

# **HUNTER'S RIDGE**

**COMMUNITY DEVELOPMENT**

**DISTRICT No. 1**

**May 24, 2022**

**BOARD OF SUPERVISORS**

**REGULAR MEETING**

**AGENDA**

# Hunter's Ridge Community Development District No. 1

## OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

May 17, 2022

Board of Supervisors  
Hunter's Ridge Community Development District No. 1

<p><b><u>ATTENDEES:</u></b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Dear Board Members:

The Board of Supervisors of the Hunter's Ridge Community Development District No. 1 will hold a Regular Meeting on May 24, 2022 at 11:30 a.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Building 2, Bunnell, Florida 32110. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consider Appointment to Fill Unexpired Term of Seat 2 (*Term Expires November 2024*)
  - Administration of Oath of Office to Newly Appointed Supervisor
    - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
    - B. Membership, Obligations and Responsibilities
    - C. Financial Disclosure Forms
      - I. Form 1: Statement of Financial Interests
      - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
      - III. Form 1F: Final Statement of Financial Interests
    - D. Form 8B – Memorandum of Voting Conflict
4. Consideration of Resolution 2022-01, Designating Certain Officers of the District and Providing for an Effective Date
5. Consideration of Resolution 2022-02, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

6. Consideration of Resolution 2022-03, Designating a Date, Time and Location for a Landowners' Meeting; Providing for Publication; Providing for an Effective Date
7. Consideration of Resolution 2022-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date
8. Consideration of Amendment to HOA Agreement
9. Ratification of Zev Cohen & Associates, Inc., Stormwater Needs Analysis Proposal
10. Ratification of Flagler County Maintenance Guarantee Agreement
11. Acceptance of Unaudited Financial Statements as of April 30, 2022
12. Approval of August 25, 2021 Public Hearing and Regular Meeting Minutes
13. Other Business
14. Staff Reports
  - A. District Counsel: *Cobb Cole*
  - B. District Engineer: *Zev Cohen & Associates, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - I. 199 Registered Voters in District as of April 15, 2022
    - II. NEXT MEETING DATE: August 23, 2022 at 11:30 A.M.

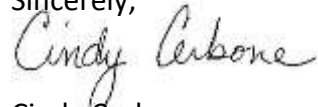
• QUORUM CHECK

Howard Lefkowitz	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Steve Thompson	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Tom Mehegan	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Charles Lichtigman	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

15. Board Members' Comments/Requests
16. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (561)346-5294.

Sincerely,



Cindy Cerbone  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 801 901 3513**

**HUNTER'S RIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT NO. 1**

**4**

**RESOLUTION 2022-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HUNTER’S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1, DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Hunter’s Ridge Community Development District No. 1 (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District desires to designate certain Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HUNTER’S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1:**

**SECTION 1.** \_\_\_\_\_ is appointed Chair.

**SECTION 2.** \_\_\_\_\_ is appointed Vice Chair.

**SECTION 3.** **Craig Wrathell** is appointed Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

**Cindy Cerbone** is appointed Assistant Secretary.

**Jamie Sanchez** is appointed Assistant Secretary.

**SECTION 4.** This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

**SECTION 5.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 24<sup>th</sup> day of May, 2022.

ATTEST:

**HUNTER'S RIDGE COMMUNITY  
DEVELOPMENT DISTRICT NO. 1**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**HUNTER'S RIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT NO. 1**

**5**



**RESOLUTION 2022-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HUNTER’S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1 APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Hunter’s Ridge Community Development District No. 1 (“**District**”) prior to June 15, 2022, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HUNTER’S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

<b>DATE:</b>	August 23, 2022
<b>HOUR:</b>	11:30 A.M.
<b>LOCATION:</b>	Flagler County Government Services Bldg. 1769 E. Moody Blvd., Bldg. 2 Bunnell, Florida 32110

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Flagler County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 24th DAY OF MAY, 2022.**

ATTEST:

**HUNTER’S RIDGE COMMUNITY  
DEVELOPMENT DISTRICT NO. 1**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A: Fiscal Year 2022/2023 Proposed Budget**

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
PROPOSED BUDGET  
FISCAL YEAR 2023**

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
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**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 73,492				\$ 73,262
Allowable discounts (4%)	(2,940)				(2,930)
Assessment levy: on-roll - net	70,552	\$ 64,077	\$ 6,475	\$ 70,552	70,332
Assessment levy: off-roll	14,803	-	14,803	14,803	14,757
Total revenues	<u>85,355</u>	<u>64,077</u>	<u>21,278</u>	<u>85,355</u>	<u>85,089</u>
<b>EXPENDITURES</b>					
Supervisors	4,000	-	4,000	4,000	4,000
Management/accounting/recording	42,000	21,000	21,000	42,000	42,000
Legal	8,860	885	7,975	8,860	7,500
Engineering	1,500	-	1,500	1,500	5,000
Engineering - stormwater reporting	-	-	5,000	5,000	-
Audit	5,000	-	5,000	5,000	5,000
Arbitrage rebate calculation	1,250	500	750	1,250	1,250
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	9,950	9,250	-	9,250	9,950
Telephone	200	100	100	200	200
Postage	500	118	382	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	-	1,500	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	6,708	6,311	-	6,311	7,100
Contingencies	500	71	429	500	500
Website: Hosting	705	705	-	705	705
Website: ADA compliance	210	210	-	210	210
Property taxes	632	-	-	-	632
Tax collector	1,470	1,282	188	1,470	1,465
Total expenditures	<u>86,660</u>	<u>41,357</u>	<u>48,574</u>	<u>89,931</u>	<u>89,187</u>
Excess/(deficiency) of revenues over/(under) expenditures	(1,305)	22,720	(27,296)	(4,576)	(4,098)
Fund balance - beginning (unaudited)	27,947	36,908	59,628	36,908	32,332
Fund balance - ending					
Committed:					
Working capital	26,696	26,696	26,696	26,696	27,622
Unassigned	(54)	32,932	5,636	5,636	612
Fund balance - ending (projected)	<u>\$ 26,642</u>	<u>\$ 59,628</u>	<u>\$ 32,332</u>	<u>\$ 32,332</u>	<u>\$ 28,234</u>

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ 4,000
<p>Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates six meetings during this fiscal year.</p>	
Management/accounting/recording	42,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	7,500
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	5,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	5,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	1,250
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt &amp; Associates serves as dissemination agent.</p>	
Trustee	9,950
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	7,100
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies	500
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Website: Hosting	705
Website: ADA compliance	210
Property taxes	632
Tax collector	1,465
Total expenditures	<u>\$ 89,187</u>

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
DEBT SERVICE FUND BUDGET - SERIES 2019  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 150,984				\$ 146,309
Allowable discounts (4%)	(6,039)				(5,852)
Assessment levy: on-roll - net	144,945	\$ 131,643	\$ 13,302	\$ 144,945	140,457
Off-roll assessment levy	3,976	-	3,976	3,976	3,976
Assessment prepayments	-	63,245	-	63,245	-
Interest	-	6	-	6	-
Total revenues	148,921	194,894	17,278	212,172	144,433
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	40,000	40,000	-	40,000	35,000
Principal prepayment	60,000	65,000	70,000	135,000	-
Interest	107,656	54,966	52,588	107,554	101,056
Total debt service	207,656	159,966	122,588	282,554	136,056
<b>Other fees &amp; charges</b>					
Tax collector	3,020	2,633	387	3,020	2,926
Total other fees & charges	3,020	2,633	387	3,020	2,926
Total expenditures	210,676	162,599	122,975	285,574	138,982
Excess/(deficiency) of revenues over/(under) expenditures	(61,755)	32,295	(105,697)	(73,402)	5,451
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfer out	-	(3)	-	-	-
Total other financing sources/(uses)	-	(3)	-	-	-
Net increase/(decrease) in fund balance	(61,755)	32,292	(105,697)	(73,402)	5,451
Fund balance - beginning (unaudited)	245,344	245,765	278,057	245,765	172,363
Fund balance - ending (projected)	\$ 183,589	\$ 278,057	\$ 172,360	\$ 172,363	177,814
Use of fund balance					
Debt service reserve balance (required)					(77,606)
Principal and Interest expense - November 1, 2023					(90,178)
Projected fund balance surplus/(deficit) as of September 30, 2023					\$ 10,030

