

**MINUTES OF MEETING
EAST RIDGE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the East Ridge Community Development District held a Special Meeting on March 25, 2024 at 10:00 a.m., at Kilinski | Van Wyk, 517 E. College Avenue, Tallahassee, Florida 32301.

Present at the meeting were:

Brad Odom (via telephone)	Chair
Peter Mettler Jr.	Assistant Secretary
James Davenport	Assistant Secretary
Jay Revell	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Jennifer Kilinski	District Counsel
Chris Kuhn	Kilinski Van Wyk
Mary Grace Henley (via telephone)	Kilinski Van Wyk
Richard Darabi	District Engineer
Peter Dame (via telephone)	Bond Counsel
Tim Bramwell (via telephone)	Akerman

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:09 a.m. Supervisors Davenport, Mettler and Revell were present. Supervisor Odom attended via telephone. Supervisor Burr was absent.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Consideration of District Manager
Transition Items**

A. Ratification of GMS Termination

On MOTION by Mr. Revell and seconded by Mr. Davenport, with all in favor, the termination of GMS, was ratified.
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B. Resolution 2024-31, Appointing and Fixing the Compensation of the District Manager; Appointing a Financial Disclosure Coordinator; Appointing an Assessment Methodology Consultant in Contemplation of the Issuance of Special Assessment Bonds; Appointing a Designated Investment Representative to Administer Investment Direction with Regard to District Funds; and Providing an Effective Date

Ms. Cerbone presented Resolution 2024-31 and read the title.

On MOTION by Mr. Revell and seconded by Mr. Davenport, with all in favor, Resolution 2024-31, Appointing and Fixing the Compensation of the District Manager; Appointing a Financial Disclosure Coordinator; Appointing an Assessment Methodology Consultant in Contemplation of the Issuance of Special Assessment Bonds; Appointing a Designated Investment Representative to Administer Investment Direction with Regard to District Funds; and Providing an Effective Date, was adopted.

C. Resolution 2024-32, Appointing and Removing Officers of the District and Providing for an Effective Date

Ms. Cerbone presented Resolution 2024-32. This Resolution also removes from the Board all the individuals from former District Manager GMS. The new slate will be as follows:

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Craig Wrathell	Treasurer
Jeffrey Pinder	Assistant Treasurer

The following prior appointments remain unaffected by this Resolution:

Brad Odom	Chair
Garrison Burr	Vice Chair
Peter Mettler Jr.	Assistant Secretary
James Davenport	Assistant Secretary
Jay Revell	Assistant Secretary Brad

Ms. Cerbone stated that certain officers will execute documents on behalf of the CDD, based on the Board's decisions at publicly noticed meeting.

On MOTION by Mr. Davenport and seconded by Mr. Revell, with all in favor, Resolution 2024-32, Appointing and Removing Officers of the District and Providing for an Effective Date, was adopted.

- D. Resolution 2024-33, Designating a Public Depository for Funds of the District; Authorizing Certain Officers of the District to Execute and Deliver Any and All Financial Reports Required by Rule, Statute, Law, Ordinance or Regulation; And Providing an Effective Date**

Ms. Cerbone presented Resolution 2024-33 and read the title. Staff recommends Trust.

On MOTION by Mr. Revell and seconded by Mr. Davenport, with all in favor, Resolution 2024-33, Designating Trust Bank as a Public Depository for Funds of the District; Authorizing Certain Officers of the District to Execute and Deliver Any and All Financial Reports Required by Rule, Statute, Law, Ordinance or Regulation; And Providing an Effective Date, was adopted.

- E. Resolution 2024-34, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2024-34 and read the title. The official signors will be Mr. Wrathell and Mr. Pinder.

On MOTION by Mr. Revell and seconded by Mr. Davenport, with all in favor, Resolution 2024-34, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.

- F. Resolution 2024-35, Designating a Registered Agent and Registered Office of the District and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2024-34.

