

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, June 12, 2024 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 <i>by phone</i>	Chairman
Craig Perry	Vice Chairman
Dean Perry	Assistant Secretary
Andrew Hall	Assistant Secretary
Kevin Walsh	Assistant Secretary

Also present were:

George Flint	District Manage
Jere Earlywine <i>by phone</i>	District Counsel
John Prowell	District Engineer
Jarrett Wright	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. There were four Board members present and one on the phone constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint stated there were only Board members and staff present.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the March 26, 2024 Meeting**

Mr. Flint presented the March 26, 2024 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 March 26, 2024 Meeting, were approved, as presented.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-04  
Approving the Proposed Fiscal Year 2025  
Budget and Setting a Public Hearing**

Mr. Flint recommended the public setting for August 27, 2024 at 3:00 p.m. in this location. He noted this is a proposed budget and can be amended. He added this budget contemplates assessments and maintenance cost and they could not be increased. Mr. Wright has been working on operation cost and based on the information, the costs should be covered.

It was noted that the only issue will be the building of the park and the interior landscaping until the heavy lifting is completed. This could create some delays for closing. The tentative number for aquatic maintenance is \$8,400. These are contingency numbers and increased numbers may be needed by the following year.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Resolution 2024-04 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing, for August 27, 2024 at 3:00 p.m. in the Same Location, was approved.

**FIFTH ORDER OF BUSINESS**

**Ratification of Easement Agreement with  
Bronson Peak Homeowners Association, Inc.  
for Phases 1A – 1C**

Mr. Flint noted this is ratification for Bronson Peak HOA for Phases 1A-1C. Mr. Earlywine provided an overview of the easement area that has been granted over the drainage infrastructure and common areas that may have drainage issues.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Easement Agreement with Bronson Peak Homeowners Association, Inc. for Phases 1A-1C, was ratified.

**SIXTH ORDER OF BUSINESS**

**Review and Acceptance of the Fiscal Year  
2023 Audit Report**

Mr. Flint noted this is the Fiscal Year 2023 Audit Report. He stated the Board had selected Grau and Associates to conduct the audit and is required to be completed by June 30<sup>th</sup>. Mr. Craig Dean asked Mr. Mitsumasa if he had reviewed the audit. Mr. Mitsumasa was good with the audit.

Mr. Flint noted there were no current or prior year findings or recommendations and the District had complied with all provisions of the Auditor General. It is a clean audit.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Accepting the Fiscal Year 2023 Audit Report, was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

**i. Memorandum on Public Records Designations and Appointments**

Mr. Earlywine pointed out the project completion in 2025 and parcel to be sold in 2026. He added he would send notices for the two budgets. Discussion ensued on reimbursements, costs bond issuance, allocations, platted lots, assessment split, and other specifics.

**B. Engineer**

Mr. Prowell noted that he had nothing further to report.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Flint presented the check register for March and April totaling \$834,788.37 He stated most of this is for Debt Service and assessment revenue and transfer to the Trustee. He noted the detail is behind the summary. He asked for any questions on the check register.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Check Register totaling \$834,788.37, was approved.

**ii. Balance Sheet and Income Statement**

Mr. Flint stated you have the unaudited financials through the end of April. He noted they were 100% collected on roll assessments and 100% on direct assessments and expenses are under our prorated.

**iii. Presentation of Number of Registered Voters – 1**

Mr. Flint stated the number of registered voters for the District as of April 15, 2024 was 1. He noted they would gather further information

**iv. Designation of November 5, 2024 as the Landowners' Meeting Date**

Mr. Flint recommended the Landowners' meeting date for November 5, 2024. He added there will be 3 Board seats up for election including Mr. Mitsumasu, Mr. Dean Perry, and Mr. Hall.

He noted the forms, instructions and agenda were included in the packet. It was noted this is the 1<sup>st</sup> Tuesday in November and is the same day as the Presidential election. Mr. Flint added it will be held in the same location and landowner representative that are present.

Mr. Earlywine added it would be a good idea to coordinate for this election. Mr. Flint noted they will send out an email for directions a few weeks before the election.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Designation of the Landowners' Meeting Date for November 5, 2024, was approved.

**v. Form 1 Filing Reminder – Due July 1<sup>st</sup>**

Mr. Flint stated the Form 1 Financial Disclosure was due on July 1<sup>st</sup> and is completed online.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

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

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**TENTH 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