

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 24, 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:

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

Also present were:

George Flint	District Manager
Jere Earlywine <i>by phone</i>	District Counsel
Jarett Wright <i>by phone</i>	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint opened the meeting up for public comments. There were no comments at this time.

THIRD ORDER OF BUSINESS

Approval of Minutes of the April 22, 2025 Meeting

Mr. Flint presented the minutes from the April 22, 2025 Meeting and asked for any comments or corrections. There being no changes from the Board, 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 April 22, 2025 Meeting, were approved, as presented.
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FOURTH ORDER OF BUSINESS Public Hearing

A. Consideration of Resolution 2025-05 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations

Mr. Flint asked for a motion to open the public hearing.

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

Mr. Flint presented the resolution on page 12 of the agenda package. He stated the Board previously approved a proposed budget and set this as the public hearing to adopt. He noted the budget had a proposed increase.

Mr. Flint opened the meeting up for public comments. There were no public comments at this time.

Mr. Flint stated the General Fund is funded by the special assessments that are based off of the benefit the property will receive from the improvement. He noted the administrative costs have increased from \$101,555 to \$106,703. Field operations have increased by around \$100,000 because they are now maintaining more areas. On page 8 of the budget is the non-ad valorem assessments chart that shows the proposed changes from the current year to the next year. Mr. Flint offered to answer any questions.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Resolution 2025-05 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2025-06 Imposing Special Assessment and Certifying an Assessment Roll

Mr. Flint stated this resolution will fund the budget the Board just approved. He asked for any questions or public comments.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Resolution 2025-06 Imposing Special Assessment and Certifying an Assessment Roll, was approved.

Mr. Earlywine asked for a motion to close the public hearing.

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

FIFTH ORDER OF BUSINESS District Goals and Objectives

A. Adoption of Fiscal Year 2026 Goals and Objectives

Mr. Flint presented special Districts in Florida are now required to approve a set of goals and objectives and the Board brought the same goals and objectives the Board approved the previous year for adoption. He noted all of the goals and objectives are objectives the District already follows.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Adoption of Fiscal Year 2026 Goals and Objectives, was approved.

B. Presentation of Fiscal Year 2025 Goals and Objectives and Authorization to Chairman to Sign

Mr. Flint stated they are required to report on how the District performed with the previous years goals and objectives and post it on the website. He asked the Board to delegate the Chairman to sign off on the final report for the 2025 Goals and Objectives.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Fiscal Year 2025 Goals and Objectives and Authorization to Chairman to Sign, was approved.

SIXTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Earlywine stated they had a call with Lennar about the turnover and transfer process and he believes they will just be moving the two stormwater ponds and will not be difficult.

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 FY25 totaling \$353,505.91. 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 Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through the end of May. No action is required.

iii. Presentation of Number of Registered Voters – 50

Mr. Flint stated there are currently 50 registered voters in the District. He noted once the District has been established for six years and they have 250 voters, the Board transitions from a landowner elected Board to a general elected Board.

iv. Approval of Fiscal Year 2026 Meeting Schedule

Mr. Flint stated they are proposing the keep the meeting schedule the same as the previous fiscal year, which is the fourth Tuesday of each month at 3:00 p.m.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Fiscal Year 2026 Meeting Schedule, was approved.

v. Form 1 Filing Reminder – Due July 1st

Mr. Flint reminded the Board to file their Form 1s by the July 1, 2025 deadline.

D. Field Manager’s Report

Mr. Wright presented the Field Manager’s Report to the Board and there was a copy provided in the agenda package. He stated the Tract P-4 has been added to the ongoing CDD maintenance as of June 16th. He noted Parcel 8 was bushhogged to reduce overgrowth and the remaining oak tree stumps will be ground in place.

SEVENTH ORDER OF BUSINESS Other Business

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

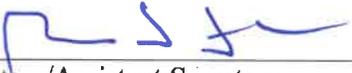
EIGHTH ORDER OF BUSINESS Supervisor’s Requests

There being no comments, the next item followed.

NINTH 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