On MOTION by Mr. Davenport and seconded by Mr. Revell, with all in favor, Resolution 2024-35, Designating Craig Wrathell as Registered Agent and Wrathell Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District and Providing for an Effective Date, was adopted.

- G. Resolution 2024-36, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

On MOTION by Mr. Revell and seconded by Mr. Davenport, with all in favor, Resolution 2024-36, Designating Wrathell Hunt and Associates, LLC, as the Primary Administrative Office and Kilinski | Van Wyk, 517 E. College Avenue, Tallahassee, Florida 32301 as the Principal Headquarters of the District and Providing an Effective Date, was adopted.

- H. Resolution 2024-37, Designating the Location of the Local District Records Office and Providing an Effective Date

On MOTION by Mr. Revell and seconded by Mr. Davenport, with all in favor, Resolution 2024-37, Designating Kilinski | Van Wyk, 517 E. College Avenue, Tallahassee, Florida 32301 as the Location of the Local District Records Office, and Providing an Effective Date, was adopted.

- I. Strange Zone, Inc. Quotation M24-1011 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Ms. Cerbone presented the Strange Zone, Inc. Quotation M24-1011.

On MOTION by Mr. Revell and seconded by Mr. Davenport, with all in favor, Strange Zone, Inc. Quotation M24-1011 for District Website Design, Maintenance and Domain Web-Site Design Agreement, was approved.

- J. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Ms. Cerbone presented the ADA Site Compliance Proposal.

On MOTION by Mr. Revell and seconded by Mr. Davenport, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, was approved.

- K. Termination of Realign Web Design Services

On MOTION by Mr. Revell and seconded by Mr. Davenport, with all in favor, termination of Realign Web Design Services, was approved.

- L. Resolution 2024-38, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date**

This item was deferred to the next meeting.

FOURTH ORDER OF BUSINESS

Consideration of Financing Items

- A. Resolution 2024-39, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing as Authorized By Section 190.021, Florida Statutes; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2024-39 and read the title.

On MOTION by Mr. Davenport and seconded by Mr. Revell, with all in favor, Resolution 2024-39, Designating a Date, Time, and Location of April 29, 2024 at 10:00 a.m., at Kilinski | Van Wyk, 517 E. College Avenue, Tallahassee, Florida 32301, for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing as Authorized By Section 190.021, Florida Statutes; and Providing an Effective Date, was adopted.

- B. Master Engineer's Report**

Mr. Darabi presented the Master Engineer's Report dated March 2024. He called attention to Tables 2, 3, 3A, 4, 4A related to Area 1, 4B related to Area 2, and 4C related to Area 3. The cost distribution is a much more detailed and refined allocation of costs than the one in the previous Report. The total cost of the three sub-tables is equivalent to the total amount of the Table 4 Opinion of Probable Cost, which is \$165,500,000. Aside from the allocation of costs and references to Areas 1, 2 and 3, the rest of the Report is identical to the previous version.

- C. Master Special Assessment Methodology Report**

Ms. Cerbone presented the Master Special Assessment Methodology Report dated February 27, 2024 and noted the pertinent data. She reviewed the Development Program, Capital Improvement Program (CIP), financing program, benefit allocation between Areas 1, 2 and 3, True-Up Mechanism and the Appendix Tables. Asked what ERU stands for, Ms. Cerbone stated Equivalent Residential Unit.

D. Resolution 2024-40, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to Be Paid by Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing For An Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of This Resolution; and Addressing Conflicts, Severability and an Effective Date

Ms. Kilinski presented Resolution 2024-40, also known as the Declaring Resolution, which accomplishes the following:

- Declares the CDD's intent to levy an assessment, an assessment lien securing the amounts discussed and sets a public hearing for April 29, 2024.
- Approves the Master Engineer's Report and the Master Special Assessment Methodology Report.
- Authorizes District Staff to send Mailed Notices to the Landowners of record.

