

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, August 27, 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	Chairman
Craig Perry <i>by phone</i>	Vice Chairman
Dean Perry	Assistant Secretary
Andrew Hall <i>by phone</i>	Assistant Secretary
Kevin Walsh	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jere Earlywine <i>by phone</i>	District Counsel
John Prowell	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll. There were three Board members present constituting a quorum and 2 participated by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

Approval of Minutes of the June 12, 2024 Meeting

Mr. Showe presented the June 12, 2024 meeting minutes. He stated if there were no corrections, they would be looking for a motion to approve those.

On MOTION by Mr. Dean Perry, seconded by Mr. Mitsumasu, with all in favor, the Minutes of the June 12, 2024 Meeting, were approved as presented.
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FOURTH ORDER OF BUSINESS**Public Hearing**

Mr. Showe stated this hearing was for adopting the Fiscal Year 2025 budget. Mr. Showe asked for a motion to open the public hearing.

On MOTION by Mr. Dean Perry, seconded by Mr. Mitsumasu, with all in favor, Opening the Public Hearing, was approved.

A. Consideration of Resolution 2024-05 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations

Mr. Showe stated this resolution is the proposed budget for 2025 and changes can be made. He noted conversations with the developer has some updates on parcels. Mr. Earlywine stated there were some changes in two parcel's identification. He noted the budget can be adopted and it does not reflect bottom line.

Mr. Showe stated there were no members of the public present. He asked the Board for any comments. Mr. Showe asked for a motion to approve the budget.

On MOTION by Mr. Mitsumasu, seconded by Mr. Dean Perry, with all in favor, Resolution 2024-05 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations, was approved subject to change the units on MF Properties.

B. Consideration of Resolution 2024-06 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe stated the resolution allows the District to levy the assessments for taxes. He noted they would make the changes from discussions on the budget that may change some line items.

Mr. Showe noted there were no members of the public present. He asked for any comments from the Board. Mr. Showe asked for a motion to approve the resolution.

On MOTION by Mr. Mitsumasu, seconded by Mr. Dean Perry, with all in favor, Resolution 2024-06 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Showe ask for a motion to close the public hearing.

On MOTION by Mr. Dean Perry, seconded by Mr. Mitsumasu, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Memorandum Regarding Recently Enacted Legislation

Mr. Earlywine updated the Board on the new legislation that requires Districts to develop goals and objectives that must be measurable. He added they would be measured annually.

B. Engineer

Mr. Prowell noted that he had nothing further to report. Comments were made on the District maintaining pond areas that are under construction. Discussion ensued on amending the contract to include maintenance of these areas and mowing cost. It was noted that currently they are paying up to \$3,000/month.

The Board asked to amend the contract to add this with a not to exceed \$1,500/month for the additional pond maintenance.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Additional Pond Maintenance for a Not to Exceed Amount of \$1,500, was approved.

C. District Manager's Report

i. Adoption of District Goals & Objectives

Mr. Showe presented the GMS draft of the goals and objectives for the Board to review. He noted this is a result of recently enacted legislation and must be approved by October 1, 2024. He recommended approval of these goals and objectives.

On MOTION by Mr. Craig Perry, seconded by Mr. Mitsumasu, with all in favor, the District Goals and Objectives, were approved.

ii. Approval of Check Register

Mr. Showe presented the check register for checks 10093 through 10108 for \$39,026.60.

On MOTION by Mr. Mitsumasu, seconded by Mr. Dean Perry, with all in favor, the Check Register totaling \$39,026.60, was approved.

iii. Balance Sheet and Income Statement

Mr. Showe stated you have the unaudited financials, and no action is required by the Board.

iv. Approval of Fiscal Year 2025 Meeting Schedule

Mr. Showe presented the Fiscal Year 2025 meeting schedule and recommended the removal of the December 24, 2024 meeting. He asked for Board approval.

On MOTION by Mr. Mitsumasu, seconded by Mr. Dean Perry, with all in favor, the, Fiscal Year 2025 Meeting Schedule Removing December 24, 2024, was approved.

D. Field Manager

The Field Manager's report was presented to include updates on base maintenance items that are on-going, clearing of areas, and pricing for additional ponds for next meeting. There was a question on treatment of two ponds. It was noted they will report back on exact treatments that have occurred and who is treating them. This will be reported back to the Board at the next meeting.

SIXTH ORDER OF BUSINESS

Other Business

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

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Showe stated asked for a motion to adjourn.

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



Secretary / Assistant Secretary



Chairman / Vice Chairman