**Note:** Capitalized interest for Series 2019 Bonds ended on 11/01/2019



**Hunter's Ridge**  
Community Development District No. 1  
Special Assessment Revenue Bonds, Series 2019  
\$2,350,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Prepayment</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2022	35,000.00		4.000%	50,878.13	85,878.13
05/01/2023	-			50,178.13	50,178.13
11/01/2023	40,000.00		4.000%	50,178.13	90,178.13
05/01/2024	-			49,378.13	49,378.13
11/01/2024	40,000.00		4.000%	49,378.13	89,378.13
05/01/2025	-			48,578.13	48,578.13
11/01/2025	40,000.00		4.250%	48,578.13	88,578.13
05/01/2026	-			47,728.13	47,728.13
11/01/2026	45,000.00		4.250%	47,728.13	92,728.13
05/01/2027	-			46,771.88	46,771.88
11/01/2027	45,000.00		4.250%	46,771.88	91,771.88
05/01/2028	-			45,815.63	45,815.63
11/01/2028	45,000.00		4.250%	45,815.63	90,815.63
05/01/2029	-			44,859.38	44,859.38
11/01/2029	50,000.00		4.250%	44,859.38	94,859.38
05/01/2030	-			43,796.88	43,796.88
11/01/2030	50,000.00		5.000%	43,796.88	93,796.88
05/01/2031	-			42,546.88	42,546.88
11/01/2031	55,000.00		5.000%	42,546.88	97,546.88
05/01/2032	-			41,171.88	41,171.88
11/01/2032	55,000.00		5.000%	41,171.88	96,171.88
05/01/2033	-			39,796.88	39,796.88
11/01/2033	60,000.00		5.000%	39,796.88	99,796.88
05/01/2034	-			38,296.88	38,296.88
11/01/2034	65,000.00		5.000%	38,296.88	103,296.88
05/01/2035	-			36,671.88	36,671.88
11/01/2035	65,000.00		5.000%	36,671.88	101,671.88
05/01/2036	-			35,046.88	35,046.88
11/01/2036	70,000.00		5.000%	35,046.88	105,046.88
05/01/2037	-			33,296.88	33,296.88
11/01/2037	75,000.00		5.000%	33,296.88	108,296.88
05/01/2038	-			31,421.88	31,421.88
11/01/2038	75,000.00		5.000%	31,421.88	106,421.88
05/01/2039	-			29,546.88	29,546.88
11/01/2039	80,000.00		5.000%	29,546.88	109,546.88
05/01/2040	-			27,546.88	27,546.88
11/01/2040	85,000.00		5.125%	27,546.88	112,546.88
05/01/2041	-			25,368.75	25,368.75
11/01/2041	90,000.00		5.125%	25,368.75	115,368.75
05/01/2042	-			23,062.50	23,062.50
11/01/2042	95,000.00		5.125%	23,062.50	118,062.50
05/01/2043	-			20,628.13	20,628.13
11/01/2043	100,000.00		5.125%	20,628.13	120,628.13
05/01/2044	-			18,065.63	18,065.63
11/01/2044	105,000.00		5.125%	18,065.63	123,065.63
05/01/2045	-			15,375.00	15,375.00
11/01/2045	110,000.00		5.125%	15,375.00	125,375.00
05/01/2046	-			12,556.25	12,556.25
11/01/2046	115,000.00		5.125%	12,556.25	127,556.25
05/01/2047	-			9,609.38	9,609.38

**Hunter's Ridge**  
 Community Development District No. 1  
 Special Assessment Revenue Bonds, Series 2019  
 \$2,350,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Prepayment</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2047	120,000.00		5.125%	9,609.38	129,609.38
05/01/2048	-			6,534.38	6,534.38
11/01/2048	125,000.00		5.125%	6,534.38	131,534.38
05/01/2049	-			3,331.25	3,331.25
11/01/2049	130,000.00		5.125%	3,331.25	133,331.25
<b>Total</b>	<b>\$2,065,000.00</b>			<b>\$1,784,840.85</b>	<b>\$3,849,840.85</b>

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
DEBT SERVICE FUND BUDGET - SERIES 2019A  
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022		
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 236,824				\$ 236,824
Allowable discounts (4%)	(9,473)				(9,473)
Assessment levy: on-roll - net	227,351	\$ 206,486	\$ 20,865	\$ 227,351	227,351
Off-roll assessment levy	54,585	-	54,585	54,585	54,585
Interest	-	12	-	12	-
Total revenues	281,936	206,498	75,450	281,948	281,936
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	50,000	50,000	-	50,000	55,000
Interest	222,300	111,900	110,400	222,300	219,150
Total debt service	272,300	161,900	110,400	272,300	274,150
<b>Other fees &amp; charges</b>					
Tax collector	4,736	4,130	606	4,736	4,736
Total other fees & charges	4,736	4,130	606	4,736	4,736
Total expenditures	277,036	166,030	111,006	277,036	278,886
Excess/(deficiency) of revenues over/(under) expenditures	4,900	40,468	(35,556)	4,912	3,050
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(32)	-	-	-
Total other financing sources/(uses)	-	(32)	-	-	-
Net increase/(decrease) in fund balance	4,900	40,436	(35,556)	4,912	3,050
Fund balance - beginning (unaudited)	445,547	445,227	485,663	445,227	450,139
Fund balance - ending (projected)	\$ 450,447	\$ 485,663	\$ 450,107	\$ 450,139	453,189
Use of fund balance					
Debt service reserve balance (required)					(277,200)
Principal and Interest expense - November 1, 2023					(163,750)
Projected fund balance surplus/(deficit) as of September 30, 2023					\$ 12,239

**Note:** Capitalized interest for Series 2019A Bonds ended on 11/01/2019

**Hunter's Ridge**  
Community Development District No. 1  
Special Assessment Revenue Bonds, Series 2019A  
\$3,780,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2022	55,000.00	6.000%	110,400.00	165,400.00
05/01/2023	-		108,750.00	108,750.00
11/01/2023	55,000.00	6.000%	108,750.00	163,750.00
05/01/2024	-		107,100.00	107,100.00
11/01/2024	60,000.00	6.000%	107,100.00	167,100.00
05/01/2025	-		105,300.00	105,300.00
11/01/2025	65,000.00	6.000%	105,300.00	170,300.00
05/01/2026	-		103,350.00	103,350.00
11/01/2026	70,000.00	6.000%	103,350.00	173,350.00
05/01/2027	-		101,250.00	101,250.00
11/01/2027	70,000.00	6.000%	101,250.00	171,250.00
05/01/2028	-		99,150.00	99,150.00
11/01/2028	75,000.00	6.000%	99,150.00	174,150.00
05/01/2029	-		96,900.00	96,900.00
11/01/2029	80,000.00	6.000%	96,900.00	176,900.00
05/01/2030	-		94,500.00	94,500.00
11/01/2030	85,000.00	6.000%	94,500.00	179,500.00
05/01/2031	-		91,950.00	91,950.00
11/01/2031	90,000.00	6.000%	91,950.00	181,950.00
05/01/2032	-		89,250.00	89,250.00
11/01/2032	95,000.00	6.000%	89,250.00	184,250.00
05/01/2033	-		86,400.00	86,400.00
11/01/2033	100,000.00	6.000%	86,400.00	186,400.00
05/01/2034	-		83,400.00	83,400.00
11/01/2034	110,000.00	6.000%	83,400.00	193,400.00
05/01/2035	-		80,100.00	80,100.00
11/01/2035	115,000.00	6.000%	80,100.00	195,100.00
05/01/2036	-		76,650.00	76,650.00
11/01/2036	120,000.00	6.000%	76,650.00	196,650.00
05/01/2037	-		73,050.00	73,050.00
11/01/2037	130,000.00	6.000%	73,050.00	203,050.00
05/01/2038	-		69,150.00	69,150.00
11/01/2038	135,000.00	6.000%	69,150.00	204,150.00
05/01/2039	-		65,100.00	65,100.00
11/01/2039	145,000.00	6.000%	65,100.00	210,100.00
05/01/2040	-		60,750.00	60,750.00
11/01/2040	155,000.00	6.000%	60,750.00	215,750.00
05/01/2041	-		56,100.00	56,100.00
11/01/2041	165,000.00	6.000%	56,100.00	221,100.00
05/01/2042	-		51,150.00	51,150.00
11/01/2042	170,000.00	6.000%	51,150.00	221,150.00
05/01/2043	-		46,050.00	46,050.00
11/01/2043	185,000.00	6.000%	46,050.00	231,050.00
05/01/2044	-		40,500.00	40,500.00
11/01/2044	195,000.00	6.000%	40,500.00	235,500.00
05/01/2045	-		34,650.00	34,650.00
11/01/2045	205,000.00	6.000%	34,650.00	239,650.00
05/01/2046	-		28,500.00	28,500.00
11/01/2046	215,000.00	6.000%	28,500.00	243,500.00
05/01/2047	-		22,050.00	22,050.00

**Hunter's Ridge**

Community Development District No. 1

Special Assessment Revenue Bonds, Series 2019A

\$3,780,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2047	230,000.00	6.000%	22,050.00	252,050.00
05/01/2048	-		15,150.00	15,150.00
11/01/2048	245,000.00	6.000%	15,150.00	260,150.00
05/01/2049	-		7,800.00	7,800.00
11/01/2049	260,000.00	6.000%	7,800.00	267,800.00
<b>Total</b>	<b>\$3,680,000.00</b>		<b>\$3,898,500.00</b>	<b>\$7,578,500.00</b>

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
DEBT SERVICE FUND BUDGET - SERIES 2019B  
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022		
<b>REVENUES</b>					
Off-roll assessment levy	\$ 105,900	\$ 18,891	\$ 71,634	\$ 90,525	\$ 41,100
Assessment prepayments	-	629,713	48,930	678,643	-
Interest	-	11	-	11	-
Total revenues	<u>105,900</u>	<u>648,615</u>	<u>120,564</u>	<u>769,179</u>	<u>41,100</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal prepayment	-	360,000	500,000	860,000	-
Interest	105,900	49,125	41,400	90,525	41,100
Total debt service	<u>105,900</u>	<u>409,125</u>	<u>541,400</u>	<u>950,525</u>	<u>41,100</u>
Total expenditures	<u>105,900</u>	<u>409,125</u>	<u>541,400</u>	<u>950,525</u>	<u>41,100</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	239,490	(420,836)	(181,346)	-
Net increase/(decrease) in fund balance	-	239,490	(420,836)	(181,346)	-
Fund balance - beginning (unaudited)	176,181	341,447	580,937	341,447	160,101
Fund balance - ending (projected)	<u>\$ 176,181</u>	<u>\$ 580,937</u>	<u>\$ 160,101</u>	<u>\$ 160,101</u>	<u>160,101</u>
Use of fund balance					
Debt service reserve balance (required)					(105,900)
Principal and Interest expense - November 1, 2023					(20,550)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 33,651</u>

**Note:** Capitalized interest for Series 2019B Bonds ends on 11/01/2020

**Hunter's Ridge**

Community Development District No. 1

Special Assessment Revenue Bonds, Series 2019B

\$1,765,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2022	-	-	20,550.00	20,550.00
05/01/2023	-	-	20,550.00	20,550.00
11/01/2023	-	-	20,550.00	20,550.00
05/01/2024	-	-	20,550.00	20,550.00
11/01/2024	-	-	20,550.00	20,550.00
05/01/2025	-	-	20,550.00	20,550.00
11/01/2025	-	-	20,550.00	20,550.00
05/01/2026	-	-	20,550.00	20,550.00
11/01/2026	-	-	20,550.00	20,550.00
05/01/2027	-	-	20,550.00	20,550.00
11/01/2027	-	-	20,550.00	20,550.00
05/01/2028	-	-	20,550.00	20,550.00
11/01/2028	-	-	20,550.00	20,550.00
05/01/2029	-	-	20,550.00	20,550.00
11/01/2029	-	-	20,550.00	20,550.00
05/01/2030	-	-	20,550.00	20,550.00
11/01/2030	-	-	20,550.00	20,550.00
05/01/2031	-	-	20,550.00	20,550.00
11/01/2031	-	-	20,550.00	20,550.00
05/01/2032	-	-	20,550.00	20,550.00
11/01/2032	685,000.00	6.000%	20,550.00	705,550.00
<b>Total</b>	<b>\$685,000.00</b>		<b>\$487,650.00</b>	<b>\$1,172,650.00</b>

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2023**

**On-Roll Assessments**

Number of Units	Unit Type	Projected Fiscal Year 2023			GF & DSF	Fiscal Year 2022 Total
		GF	Series 2019	Series 2019A		
<b><u>Assessment Area One</u></b>						
70	SF 60'	261.65	1,558.26	-	1,819.91	1,820.73
49	Villa 35'	261.65	1,057.39	-	1,319.04	1,319.86
<b>119</b>						
<b><u>Assessment Area Two</u></b>						
45	Villa 35'	261.65	-	1,036.95	1,298.60	1,299.42
68	SF 60'	261.65	-	1,488.96	1,750.61	1,751.43
34	SF 75'	261.65	-	1,914.38	2,176.03	2,176.85
14	Estate	261.65	-	1,701.67	1,963.32	1,964.14
<b>161</b>						

**Off-Roll Assessments**

Number of Units	Unit Type	Projected Fiscal Year 2023			GF & DSF	Fiscal Year 2022 Total
		GF	Series 2019	Series 2019A		
<b><u>Assessment Area One</u></b>						
0	SF 60'	245.95	1,464.76	-	1,710.71	1,711.48
4	Villa 35'	245.95	993.95	-	1,239.90	1,240.67
<b>4</b>						
<b><u>Assessment Area Two</u></b>						
56	Villa 35'	245.95	-	974.73	1,220.68	1,221.45
0	SF 60'	245.95	-	1,399.62	1,645.57	1,646.34
0	SF 75'	245.95	-	1,799.52	2,045.47	2,046.24
0	Estate	245.95	-	1,599.57	1,845.52	1,846.29
<b>56</b>						



**HUNTER'S RIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT NO. 1**

**6**

**RESOLUTION 2022-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1, DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING; PROVIDING FOR PUBLICATION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Hunter's Ridge Community Development District No. 1 ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Flagler County, Florida; and

**WHEREAS**, the District's Board of Supervisors ("**Board**") is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, Florida Statutes; and

**WHEREAS**, the effective date of Ordinance No. 2014-01 creating the District was the 21<sup>st</sup> day of April, 2014; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), Florida Statutes.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1:**

Section 1. In accordance with Section 190.006(2), Florida Statutes, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on the \_\_\_ day of November, 2022, at \_\_\_\_\_ a.m./p.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg 2, Bunnell, Florida 32110.

Section 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, the landowners' meeting and election has been announced by the Board at its May 24, 2022 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Wrathell, Hunt & Associates, LLC, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

Section 4. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 24TH DAY OF MAY, 2022.**

**HUNTER'S RIDGE COMMUNITY  
DEVELOPMENT DISTRICT NO. 1**

**ATTEST:**

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

\_\_\_\_\_  
Secretary/Assistant Secretary

**EXHIBIT A**

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS  
OF THE HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**

Notice is hereby given to the public and all landowners within Hunter's Ridge Community Development District No. 1 (the "District") in Flagler County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November \_\_, 2022  
TIME: \_\_\_\_\_ A.M./P.M.  
PLACE: Flagler County Government Services Bldg.  
1769 E. Moody Blvd., Bldg. 2  
Bunnell, Florida 32110

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010, during normal business hours. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

\_\_\_\_\_  
District Manager  
Run Date(s): \_\_\_\_\_ & \_\_\_\_\_

**PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT**

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November \_\_, 2022**

TIME: \_\_\_\_\_

LOCATION:     **Flagler County Government Services Bldg.  
1769 E. Moody Blvd., Bldg. 2  
Bunnell, Florida 32110**

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. **Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.**

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two (2) candidates receiving the highest number of votes shall be elected for a term of four (4) years. The remaining candidate receiving the highest number of votes shall be elected for a term of two (2) years. The term of office for the successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY**

**HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1  
FLAGLER COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER \_\_\_\_, 2022**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Hunter’s Ridge Community Development District No. 1 to be held at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg 2, Bunnell, Florida 32110, on November \_\_ 2022, at \_\_\_\_\_ a.m./p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
---------------------------	----------------	-------------------------

_____	_____	_____
_____	_____	_____
_____	_____	_____

*[Insert above, the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]*

**Total Number of Authorized Votes:** \_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes (2015), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

**OFFICIAL BALLOT**

**HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1  
FLAGLER COUNTY, FLORIDA  
LANDOWNERS' MEETING - NOVEMBER \_\_, 2022**

**For Election (3 Supervisors):** The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the remaining candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Hunter's Ridge Community Development District No. 1 and described as follows:

<b><u>Description</u></b>	<b><u>Acreage</u></b>
_____	_____
_____	_____
_____	_____

*[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]*

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

<b>SEAT</b>	<b>NAME OF CANDIDATE</b>	<b>NUMBER OF VOTES</b>
1.	_____	_____
4.	_____	_____
5.	_____	_____

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_



**HUNTER'S RIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT NO. 1**

**7**

**RESOLUTION 2022-04**

**A RESOLUTION OF THE HUNTER’S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1 DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2022/2023 AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Hunter’s Ridge Community Development District No. 1 (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Flagler County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HUNTER’S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1:**

**SECTION 1. ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District’s Board shall be held during Fiscal Year 2022/2023 as provided on the schedule attached hereto as **Exhibit A**.

**SECTION 2. FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Flagler County and the Florida Department of Economic Opportunity.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 24<sup>th</sup> day of May, 2022.

Attest:

**HUNTER’S RIDGE COMMUNITY  
DEVELOPMENT DISTRICT NO. 1**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

Exhibit A

<b>HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>Flagler County Government Services Bldg., 1769 E. Moody Blvd., Bldg. 2, Bunnell, Florida 32110</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>November __, 2022</b>	<b>Landowners' Meeting</b>	<b>__:__ AM/PM</b>
<b>May 23, 2023</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>August 22, 2023</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>11:30 AM</b>


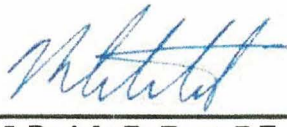
**HUNTER'S RIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT NO. 1**

**8**

**HUNTER'S RIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT NO. 1**

**9**

**LETTER OF AGREEMENT  
BETWEEN ZEV COHEN & ASSOCIATES, INC.  
AND CLIENT**

I. CLIENT INFORMATION		II. PROJECT INFORMATION	
<b>Client's Name:</b>	<i>Hunter's Ridge CDD c/o Wrathell, Hunt and Associates, LLC</i>	<b>Project Name:</b>	Hunter's Ridge CDD Stormwater Needs Analysis
<b>Attention of:</b>	Ms. Cindy Cerbone	<b>Project Number:</b>	ZC 14082 SW
<b>Client's Email Address:</b>	cerbonec@whhassociates.com	<b>Principle-In-Charge:</b>	M. Dwight DuRant, P.E.
<b>Phone:</b> (561) 571-0010	<b>Fax:</b>	<b>Project Manager:</b>	Randy M. Hudak, P.E.
<b>Property Owner's Name:</b>		<b>Fee:</b>	Time and Materials with a Budget Estimate of: \$5,000.00
<b>Client's Address:</b>  2300 Glades Rd. Suite 410W Boca Raton, Florida 33431			
<b>III. SCOPE OF WORK</b>			
ZCA shall perform the following tasks:			
<ul style="list-style-type: none"> <li>• Prepare the "Template for Local Governments and Special Districts for Performing a Stormwater Needs Analysis Pursuant to Section 5 of Section 403.9302, Florida Statutes" Analysis and coordinate required information with the appropriate consultants.</li> <li>• Transmit document to the appropriate agency</li> </ul>			
<b>IV. AUTHORIZATION</b>			
<b>Client's Authorization:</b>			
I, as Signatory, warrant and represent that I am authorized on behalf of <i>Wrathell, Hunt and Associates, LLC</i> , to enter into this contract for professional services and I hereby authorize the performance of the above service and agree to pay the fees resulting therefrom as identified in the "FEE" paragraph above. I have read, understand and agree to the attached Standard Conditions.			
			
<b>Authorized Signature &amp; Title</b>		<b>M. Dwight DuRant, P.E., Zev Cohen &amp; Associates, Inc.</b>	
<i>Howard Lefkowitz</i>		<b>February 9, 2022</b>	
<b>Print Name</b>		<b>Date</b>	
<i>3/14/22</i>		Cc: Samuel C. Hamilton, Jr., P.E. Robert J. Ball, P.E. Mark P. Karet, AICP Viviana Vargas Elizabeth Dobelbower File	
<b>Date</b>		RMH/ns 14082c02 SW LOA	



**ZEV COHEN & ASSOCIATES, INC.**  
**STANDARD CONDITIONS**

The "Consultant" referred to below is Zev Cohen & Associates, Inc. unless otherwise specified in the Contract/Agreement for Services, the following Standard Conditions shall be incorporated as part of the Agreement for Services. In the event of any conflict, the Contract/Agreement for Services shall control:

1. Compensation for services not described in the Contract/Agreement for Services, and services required due to changes to completed plans, or changes to the work as initially requested by Client, shall be based on the following current Schedule of Hourly Rates:

Principal	\$190.00	Planner I	\$ 95.00
Department Director	\$175.00	Designer	\$ 85.00
Senior Professional Engineer	\$155.00	CADD Manager	\$110.00
Senior Registered Landscape Architect	\$150.00	Senior CADD Technician	\$100.00
Project Manager	\$155.00	CADD Technician	\$ 90.00
Senior Planner	\$140.00	Construction Administration Manager	\$130.00
Senior Biologist/Env. Scientist/GIS Analyst	\$140.00	Construction Administrator	\$110.00
Professional Engineer	\$140.00	Construction Administration Technician	\$ 90.00
Registered Landscape Architect	\$135.00	IT Manager	\$ 95.00
Environmental Scientist II/GIS Specialist II	\$105.00	Certified Soil Scientist	\$155.00
Engineer II	\$110.00	Certified Arborist	\$100.00
Landscape Architect II	\$105.00	Landscape Designer	\$ 85.00
Planner II	\$105.00	Engineering Technician	\$ 75.00
Senior Designer	\$100.00	Biological Technician	\$ 65.00
Environmental Scientist I/GIS Specialist I	\$ 95.00	Technical Assistant	\$ 65.00
Engineer I	\$ 95.00	Senior Clerical	\$ 60.00
Landscape Architect I	\$ 95.00	Clerical	\$ 50.00

- Consultant reserves the right to modify the hourly rates at the beginning of each calendar year. An employee's position and hourly rates are subject to change during the duration of the contract.
2. Reimbursable expenses, including without limitation, permit application fees, postage, express delivery, etc. which are advanced by Consultant shall be reimbursable at cost or, upon request of Consultant, paid directly by the Client. Blueprints shall be provided for a cost of \$0.25 per square foot and mylars at \$1.35 per square foot. These reimbursable expenses may include the use of a GPS unit and/or an ATV, if required. Both are billed out at \$100 per half-day or \$150 per day.
  3. Client shall be invoiced each month for reimbursable expenses and work performed during the preceding month. Client agrees to pay each invoice within thirty (30) days of its receipt. In the event that an invoice is not paid in full within sixty (60) days, Consultant reserves the right to stop all work, record a claim of lien as authorized by Florida's Construction Lien Law, and notify property owner if different from the Client. Client further agrees to pay interest on all amounts invoiced and not paid within said sixty (60) day period at a rate of 1.5% per month from date of invoice. Client also agrees to pay Consultant's cost of collections, including court costs and reasonable attorney's fees. Failure to make payment within said sixty (60) days shall release Consultant from all claims which Client may have, whether known or unknown at the time. Signer for Client personally guarantees all amounts due under this Agreement. Any retainer obtained will be applied to the final invoice. Client shall have sixty (60) days from the date of an invoice to dispute any charge on it. Failure to raise any objection during this time period shall constitute a waiver of any and all objections to the charges made within the invoice. Full payment of all outstanding invoices, except outstanding invoices containing a disputed charge, shall be a condition precedent to making any claim against Consultant by Client.
  4. Compensation for services rendered more than one year from the date of the Contract/Agreement for Services shall be based on the then current Schedule of Hourly Rates.
  5. Design Professional's services and work product are intended for the sole use and benefit of Client and are not intended to create any third-party rights or benefits or any use by any other person or entity or for any other purpose.
  6. Consultant shall not be responsible for construction cost adjustments resulting from changes required by approval agencies and/or site conditions.
  7. Consultant's determination of amounts owing to Contractor(s) for completed work shall be based on the Consultant's best knowledge, information and belief. Consultant shall not be liable for the techniques of construction nor the safety precautions selected by the Contractor.

Client Initials: 



8. All reports, plans, specifications, field data and notes and other documents, including all documents on electronic media, prepared by Consultant as instruments of service shall remain the property of Consultant who shall be deemed the author and shall retain all common law, statutory law and other rights, including copyrights. Client may reuse or make any modification to these instruments of service, providing, however, Client agrees to indemnify, defend and hold Consultant harmless from any claim, liability or cost (including reasonable attorney's fees and defense costs) arising out of any reuse or modification of the instruments of service by Client or any person or entity that acquires or obtains them from or through Client without the written authorization of Consultant. Furthermore, the Client shall sign the Consultant's Memorandum of Understanding prior to the transfer of documents. Under no circumstances shall transfer of the instruments of service on electronic media for use by Client be deemed a sale by Consultant and Consultant makes no warranties, either express or implied, of merchantability and fitness for any purpose.
9. The obligation to provide further services under this Agreement for Services may be terminated by either party upon seven (7) days' written notice.
10. In the event that all or any portion of the work prepared or partially prepared by Consultant is suspended, or terminated by Client, or by others, Client shall pay Consultant for all fees, charges and services for work performed to date of suspension or termination within thirty (30) days of such suspension or termination.
11. Consultant cannot guarantee the actions of government officials and agencies to grant desired approvals, and shall therefore not be liable for damages resulting from the actions or inactions of government agencies.
12. In providing opinions of probable construction costs, Client understands that Consultant has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinions of probable construction costs provided by Consultant are to be made on the basis of Consultant's qualifications and experience. Consultant makes no warranty, express or implied, as to the accuracy of such opinions as compared to bid or actual costs.
13. Consultant shall use that degree of care and skill ordinarily exercised under similar circumstances by members of its profession. This guaranty is in lieu of all other warranties or representations, either expressed or implied.
14. Should Consultant, or any of its employees, be found to have been negligent in the performance of services, or they have breached any expressed or implied warranty, representation or contract, Client, all parties claiming through Client, and all parties claiming to have in any way relied upon Consultant's services or work, agree that the maximum aggregate amount of Consultant's liability, or of its officers, employees and agents, shall be limited to the total amount of the fee paid to Consultant for work performed under this Contract/Agreement. Client may, upon written request received by Consultant within five (5) days of this Contract/Agreement, increase Consultant's liability to \$2,000,000 by agreeing to pay Consultant an additional 5% of the total fee charged for Consultant's services. This charge is not to be considered a charge for insurance of any type, but is increased consideration for the greater liability involved.
15. Client agrees to defend, indemnify and hold harmless from and against all suits, claims and demands howsoever arising made against Consultant by third parties in connection with the Project to the extent of Client's negligence, error or omission, including reasonable costs and reasonable attorneys' fees before trial, at trial or on appeal. The indemnity provided by Client to Consultant in this Section 14 herein shall not apply to the extent any claim, loss, damage or liability arising from the willful misconduct or gross negligence of Consultant.
16. In the event any of the provisions of the Contract/Agreement shall be found to be unenforceable, it shall be stricken and the remaining provisions shall be enforceable.
17. Anything contained in any other contract document notwithstanding, Consultant shall not be bound by any provision or agreement (a) requiring or providing for arbitration of disputes or controversies arising out of Consultant's work under this Contract/Agreement, (b) that waives Consultant's rights to a construction lien, or (c) conditioning Consultant's rights to payment upon payment by a third party.
18. In the event the Client has selected certain design consultants to subcontract to the Consultant or otherwise assigned them to the project team (collectively "Other Design Consultants") the Client represents that Other Design Consultants have appropriate qualifications for their designated scope of services and carry appropriate insurance for the Project. Consultant shall coordinate its services with Other Design Consultants but shall not be responsible for errors, omissions, or other wrongful acts of Other Design Consultants. Client shall indemnify, defend, and hold harmless the Consultant for any claims, damages, or losses arising from the performance of Other Design Consultants.



Client Initials: \_\_\_\_\_



19. The Consultant shall be provided the information needed from the Client or Other Design Consultants for rendering of its services. Client or Other Design Consultants shall provide such information to Consultant and Consultant shall be entitled to rely upon the accuracy and completeness of such information. Client recognizes that it is impossible for Consultant to assure the accuracy, completeness and sufficiency of such information, either because it is impossible to verify, or because of errors or omissions which may have occurred in assembling the information. Accordingly, Client agrees to indemnify and hold Consultant and Consultant's subconsultants harmless from any claim, liability or cost (including reasonable attorney's fees and costs of defense) for injury or loss arising from errors, omissions or in information provided by Client or Other Design Consultants to Consultant.
20. Consultant will assist Client in applying for site permits and approvals as shown in our Scope of Services. This assistance consists of completing and submitting forms, but does not include special studies, special research, special testing or special documentation or attendance at unanticipated meetings not normally required for this type of project. Should such additional services be required, they will be furnished by Consultant with compensation based on the above Schedule of Hourly Rates or an agreed upon fee.
21. Consultant may use the services of subconsultants when, in Consultant's opinion, it is appropriate and customary to do so. Such persons and entities include, without limitation, surveyors, specialized consultants and testing laboratories. Client shall reimburse Consultant for services and out-of-pocket expenses charged by subconsultants at the actual cost incurred by Consultant for the work of such subconsultants.
22. In the event Client consents to, allows, authorizes or approves of changes to any plans, specifications or other construction documents, and these changes are not approved in writing by Consultant, Client recognizes that such changes and the results of such changes are not the responsibility of Consultant. Accordingly, Client agrees to release Consultant from any liability arising from the construction, use or result of such changes. In addition, Client agrees to indemnify and hold Consultant harmless from any damage, liability or costs (including reasonable attorneys' fees and costs of defense) arising from such changes, except those damages, liabilities and costs arising from the sole negligence or willful misconduct of Consultant.
23. Client and/or the Client's Contractor or Other Design Consultants shall promptly report to Consultant any deficiencies or suspected deficiencies in Consultant's work or services of which Client becomes aware, so that Consultant may take measures to minimize the consequences of such a deficiency. Failure by Client and/or the Client's Contractor or Other Design Consultants to notify Consultant shall relieve Consultant of the cost of remedying the deficiencies above the sum such remedy would have cost had notice been given to Consultant when Client first became aware of the deficiency.
24. No dispute between the parties over any matter in excess of five thousand dollars (\$5,000.00), exclusive of attorney's fees and costs, shall be litigated until the parties have met with a mediator certified by the Florida Supreme Court who will assist the parties in a voluntary resolution of the dispute. This condition shall be waived if Client fails to agree to a mediator within thirty (30) days from the date of mailing a request to mediate made by Consultant, sent by certified mail, return receipt requested, (or equivalent) to the last address of Client on file with Consultant. Any time period to commence litigation is hereby extended until thirty (30) days after certification by the mediator that the parties are at an impasse. If litigation is prematurely commenced, it shall be stayed until the meditation has taken place.
25. Any suit, claim or legal proceeding of any kind between Client and Consultant shall be brought in a court of competent jurisdiction in Volusia County, Florida, which is Consultant's principal place of business.
26. Consultant's Construction Administration Phase services shall not be modified or reduced except by written modification to this agreement signed by the Client and Consultant. If the Client terminates, modifies or reduces any portion of the Consultant's Construction Administration Phase services under this agreement, the Client shall indemnify, and hold the Consultant and its consultants harmless from and against damages, losses and judgments arising from claims by the Client or any third parties, including reasonable attorneys' fees and expenses recoverable under applicable law, related to the services or activities the Consultant did not provide or in which the Consultant did not participate.
27. Upon the written request or direction of Client, Consultant shall evaluate and advise Client with respect to proposed or requested changes in materials, products, or equipment for the Project. Consultant shall be entitled to rely on the accuracy and completeness of the information provided in conjunction with the requested substitution. Client acknowledges that such changes may result in a reduction in the quality and performance of the Project and accepts that risk in recognition of the objectives of the change. Accordingly, Consultant shall not be responsible for errors, omissions, or inconsistencies in information or representations by others or in any way resulting from incorporating such substitution into the Project.
28. Consultant's services shall be limited to those expressly set forth in this Agreement. Consultant shall have no other obligations or responsibilities for the Project except as agreed upon Agreement amendments. Amendments to the contract authorized by the Client by verbal, email, or other forms of communication shall be considered binding.

Client Initials: 

29. Non-Solicitation Agreement - For a period of two years from the date of this Agreement, the Client and the Client's signatory on this Agreement (together, "Client"), agrees not to induce or attempt to persuade, directly or indirectly, any current or future employee of Consultant ("Employee") to terminate his or her employment with Consultant in order to enter into any relationship with the Client, or any firm, corporation, or other entity in which the Client is a participant in any capacity. Consultant will suffer financial harm if an Employee terminates his employment caused by breach of this Non-Solicitation Agreement. As actual damages necessary to compensate Consultant for such harm are uncertain and not readily ascertainable, the parties have agreed upon (liquidated) such damages as follows: An amount equal to the amount payable by Consultant to the Employee for the year following termination of employment. These liquidated damages are not intended by the parties as a penalty, but rather as an approximation of actual compensation due to Consultant as a result of the breach of this Non-Solicitation Agreement. The Client also acknowledges that the services rendered under this Agreement are of a unique, special, and extraordinary character that would be difficult or impossible for Consultant to replace, and by reason of such difficulty, the Client hereby agrees that for the breach or threatened breach of this Non-Solicitation Agreement, Consultant shall, in addition to any other rights and remedies available under this Agreement, at law or otherwise, be entitled to an injunction to be issued by any court of competent jurisdiction enjoining and restraining the Client from breaching this Non-Solicitation Agreement.

**PURSUANT TO THE FLORIDA STATUTES §558.0035,  
ANY INDIVIDUAL EMPLOYEE OR AGENT OF ZCA  
MAY NOT BE HELD INDIVIDUALLY LIABLE FOR  
NEGLIGENCE.**

Client Initials: 

**HUNTER'S RIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT NO. 1**

**10**



## MAINTENANCE GUARANTEE AGREEMENT

This Maintenance Guarantee Agreement (the "Agreement") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2022 (the "Effective Date"), by and between:

**HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**, a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes ("Uniform Act"), whose mailing address is c/o Wrathell Hunt & Associates, LLC, 6131 Lyons Road, Coconut Creek, FL 33073 (the "District"); and

**FLAGLER COUNTY**, a political subdivision of the State of Florida, whose mailing address is 1769 E Moody Blvd, Bldg #2, Bunnell, FL 32110 (the "County").

### RECITALS

**WHEREAS**, the District was established by Ordinance No. 2014-01 enacted by the Board of County Commissioners of the County of Flagler, Florida (the "County"), on April 21, 2014 for the purpose of planning, financing, constructing, installing, operating, acquiring and/or maintaining certain infrastructure within and without the boundaries of the premises to be governed by the District; and

**WHEREAS**, the District has accepted or plans to accept maintenance obligations associated with certain public improvements to be dedicated to the District, as illustrated on the Huntington Villas Phase 2-B Plat, which is the subject of Development Application # 3285 (the "Plat"); and

**WHEREAS**, The District is authorized by Chapter 190, Florida Statutes, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects as contemplated by the Plat; and

**WHEREAS**, the District will impose special assessments on the lands within the District to secure financing for the acquisition, operation, maintenance and construction of the certain improvements and right-of-way illustrated on the Plat; and

**WHEREAS**, the County's Land Development Code, Section 4.05.03, expresses the County's desire that the parties hereto enter into an Agreement to guarantee the continued maintenance of the public improvements shown on the Plat; and

**WHEREAS**, the parties agree that the District shall maintain the public improvements shown on the Plat at their sole cost.

**NOW, THEREFORE**, in consideration of the mutual covenants herein contained, and for and other good and valuable consideration between the parties, the receipt and sufficiency of which are hereby acknowledged by the parties, and subject to the terms and conditions hereof, the parties agree as follows:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

2. **MAINTENANCE OF PUBLIC IMPROVEMENTS.** Subject to the approval of the Board of Supervisors of the District, the District shall impose Special Assessments within the District, the proceeds of which will be used to finance the maintenance of the public improvements illustrated on the Huntington Villas Phase 2-B Plat. The public improvements shall be maintained in good, clean, safe condition and repair, free from defects that may pose a risk of damage to property, including property of other persons and Governmental Agencies authorized to locate their facilities within the public right-of-way, or a risk or bodily injury or death to any person.

3. **DISTRICT'S SOLE COST.** The maintenance activities referenced herein, and any repair, relocation, or removal required, will be at the District's sole cost, and without recourse to the County. Nothing herein will be deemed to prohibit the District from seeking recovery directly from a utility provider, however, where the need for maintenance is due to the provider's negligence in performing such work.

4. **ENFORCEMENT.** The County may seek specific performance of this Agreement and/or bring an action for damages in a court within Flagler County, Florida, if this Agreement is breached by the District. In the event that enforcement of this Agreement by the County becomes necessary, and the County is successful in such enforcement, the District shall be responsible for the payment of all of the County's costs and expenses, including attorney fees, whether or not litigation is necessary and, if necessary, both at trial and on appeal. In the event of an injunction action, the District waives any requirement for the County to post a bond.

5. **DURATION.** Unless all necessary parties hereto otherwise agree, this Agreement will continue until perpetuity.

6. **LAW GOVERNING; VENUE.** This Agreement will be governed by the laws of the state of Florida without regard to any choice of law principles that could result in application of the laws of any other jurisdiction. Jurisdiction and venue for any legal action or proceeding arising out of this Agreement will be exclusively in the Circuit Court for the Seventh Judicial Circuit in and for Flagler County. The Parties hereby waive any right to stay or dismiss any action or proceeding brought under or in connection with the Agreement that is brought before the above-referenced court on the basis of forum non-conveniens.

7. **ENTIRE AGREEMENT; AMENDMENTS.** This Agreement supersedes all previous agreements or representations, either verbal or written, if any, heretofore in effect between the District and County. No additions, alterations or variations of the terms of this Agreement shall be valid, nor can provisions of the Agreement be waived by either party, unless such additions, alterations, variations or waivers are expressed in writing, with the same level of formality as the original approval of this Agreement.

**IN WITNESS WHEREOF,** the parties hereto execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

HUNTER'S RIDGE COMMUNITY  
DEVELOPMENT DISTRICT NO. 1

Attest:

Cindy Carbone  
Secretary/Assistant Secretary

By: [Signature]  
Howard Lefkowitz, Chair

11 day of April, 2022

STATE OF FLORIDA  
COUNTY OF Volusia

~~2020~~ <sup>2022</sup> The foregoing instrument was acknowledged before me this 11 day of April, 2020, by Howard Lefkowitz as Chair of the Board of Supervisors for HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1, who is personally known and/or produced \_\_\_\_\_ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to his or her best knowledge.

[SEAL]

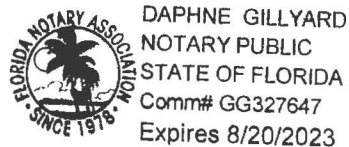


[Signature]  
Notary Public Commission:

STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of April, 2020, by Cindy Carbone as Secretary/Assistant Secretary of the Board of Supervisors for HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1, who is personally known and/or produced \_\_\_\_\_ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to his or her best knowledge.

[SEAL]



[Signature]  
Notary Public Commission

**Attest:**

**FLAGLER COUNTY BOARD OF  
COUNTY COMMISSIONERS**

---

Tom Bexley, Clerk of the  
Circuit Court and Comptroller

---

By: Joseph F. Mullins, Chair

\_\_\_\_\_ day of \_\_\_\_\_, 2022

**Approved as to Form:**

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Al Hadeed, County Attorney

**HUNTER'S RIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT NO. 1**

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**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
FINANCIAL STATEMENTS  
UNAUDITED  
APRIL 30, 2022**

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
APRIL 30, 2022**

	General Fund	Debt Service Series 2019	Debt Service Series 2019A	Debt Service Series 2019B	Capital Projects Series 2019	Capital Projects Fund 2019A	Capital Projects Fund 2019B	Total Governmental Funds
<b>ASSETS</b>								
Cash	\$ 33,888	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,888
Undeposited funds	32,812	-	-	-	-	-	-	32,812
Investments								
Revenue	-	86,850	116,664	20,152	-	-	-	223,666
Reserve	-	77,606	277,201	105,900	-	-	-	460,707
Interest	-	52,588	110,400	17,562	-	-	-	180,550
Prepayment	-	70,000	-	496,438	-	-	-	566,438
Construction 2019	-	-	-	-	4	-	-	4
Construction 2019A 2-D	-	-	-	-	-	16	-	16
Construction 2019A 2-E	-	-	-	-	-	26	-	26
Construction 2019A 2-F	-	-	-	-	-	861	-	861
Due from Royal Lions Gate	841	-	4,799	-	-	-	-	5,640
Due from BADC	-	2,513	62,038	50,037	-	-	-	114,588
Due from DSF 2019A	-	1,754	-	-	-	-	-	1,754
Due from CPF 2019A-2D <sup>1</sup>	-	-	-	-	-	-	376,522	376,522
Due from CPF 2019A-2E <sup>2</sup>	-	-	-	-	-	-	967,428	967,428
Total assets	<u>\$ 67,541</u>	<u>\$ 291,311</u>	<u>\$ 571,102</u>	<u>\$ 690,089</u>	<u>\$ 4</u>	<u>\$ 903</u>	<u>\$ 1,343,950</u>	<u>\$ 2,964,900</u>
<b>LIABILITIES AND FUND BALANCES</b>								
Liabilities:								
Due to debt service fund 2019	\$ -	\$ -	\$ 1,754	\$ -	\$ -	\$ -	\$ -	\$ 1,754
Due to CPF 2019B-D <sup>1</sup>	-	-	-	-	-	376,521	-	376,521
Due to CPF 2019B-E <sup>2</sup>	-	-	-	-	-	967,428	-	967,428
Retainage payable	-	-	-	-	-	356,978	-	356,978
Developer advance	5,500	-	-	-	-	-	-	5,500
Total liabilities	<u>5,500</u>	<u>-</u>	<u>1,754</u>	<u>-</u>	<u>-</u>	<u>1,700,927</u>	<u>-</u>	<u>1,708,181</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>								
Deferred receipts	841	2,513	66,837	50,037	-	-	-	120,228
Total deferred inflows of resources	<u>841</u>	<u>2,513</u>	<u>66,837</u>	<u>50,037</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>120,228</u>
Fund balances:								
Restricted for:								
Debt service	-	288,798	502,511	640,052	-	-	-	1,431,361
Capital projects	-	-	-	-	4	(1,700,024)	1,343,950	(356,070)
Committed:								
Working capital	26,696	-	-	-	-	-	-	26,696
Unassigned	34,504	-	-	-	-	-	-	34,504
Total fund balances	<u>61,200</u>	<u>288,798</u>	<u>502,511</u>	<u>640,052</u>	<u>4</u>	<u>(1,700,024)</u>	<u>1,343,950</u>	<u>1,136,491</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 67,541</u>	<u>\$ 291,311</u>	<u>\$ 571,102</u>	<u>\$ 690,089</u>	<u>\$ 4</u>	<u>\$ 903</u>	<u>\$ 1,343,950</u>	<u>\$ 2,964,900</u>

<sup>1</sup>Due to a misallocation of construction funds at closing, parcel 2019A-2D owes parcel 2019A-2E, parcel 2019A-2F and parcel 2019B-D \$135,682.90, \$286.71 and \$376,521.25, respectively.

<sup>2</sup>Due to a misallocation of construction funds at closing, parcel 2019A-2E owes parcel 2019B-E \$967,428.41.

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED APRIL 30, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 5,334	\$ 69,411	\$ 70,552	98%
Assessment levy: off-roll	-	-	14,803	0%
Total revenues	<u>5,334</u>	<u>69,411</u>	<u>85,355</u>	81%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	-	-	4,000	0%
Management/accounting/recording	3,500	24,500	42,000	58%
Legal	-	885	8,860	10%
Engineering	-	-	1,500	0%
Audit	-	-	5,000	0%
Arbitrage rebate calculation	-	500	1,250	40%
Dissemination agent	83	583	1,000	58%
Trustee	-	9,250	9,950	93%
Telephone	17	116	200	58%
Postage	-	118	500	24%
Printing & binding	42	292	500	58%
Legal advertising	-	-	1,500	0%
Annual district filing fee	-	175	175	100%
Insurance	-	6,311	6,708	94%
Contingencies	13	86	500	17%
Website	-	705	705	100%
ADA compliance	-	210	210	100%
Property taxes	-	-	632	0%
Tax collector	107	1,388	1,470	94%
Total expenditures	<u>3,762</u>	<u>45,119</u>	<u>86,660</u>	52%
Excess/(deficiency) of revenues over/(under) expenditures	1,572	24,292	(1,305)	
Fund balances - beginning	59,628	36,908	27,947	
Committed:				
Working capital	26,696	26,696	26,696	
Unassigned	34,504	34,504	(54)	
Fund balances - ending	<u>\$ 61,200</u>	<u>\$ 61,200</u>	<u>\$ 26,642</u>	

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2019 BONDS  
FOR THE PERIOD ENDED APRIL 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 10,959	\$ 142,601	\$ 144,945	98%
Assessment levy: off-roll	-	-	3,976	0%
Assessment prepayments	-	63,245	-	N/A
Interest	1	8	-	N/A
Total revenues	<u>10,960</u>	<u>205,854</u>	<u>148,921</u>	138%
<b>EXPENDITURES</b>				
Principal	-	40,000	40,000	100%
Principal prepayment	-	65,000	60,000	108%
Interest	-	54,966	107,656	51%
Total debt service	<u>-</u>	<u>159,966</u>	<u>207,656</u>	77%
<b>Other fees and charges</b>				
Tax collector	<u>220</u>	<u>2,852</u>	<u>3,020</u>	94%
Total other fees and charges	<u>220</u>	<u>2,852</u>	<u>3,020</u>	94%
Total expenditures	<u>220</u>	<u>162,818</u>	<u>210,676</u>	77%
Excess/(deficiency) of revenues over/(under) expenditures	10,740	43,036	(61,755)	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	<u>-</u>	<u>(3)</u>	<u>-</u>	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(3)</u>	<u>-</u>	N/A
Net change in fund balances	10,740	43,033	(61,755)	
Fund balance - beginning	<u>278,058</u>	<u>245,765</u>	<u>245,344</u>	
Fund balance - ending	<u>\$ 288,798</u>	<u>\$ 288,798</u>	<u>\$ 183,589</u>	

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2019A  
FOR THE PERIOD ENDED APRIL 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 17,189	\$ 223,675	\$ 227,351	98%
Assessment levy: off-roll	-	-	54,585	0%
Interest	2	14	-	N/A
Total revenues	<u>17,191</u>	<u>223,689</u>	<u>281,936</u>	79%
<b>EXPENDITURES</b>				
Principal	-	50,000	50,000	100%
Interest	-	111,900	222,300	50%
Total expenditures	<u>-</u>	<u>161,900</u>	<u>272,300</u>	59%
<b>Other fees and charges</b>				
Tax collector	344	4,473	4,736	94%
Total other fees and charges	<u>344</u>	<u>4,473</u>	<u>4,736</u>	94%
Total expenditures	<u>344</u>	<u>166,373</u>	<u>277,036</u>	60%
Excess/(deficiency) of revenues over/(under) expenditures	16,847	57,316	4,900	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	-	(32)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(32)</u>	<u>-</u>	N/A
Net change in fund balances	16,847	57,284	4,900	
Fund balance - beginning	485,664	445,227	445,547	
Fund balance - ending	<u>\$ 502,511</u>	<u>\$ 502,511</u>	<u>\$ 450,447</u>	

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2019B  
FOR THE PERIOD ENDED APRIL 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: off-roll	\$ 8,908	\$ 8,908	\$ 105,900	8%
Assessment levy: lot closing	2,162	21,054	-	N/A
Assessment prepayments	48,054	677,768	-	N/A
Interest	3	13	-	N/A
Total revenues	<u>59,127</u>	<u>707,743</u>	<u>105,900</u>	668%
<b>EXPENDITURES</b>				
Principal prepayment	-	360,000	-	N/A
Interest	-	49,125	105,900	46%
Total expenditures	<u>-</u>	<u>409,125</u>	<u>105,900</u>	386%
Excess/(deficiency) of revenues over/(under) expenditures	59,127	298,618	-	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	<u>(13)</u>	<u>(13)</u>	-	N/A
Total other financing sources/(uses)	<u>(13)</u>	<u>(13)</u>	-	N/A
Net change in fund balances	59,114	298,605	-	
Fund balance - beginning	<u>580,938</u>	<u>341,447</u>	<u>176,181</u>	
Fund balance - ending	<u>\$ 640,052</u>	<u>\$ 640,052</u>	<u>\$ 176,181</u>	

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2019 BONDS  
FOR THE PERIOD ENDED APRIL 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>		
Total expenditures	<u>-</u>	<u>-</u>
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	<u>-</u>	<u>3</u>
Total other financing sources/(uses)	<u>-</u>	<u>3</u>
Net change in fund balances	-	3
Fund balances - beginning	4	1
Fund balances - ending	<u>\$ 4</u>	<u>\$ 4</u>

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2019A  
FOR THE PERIOD ENDED APRIL 30, 2022**

	Current Month	Year to Date
<b>REVENUES</b>	\$ -	\$ -
Total revenues	-	-
<b>EXPENDITURES</b>		
Total expenditures	-	-
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	13	45
Total other financing sources/(uses)	13	45
Net increase/(decrease), fund balance	13	45
Beginning fund balance	(1,700,037)	(1,700,069)
Ending fund balance	\$ (1,700,024)	\$ (1,700,024)



**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2019B  
FOR THE PERIOD ENDED APRIL 30, 2022**

	Current Month	Year to Date
<b>REVENUES</b>	\$ -	\$ -
Total revenues	-	-
<b>EXPENDITURES</b>	-	-
Total expenditures	-	-
Net increase/(decrease), fund balance	-	-
Beginning fund balance	1,343,950	1,343,950
Ending fund balance	\$ 1,343,950	\$ 1,343,950

**HUNTER'S RIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT NO. 1**

**12**

**DRAFT**

**MINUTES OF MEETING  
HUNTER’S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1**

The Board of Supervisors of the Hunter’s Ridge Community Development District No. 1 held a Public Hearing and Regular Meeting on August 25, 2021 at 11:30 a.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Building 2, Bunnell, Florida 32110.

**Present at the meeting were:**

Howard Lefkowitz	Chair
Charles Lichtigman	Vice Chair
Steve Thompson	Assistant Secretary
Thomas Mehegan	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC
Mark Watts (via telephone)	District Counsel
Randy Hudak (via telephone)	District Engineer
Laura Simonette	Huntington Village HOA Manager
Jack Dockery	Resident
Carol Hodak	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 11:32 a.m. Supervisors Lefkowitz, Mehegan and Thompson were present. Supervisor Lichtigman was not present at roll call. One seat was vacant.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**Supervisor Lichtigman arrived at the meeting.**

*Disclaimer: These summary minutes are intended to highlight the topics discussed, items being considered and actions taken.*

38 **THIRD ORDER OF BUSINESS**39 **Consider Appointment to Fill Unexpired**  
40 **Term of Seat 2 (*Term Expires November***  
41 ***2024*)**

42 Mr. Lefkowitz noted that the Board would begin to transition to residents once certain  
43 mandated thresholds are reached. Ms. Cerbone stated the transition would begin when 250  
44 registered voters reside within the CDD.

45 Discussion ensued regarding occupancy, homes under construction, sales and the  
46 possibility that the mandated level would be reached within 18 months. Mr. Lefkowitz  
47 suggested the Board consider appointing a homeowner to the vacant seat. Ms. Cerbone stated  
48 the information from the Supervisor of Elections would be provided at the next meeting,  
49 scheduled for April or May 2022. She stated that 155 registered voters resided within the CDD  
50 as of April 2021.

51 Mr. Watts stated, based on Statute, the CDD is obligated to begin formal transition  
52 when the 250 mark is reached; however, the Landowner has the ability to nominate a resident  
53 to fill the open seat earlier than mandated. Mr. Watts stated, when the CDD reaches 250  
54 registered voters, the next two seats will be voted on by the registered voters during a General  
55 Election; the remaining seats would be those candidates appointed by the Landowners until  
56 their seats come up for reelection. It will take approximately four years to fully transition from  
57 Landowner controlled to resident-elected. The Board Members agreed to inviting an interested  
58 homeowner to join the Board. Consideration would begin at the next meeting.

59 Ms. Cerbone stated, with Board direction, she would send the appropriate information  
60 to the HOA to e-blast to residents and to post on the HOA website. She would receive the  
61 resumes and distribute them to the Board for review.

62 The Board directed Ms. Cerbone to forward the appropriate information to Ms.  
63 Simonette to e-blast to residents.

64 • **Administration of Oath of Office to Newly Appointed Supervisor (*the following to be***  
65 ***provided in a separate package*)**

66 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and**  
67 **Employees**

68 **B. Membership, Obligations and Responsibilities**

- 69           **C.      Financial Disclosure Forms**
- 70                 **I.      Form 1: Statement of Financial Interests**
- 71                 **II.     Form 1X: Amendment to Form 1, Statement of Financial Interests**
- 72                 **III.    Form 1F: Final Statement of Financial Interests**
- 73           **D.      Form 8B: Memorandum of Voting Conflict**

74           This item was deferred and would be included on the next agenda.

75

76	<b>FOURTH ORDER OF BUSINESS</b>	<b>Consideration of Resolution 2021-07,</b>
77		<b>Designating Certain Officers of the District</b>
78		<b>and Providing for an Effective Date</b>

79  
80           This item was deferred.

81

82	<b>FIFTH ORDER OF BUSINESS</b>	<b>Presentation of Audited Financial Report</b>
83		<b>for Fiscal Year Ended September 30, 2020,</b>
84		<b>Prepared by Grau and Associates</b>

85  
86           Ms. Cerbone presented the Audited Financial Report for the Fiscal Year ended  
87 September 30, 2020. There were no findings, irregularities or instances of noncompliance; it  
88 was a clean audit. She referred to the Page 3, Financial Highlights, and stated that the liabilities  
89 of the CDD exceeded its assets at the close of the most recent fiscal year but that is not a cause  
90 for concern; it means the District’s bond debt exceeds its capital assets, some of which are  
91 being depreciated. It does not mean the CDD is in a precarious financial position.

92           Mr. Lefkowitz asked what the \$90,574 “Due from Developer” on Page 7 represented.  
93 Ms. Cerbone stated this amount was also noted in Note 7, on page 19; the payment was still  
94 “due” in Fiscal Year 2020, the payment has since been received and would no longer be  
95 reflected in the Fiscal Year 2021 Audit.

96           Mr. Lefkowitz asked if the approximate amount of \$6,200 paid per quarter is exclusively  
97 for Operations & Maintenance (O&M) and whether that is the Landowners’ share based on lots  
98 owned. Ms. Cerbone consulted the Fiscal Year 2021 budget and stated, given the off-roll  
99 assessments for the General Fund, she was fairly confident that is O&M and not debt.

100 Mr. Lefkowitz asked for the projected O&M amount for the next year. Ms. Cerbone  
 101 stated O&M is projected to be \$25,165. Mr. Lefkowitz asked Ms. Cerbone to have Finance  
 102 reassess whether additional adjustments are necessary, based on additional lots sold. Ms.  
 103 Cerbone stated the CDD must use the information on the Property Appraiser’s website when  
 104 preparing the Assessment Roll. If the Property Appraiser’s website has not been updated but  
 105 the Developer has an executed and recorded document showing the Developer no longer owns  
 106 the lot, the assessment can be moved from off roll to on-roll, if the Tax Collector will accept  
 107 something that has not been updated in the Property Appraiser’s database regarding  
 108 ownership; Staff would assist the Developer in this regard. Mr. Lefkowitz stated the necessary  
 109 information would be sent to Mr. Szymonowicz.

110

111 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-08,  
 Hereby Accepting the Audited Annual  
 Financial Report for the Fiscal Year Ended  
 September 30, 2020**

112

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115

116 Ms. Cerbone presented Resolution 2021-08.

117

<p>118 <b>On MOTION by Mr. Lichtigman and seconded by Mr. Thompson, with all in</b>          119 <b>favor, Resolution 2021-08, Hereby Accepting the Audited Annual Financial</b>          120 <b>Report for the Fiscal Year Ended September 30, 2020, was adopted.</b></p>
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121

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123 **SEVENTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
 2021/2022 Budget**

124

125

126 **A. Proof/Affidavit of Publication**

127 The affidavit of publication was included for informational purposes.

128 **B. Consideration of Resolution 2021-09, Relating to the Annual Appropriations and**  
 129 **Adopting the Budgets for the Fiscal Year Beginning October 1, 2021, and Ending**  
 130 **September 30, 2022; Authorizing Budget Amendments; and Providing an Effective**  
 131 **Date**

132 Ms. Cerbone presented the proposed Fiscal Year 2022 budget, which was adjusted  
133 downward since the last meeting. She responded to questions relating to revenues, working  
134 capital and assessments. Mr. Lefkowitz observed that the Fiscal Year 2022 assessments  
135 decreased by approximately \$35 compared to the Fiscal Year 2021 assessments.

136 Mr. Lefkowitz asked if there is a refinance mechanism for the Series 2019A bonds that  
137 would allow the CDD to reduce the 6% interest rate. Ms. Cerbone stated there is likely a 10-  
138 year call provision. Mr. Watts concurred and stated he would review the Trust Indenture and  
139 advise the Board when an opportunity to refinance arises.

140 Discussion ensued regarding the possibility of prepayment.

141 Ms. Cerbone stated she would check with the Underwriter, copy Mr. Lichtigman on the  
142 correspondence and advise accordingly.

143 Ms. Cerbone presented the Assessment Summary and noted that the General Fund  
144 Assessments decreased from \$298.19 in Fiscal Year 2021 to \$262.47 in Fiscal Year 2022.

145 Mr. Lefkowitz asked for the figures to be sent to the builders so that potential new  
146 homeowners can be informed.

147 Ms. Cerbone pointed out that these exact figures only apply to Fiscal Year 2022; they do  
148 not represent any future year assessments for the General Fund.

149

150 **On MOTION by Mr. Lefkowitz and seconded by Mr. Mehegan, with all in favor,**  
151 **the Public Hearing was opened.**

152

153

154 No members of the public spoke.

155

156 **On MOTION by Mr. Thompson and seconded by Mr. Lichtigman, with all in**  
157 **favor, the Public Hearing was closed.**

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160 Ms. Cerbone presented Resolution 2021-09.

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**On MOTION by Mr. Lichtigman and seconded by Mr. Mehegan, with all in favor, Resolution 2021-09, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2021-10. This Resolution takes into consideration the budget that was just adopted and the assessment levels contained therein. It also allows the District Manager to prepare the assessment roll and transmit it to the Tax Collector, prepare and bill the off-roll assessments and make any necessary amendments, accordingly.

Mr. Lichtigman asked which owners are direct-billed. Mr. Watts believed every homeowner that is a third-party owner is billed on roll.

On-roll and off-roll billing and Developer agreements to pay via invoice, were discussed.

Mr. Lefkowitz noted one unplatted section with 56 lots, which would be the last to be developed; those would be recorded in the first quarter of 2023. Ms. Cerbone stated, with that timing, it would be unusual if those lots are not available when the lien roll is pulled in June. Mr. Watts stated those lots should be on-roll the following year.

Mr. Lichtigman asked how much the Tax Collector fee is for collection of on-roll assessments. Mr. Watts believed it is between 2% and 3%. Ms. Cerbone noted there might be additional charges related to collection of fees; she would find out if it is a combined fee or a separate fee. The District Manager does not charge fees to collect the off-roll assessments.



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**On MOTION by Mr. Lefkowitz and seconded by Mr. Thompson, with all in favor, Resolution 2021-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

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206

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of July 31, 2021**

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210

Ms. Cerbone presented the Unaudited Financial Statements as of July 31, 2021.

211

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**On MOTION by Mr. Lefkowitz and seconded by Mr. Mehegan, with all in favor, the Unaudited Financial Statements as of July 31, 2021, were accepted.**

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**TENTH ORDER OF BUSINESS**

**Approval of June 22, 2021 Regular Meeting Minutes**

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217  
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219

Ms. Cerbone presented the June 22, 2021 Regular Meeting Minutes.

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**On MOTION by Mr. Lichtigman and seconded by Mr. Thompson, with all in favor, the June 22, 2021 Regular Meeting Minutes, as presented, were approved.**

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225

**ELEVENTH ORDER OF BUSINESS**

**Other Business**

226  
227  
228

There was no other business.

229

230  
231

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

232

**A. District Counsel: *Cobb Cole***

233

There was no report.

234

**B. District Engineer: *Zev Cohen and Associates, Inc.***

235

There was no report.

- 236 C. District Manager: *Wrathell, Hunt and Associates, LLC*
- 237 • NEXT MEETING DATE: May 24, 2022 at 11:30 A.M.
- 238 • QUORUM CHECK

239 The next meeting will be held on May 24, 2022.

240 ▪ **Public Comments**

241 **This item was an addition to the agenda.**

242 Resident Carol Hodak asked about an update regarding maintenance of Airport Road.

243 Mr. Lefkowitz stated there was nothing to report at this time. Mr. Watts stated he was working

244 with Counsel for the Village Association and the Master Association and the other CDD to

245 schedule a meeting to discuss all the issues about maintenance. Confirmation of a meeting date

246 was pending. Updates would be provided, once available.

247 Ms. Hodak asked if the Agreement would include all or half of Airport Road. Mr. Watts

248 believed that maintenance of Airport Road, from the roundabout to the west to the County

249 line, is the responsibility of Hunter's Ridge Oaks CDD #1 (HROCDD#1), which is the CDD to the

250 north. Ms. Hodak asked if that HROCDD#1 is on the same side of Airport Road as Huntington.

251 Mr. Watts stated it is on the opposite side of the road. At one time, this CDD was going to take

252 ownership and maintenance of the roadway but it was able to be shifted to the CDD to the

253 north. The upcoming meeting will address questions regarding Hunter's Ridge Boulevard,

254 coming through the middle of the project; Airport Road is not at issue.

255 Ms. Hodak asked about the Capital Facilities Contribution Reserve Fee and expressed

256 her belief that the fee paid when purchasing a home is an "initiation" fee. Mr. Lefkowitz stated

257 that fee goes into the HOA Operating Account. Ms. Hodak asked where the 1.5% fee is kept.

258 Ms. Cerbone stated this discussion is an HOA matter; it does not involve the CDD.

259 Mr. Lefkowitz recalled that, when the Agreement was entered for the HOA to provide

260 for the CDD Capital Reserves, it was decided that the HOA would forward some portion of the

261 collected reserves directly to the CDD Management Company to hold the reserves; he believed

262 the funds are in the HOA Reserve Account.

263 Ms. Cerbone stated an Amendment to the Agreement clarifying the movement of funds  
264 is needed and, once the Agreement is executed by the HOA and the CDD, District Management  
265 would accept the funds.

266 Mr. Watts recalled the discussion and stated he would prepare and send the Agreement  
267 to the Board; if the Board previously approved the Agreement, in substantial form, it could be  
268 executed outside the meeting and ratified at the next meeting.

269 Ms. Cerbone noted funds received would appear in the financial statements under  
270 “Fund Reserves- 3 Month Working Capital” from the HOA or the POA, as appropriate.

271 Ms. Hodak asked why CDD meetings are no longer held quarterly. Ms. Cerbone stated  
272 the meeting frequency is generally at the Board’s discretion and meetings are held more  
273 frequently, if needed.

274

275 **THIRTEENTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

276

277 There were no Board Member comments or requests.

278

279 **FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

280

281 There being no further business to discuss, the meeting adjourned.

282

283 **On MOTION by Mr. Mehegan and seconded by Mr. Thompson, with all in favor,**  
284 **the meeting adjourned at 12:37 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

**HUNTER'S RIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT NO. 1**

**14CI**



***Kaiti Lenhart*** ★ FLAGLER COUNTY SUPERVISOR OF ELECTIONS

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1769 E. Moody Boulevard, Building 2, Suite 101 \* PO Box 901 \* Bunnell, Florida 32110-0901  
Phone (386) 313-4170 \* Fax (386) 313-4171 \* [www.FlaglerElections.com](http://www.FlaglerElections.com)

April 21, 2022

Cindy Cerbone  
Wrathell, Hunt and Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

**RE: CDD Registered Voters**

Dear Cindy Cerbone:

Per your request, in accordance with the requirements of Chapter 190(3)(a)(d), the total number of registered voters for the following Community Development District as of April 15, 2022 is:

Palm Coast 145 Community Development district: **0**  
Hunter's Ridge Community Development District No. 1: **199**  
Hunter's Ridge Oaks Community Development District No. 1: **0**

If you have any questions or require any further assistance, please contact this office.

Thank you,

*Kaiti Lenhart*  
Supervisor of Elections

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT DISTRICT NO. 1**

**14CII**

**HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**

**BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE**

**LOCATION**

*Flagler County Government Services Bldg., 1769 E. Moody Blvd., Bldg. 2, Bunnell, Florida 32110*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>May 24, 2022</b>	<b>Regular Meeting</b>	<b>11:30 AM</b>
<b>August 23, 2022</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>11:30 AM</b>