On MOTION by Mr. Revell and seconded by Mr. Davenport, with all in favor, Resolution 2024-40, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to Be Paid by Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing For An Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of This Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

E. Resolution 2024-41, Authorizing the Issuance of not Exceeding \$226,695,000 Principal Amount East Ridge Community Development District Special Assessment Revenue Bonds in One or More Series, for the Purpose of Financing The Construction and/or Acquisition by the District of the Public Improvements and Community Facilities

Permitted by the Provisions of Chapter 190, Florida Statutes and the Ordinance Establishing the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date

Mr. Dame presented Resolution 2024-41, which accomplishes the following:

- Authorizes the issuance of bonds in the amount of \$226,695,000.
- Approves the form of Master Trust Indenture and appoints the Bond Trustee.
- Facilitates the Bond Validation proceeding.

On MOTION by Mr. Revell and seconded by Mr. Davenport, with all in favor, Resolution 2024-41, Authorizing the Issuance of not Exceeding \$226,695,000 Principal Amount East Ridge Community Development District Special Assessment Revenue Bonds in One or More Series, for the Purpose of Financing The Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes and the Ordinance Establishing the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-42, Approving the Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date

This item was deferred to the next meeting, at which time the Fiscal Year 2024 budget and the proposed Fiscal Year 2025 budget will be presented.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-43, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

A. Rules of Procedure

B. Notices of Rule Development and Rulemaking

These items were included for informational purposes.

On MOTION by Mr. Davenport and seconded by Mr. Revell, with all in favor, Resolution 2024-43, to Designate April 29, 2024 at 10:00 a.m. at Kilinski | Van Wyk, 517 E. College Avenue, Tallahassee, Florida 32301 as the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS**Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services**

- A. Affidavit of Publication**
- B. Respondent: Moore Bass Consulting, Inc.**
- C. Competitive Selection Criteria/Ranking**
- D. Award of Contract**

Ms. Cerbone stated, since there was only one respondent, Staff recommends that the Board deems Moore Bass Consulting, Inc., the most responsive respondent, rank them as the #1 ranked respondent and authorize District Counsel to prepare an Agreement.

- **Agreement for Professional Engineering Services**

On MOTION by Mr. Revell and seconded by Mr. Davenport, with all in favor, deeming Moore Bass Consulting, Inc., the sole respondent to the RFQ for Engineering Services, as the most responsive and #1-ranked respondent and authorizing District Counsel to negotiate and prepare an agreement with Moore Bass Consulting, was approved.

EIGHTH ORDER OF BUSINESS**Authorization of Request for Proposals (RFP) for Annual Audit Services**

- **Designation of Board of Supervisors as Audit Committee**

On MOTION by Mr. Revell and seconded by Mr. Davenport, with all in favor, authorizing Staff to advertise the RFP for Annual Audit Services and Designating the Board of Supervisors as the Audit Committee, was approved.

On MOTION by Mr. Davenport and seconded by Mr. Revell, with all in favor, the Unaudited Financial Statements as of February 29, 2024, were accepted.

TENTH ORDER OF BUSINESS

Approval of Minutes

- A. October 30, 2023 Landowners' Meeting
- B. October 30, 2023 Organizational Meeting

On MOTION by Mr. Davenport and seconded by Mr. Revell, with all in favor, the October 30, 2023 Landowners' Meeting and the October 30, 2023 Organizational Meeting Minutes, both as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kilinski | Van Wyk PLLC
- B. District Engineer: Moore Bass Consulting, Inc.

There were no reports from District Counsel or the District Engineer.

- C. District Manager: Wrathell, Hunt and Associates, LLC
 - NEXT MEETING DATE: April 29, 2024 at 10:00 AM [Uniform Method, Debt Assessment, Rules and Proposed Budget Presentations]
 - QUORUM CHECK

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

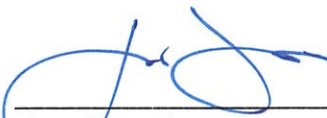
FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Revell and seconded by Mr. Davenport, with all in favor, the meeting adjourned at 10:45 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair