

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, April 22, 2025 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 |
| Kevin Walsh       | Assistant Secretary |

Also present were:

|                                |                   |
|--------------------------------|-------------------|
| George Flint                   | District Manager  |
| Jere Earlywine <i>by phone</i> | District Counsel  |
| John Prowell                   | District Engineer |
| Jarett Wright                  | Field Manager     |

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. Five Board members were in attendance constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the December 17, 2024 Meeting**

Mr. Flint presented the minutes from the December 17, 2024 Meeting and asked for any comments or corrections. There being none he asked to a motion of approval.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Minutes of the December 17, 2024 Meeting, were approved, as presented.

**FOURTH ORDER OF BUSINESS**

**Ratification of First Amendment to Acquisition Agreement (2022 Project)**

Mr. Earlywine noted that this is a clean-up item for the Board stating that most acquisition agreements have a provision that says funds that are spent before acquired by the District and before bonds are issued that they are subjected to pay back those funds. Mr. Earlywine offered to answer any Board questions on this item. Hearing no questions, he asked for a motion to ratify the executed document.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the First Amendment to Acquisition Agreement (2022 Project), was ratified.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-03 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing**

Mr. Flint presented the resolution and summarized its contents for the Board. Staff recommendation was for the public hearing to be set on June 24, 2025, which is the regularly scheduled meeting for that month at 3:00 p.m. Mr. Flint reviewed the budget and line item increases which resulted in an increase of the O&M assessments. If the proposed budget is approved today, there will be a mailed notice to all property owners that will go out to all property owners 30 days in advance of the public hearing to be held in June.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Resolution 2025-03 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing for June 24, 2025 at 3:00 p.m., was approved.

**SIXTH ORDER OF BUSINESS**

**Discussion of Letter Regarding Stormwater System Operation and Maintenance**

Mr. Flint stated that this is a letter that was drafted from the District to the Water Management District indicating that the District is the entity that will be owning and maintaining the stormwater system. This is needed for permitting purposes and has already been sent.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Letter Regarding Stormwater System Operation and Maintenance, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-04 Amending Resolution 2022-11 to Adopt a Revised Assessment Roll, Relating to the District’s Special Assessment Bonds, Series 2022**

**A. Consideration of Supplemental Declaration of Consent**

**B. Consideration of Notice to Bondholders**

Mr. Earlywine stated that Toll Brothers has an area within the District where they have a certain assessment level, and they are buying another parcel. They are wanting the assessment to be the same but the way it is set up, that parcel has less assessments. The idea is to shift assessments off an undeveloped partial parcel and move them over to the Toll Brothers parcel so all the assessments are lined up amongst their lots. This resolution authorizes the amendment of the assessment rolls to shift the assessments. Behind the resolution there is a new consent from the landowner conveying that parcel to Toll Brothers. Lastly, there is a notice to bondholders to explain the change. There were no questions from the Board and there was a motion of approval.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Resolution 2025-04 Amending Resolution 2022-11 to Adopt a Revised Assessment Roll, Relating to the District’s Special Assessment Bonds, Series 2022, was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Earlywine had nothing further for the Board.

**B. Engineer**

There being no comments, the next item followed.

**C. District Manager’s Report**

**i. Approval of Check Register**

Mr. Flint presented the check register from December totaling \$17,920.20 and a check register from January through March totaling \$534,103.30. Mr. Flint offered to answer any Board questions. There being no questions, there was a motion to approve.

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

**ii. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials through the end of November. No action is required. A motion was taken to approve the income statement.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Balance Sheet and Income Statement, were approved.

**D. Field Manager**

Mr. Wright presented the Field Manager’s Report to the Board and there was a copy provided in the agenda package. He summarized its contents for the Board and updated them on all ongoing projects. He asked for Board direction on the removal of the fallen oak trees. Board direction was to grind the leftover stumps and use them for mulch. Mr. Wright asked if there was an expected turnover time frame for P4 and P5. Board direction was to include them into the pricing for budgeting purposes and they will get a better answer when they can. There were no other Board questions for Mr. Wright and the next item followed.

**NINTH ORDER OF BUSINESS**

**Other Business**

Mr. Flint asked for any other business to discuss. Hearing no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisor’s Requests**

There being no comments, the next item followed.

**ELEVENTH 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