Flint and the Office at 219 Livingston Street, Orlando Florida as the Registered Office, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2023

Mr. Flint stated this is the agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2023. He added this is an annual requirement for an independent audit. The Board selected Grau & Associates as the independent auditor.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2023, was approved.

SEVENTH ORDER OF BUSINESS

Approval of Jr Davis Change Order #6

Mr. Flint asked if Mr. Hoffman had gone through Change Order #6 and he replied he did not have the status update on this. He will follow-up with the change order.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Jr. Davis Change Order #6, was approved.

EIGHTH ORDER OF BUSINESS Ratification of Series 2022 Requisition #44

A. Approval of Letter Agreement for Payment of Draw #13

Mr. Flint stated that this is for Series 2022 bonds requisition #44 for \$569,706.70 payable to Jr Davis Construction. This is split between a requisition out of the District’s account and a portion being paid by the Developer. He noted there was a letter of agreement between Apopka Center Line Development and the District. The Apopka Center Line is funding \$475,706. 64 and the pool will be reimbursed by the District once the investments mature. The date was changed from December 31, 2023 to February 29, 2024. Discussion was held on the amount payable.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Series 2022 Requisition #44, was ratified.

Mr. Flint explained that what happened was US Trust invested in Treasures that have gone down in value because of the interest rate. He explained they did not want to sell them until they mature in December. He added rather than take the loss they are lending the CDD the money and then they will be reimbursed.

Mr. Earlywine added comments regarding the re-payment date should match when the funds are whenever the funds are available again. The new letter changes the dates.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Letter Agreement for Payment of Draw #13, was approved.

NINTH ORDER OF BUSINESS Discussion of Right of Way and Lake Maintenance

Mr. Flint stated that they were in the process for getting bids for lake and landscape maintenance. He added the deadline was set for the 26th. These could be awarded without a meeting. It was noted the scope of services has been completed and other items can be added as needed. Mr. Perry noted the lakes needed to be maintained. Mr. Flint noted District Counsel could draft a construction easement to authorize the CDD to maintain.

TENTH ORDER OF BUSINESS Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

There being no comments, the next item followed.

C. District Manager’s Report

i. Approval of Check Register

Mr. Flint stated that the check register included checks 10065 and 10066 was for \$5,468.18. He added this included the liability, insurance policy for FY24 and the legal notice.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint stated you have the unaudited financials through the end of September, 2023. He added this is the end of the Fiscal Year 2023 and there may be adjustments. He added we transitioned the District on October 1, 2023 and these have been prepared based on the information the prior manager provided. There is no action required on your part, these are just for review.

iii. Ratification of Revised Fiscal Year 2024 Meeting Schedule

Mr. Flint stated the revised meeting schedule shows that the meetings will be held on the 4th Tuesday of each month at 3:00 p.m. in this location. Mr. Perry stated the reason for this meeting was ensuring GMS was up to speed with everything and another meeting may not be needed until March of next year. Further discussion was held on the turnover and the plotted areas, deeds, conveyances, property appraiser, and funds.

It was noted that Phase 1A was complete and they are pushing for 90 days to close out. Phase 1B is ready and waiting for clearance. Phase 1C is still under construction and the storm water ponds are complete. It was asked about the deed and was noted they are owned by the CDD.

Mr. Flint noted they would have the meetings advertised if they are needed, we will meet and if it wasn’t needed, they would not meet. It was noted they would have minimal meetings until they were needed.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Revised Fiscal Year 2024 Meeting Schedule, was approved.

ELEVENTH ORDER OF BUSINESS

Other Business

Mr. Flint asked for other business topics. Hearing no comments, the next item followed.

TWELFTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS Adjournment

Mr. Flint stated asked for a motion to adjourn.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the meeting was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman