HUNTER'S RIDGE

COMMUNITY DEVELOPMENT DISTRICT NO. 1

November 22, 2019

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

November 14, 2019

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

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

Dear Board Members:

The Board of Supervisors of the Hunter's Ridge Community Development District No. 1 will hold a Regular Meeting on November 22, 2019, at 1:00 p.m., at the Hilton Garden Inn Palm Coast, 55 Town Center Blvd., Palm Coast, Florida 32137. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2020-01, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2018, and Ending September 30, 2019
4. Consider Appointment of Patrick Opalewski to Fill the Unexpired Term of Vacant Seat 4 (*Term Expires November, 2020)*
    - A. Administration of Oath of Office to Newly Appointed Supervisor *(the following will be provided in a separate package)*
        - I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
        - II. Membership, Obligations and Responsibilities
        - III. Financial Disclosure Forms
            - a. Form 1: Statement of Financial Interests
            - b. Form 1X: Amendment to Form 1, Statement of Financial Interests
            - c. Form 1F: Final Statement of Financial Interests
        - IV. Form 8B – Memorandum of Voting Conflict
    - B. Consideration of Resolution 2020-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the District, and Providing for an Effective Date
5. Discussion: Current Location Unavailable for May 28 and August 27 Meeting Dates

6. Consent Agenda Items
   A. Acceptance of Unaudited Financial Statements as of September 30, 2019
   B. Approval of August 13, 2019 Public Hearings and Regular Meeting Minutes
7. Other Business
8. Staff Reports
   A. District Counsel: *Cobb Cole*
   B. District Engineer: *Zev Cohen and Associates, Inc.*
   C. District Manager: *Wrathell, Hunt and Associates, LLC*
      - NEXT MEETING DATE: February 27, 2020 at 3:30 P.M.
        - QUORUM CHECK

Howard Lefkoiwitz	☐ YES	☐ NO	☐ PHONE
Patricia Hall	☐ YES	☐ NO	☐ PHONE
Steve Thompson	☐ YES	☐ NO	☐ PHONE
	☐ YES	☐ NO	☐ PHONE
Charles Lichtigman	☐ YES	☐ NO	☐ PHONE

9. Board Members' Comments/Requests
10. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (904) 386-0186.

Sincerely,

Howard McGaffney
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
CONFERENCE ID: 7491428

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

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RESOLUTION 2020-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1 RELATING TO THE AMENDMENT OF THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019

WHEREAS, on August 22, 2018, pursuant to Resolution 2018-04, the Board of Supervisors (hereinafter referred to as the "Board") of the Hunter's Ridge Community Development District No. 1 (hereinafter referred to as the "District"), adopted a Budget for Fiscal Year 2018/2019; and

WHEREAS, the Board desires to amend the previously adopted Fiscal Year 2018/2019 budget.

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

Section 1. The Fiscal Year 2018/2019 Budget is hereby amended in accordance with Exhibit "A" attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2019 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this ____ day of _____, 2019.

Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

EXHIBIT “A”

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
AMENDED BUDGET
FISCAL YEAR 2019
PREPARED OCTOBER 23, 2019

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
AMENDED GENERAL FUND BUDGET
FISCAL YEAR 2019
PREPARED OCTOBER 23, 2019

	FY '19 Actual	FY '19 Original Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY '19 Amended Budget
REVENUES					
Developer contribution	$ 55,507	$ 28,807	$(26,700)	$ 43,264	$ 72,071
Total revenues	55,507	28,807	(26,700)	43,264	72,071
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	32,000	12,000	(20,000)	20,000	32,000
Legal	7,979	2,500	(5,479)	5,479	7,979
Engineering	7,260	500	(6,760)	6,760	7,260
Audit	-	3,500	3,500	(3,500)	-
Dissemination agent	667	-	(667)	667	667
Telephone	200	200	-	-	200
Postage	210	500	290	(290)	210
Printing & binding	500	500	-	-	500
Legal advertising	13,074	1,500	(11,574)	11,574	13,074
Annual district filing fee	175	175	-	-	175
Insurance	5,665	6,232	567	(567)	5,665
Contingencies	440	250	(190)	1,255	1,505
Website	635	650	15	(15)	635
ADA compliance	139	300	161	(161)	139
Property taxes	153	-	(153)	153	153
Total expenditures	69,097	28,807	(40,290)	41,355	70,162
Excess/(deficiency) of revenues over/(under) expenditures	(13,590)	-	13,590	1,909	1,909
Fund balances - beginning	(1,909)	-	1,909	(1,909)	(1,909)
Fund balances - ending	$ (15,499)	$ -	$ 15,499	$ -	$ -

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

4B

RESOLUTION 2020-02

A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1, 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 in Flagler County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

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

1. **DISTRICT OFFICERS.** The District officers are as follows:

_____ is appointed Chair

_____ is appointed Vice Chair

Craig Wrathell is appointed Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

Howard McGaffney is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer

2. **EFFECTIVE DATE**. This Resolution shall become effective immediately upon its adoption.

Adopted this ___ day of _____, 2019.

ATTEST:

HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

6A

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2019

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2019

	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
ASSETS								
Cash	$ 3,721	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,721
Undeposited funds	10,677	-	-	-	-	-	-	10,677
Investments								
Reserve	-	78,533	280,511	107,164	-	-	-	466,208
Interest	-	58,348	115,085	160,901	-	-	-	334,334
Construction 2019	-	-	-	-	1,650	-		1,650
Construction 2019A 2-D	-	-	-	-	-	890,523	-	890,523
Construction 2019A 2-E	-	-	-	-	-	1,455,161	-	1,455,161
Construction 2019A 2-F	-	-	-	-	-	242,668	-	242,668
Due from Developer	13,637	-	-	-	-	-	-	13,637
Due from CPF 2019A-2D[1]	-	-	-	-	-	135,970	376,521	512,491
Due from CPF 2019A-2E[2]	-	-	-	-	-	-	967,429	967,429
Total assets	$ 28,035	$ 136,881	$ 395,596	$ 268,065	$ 1,650	$ 2,724,322	$ 1,343,950	$ 4,898,499
LIABILITIES AND FUND BALANCES								
Liabilities:								
Accounts payable	$ 21,485	$ -	$ -	$ -	$ -	$ -	$ -	$ 21,485
Due to CPF 2019A-2E[1]	-	-	-	-	-	135,683	-	135,683
Due to CPF 2019A-2F[1]	-	-	-	-	-	287	-	287
Due to CPF 2019B-D[1]	-	-	-	-	-	376,521	-	376,521
Due to CPF 2019B-E[2]	-	-	-	-	-	967,428	-	967,428
Retainage payable	-	-	-	-	-	200,098	-	200,098
Developer advance	5,500	-	-	-	-	-	-	5,500
Total liabilities	26,985	-	-	-	-	1,680,017	-	1,707,002
DEFERRED INFLOWS OF RESOURCES								
Deferred receipts	13,637	-	-	-	-	-	-	13,637
Total deferred inflows of resources	13,637	-	-	-	-	-	-	13,637
Fund balances:								
Restricted for:								
Debt service	-	136,881	395,596	268,065	-	-	-	800,542
Capital projects	-	-	-	-	1,650	1,044,305	1,343,950	2,389,905
Unassigned	(12,587)	-	-	-	-	-	-	(12,587)
Total fund balances	(12,587)	136,881	395,596	268,065	1,650	1,044,305	1,343,950	3,177,860
Total liabilities, deferred inflows of resources and fund balances	$ 28,035	$ 136,881	$ 395,596	$ 268,065	$ 1,650	$ 2,724,322	$ 1,343,950	$ 4,898,499

[1]Due to a missallocation 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.

[2]Due to a missallocation 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 SEPTEMBER 30, 2019

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Developer contribution	$ 14,875	$ 55,507	$ 28,807	193%
Total revenues	14,875	55,507	28,807	193%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	3,500	32,000	12,000	267%
Legal	375	5,075	2,500	203%
Engineering	-	7,260	500	1452%
Audit	-	-	3,500	0%
Dissemination agent	83	667	-	N/A
Telephone	17	200	200	100%
Postage	21	203	500	41%
Printing & binding	42	500	500	100%
Legal advertising	-	13,074	1,500	872%
Annual district filing fee	-	175	175	100%
Insurance	-	5,665	6,232	91%
Contingencies	17	439	250	176%
Website	-	635	650	98%
ADA compliance	-	139	300	46%
Property taxes	-	153	-	N/A
Total expenditures	4,055	66,185	28,807	230%
Excess/(deficiency) of revenues over/(under) expenditures	10,820	(10,678)	-	
Fund balances - beginning	(23,407)	(1,909)	-	
Fund balances - ending	$ (12,587)	$ (12,587)	$ -	

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 SEPTEMBER 30, 2019

	Current Month	Year to Date
REVENUES		
Interest	$ 203	$ 1,793
Total revenues	203	1,793
EXPENDITURES		
Interest expense	-	30,983
Underwriter's discount	-	58,750
Cost of issuance	-	64,103
Total expenditures	-	153,836
Excess/(deficiency) of revenues over/(under) expenditures	203	(152,043)
OTHER FINANCING SOURCES/(USES)		
Transfers out	-	(272)
Receipt of bond proceeds	-	296,460
Original issue discount	-	(7,264)
Total other financing sources/(uses)	-	288,924
Net change in fund balances	203	136,881
Fund balance - beginning	136,678	-
Fund balance - ending	$ 136,881	$ 136,881

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 SEPTEMBER 30, 2019

	Current Month	Year to Date
REVENUES		
Interest	$ 587	$ 5,014
Total revenues	587	5,014
EXPENDITURES		
Interest	-	61,110
Underwriter's discount	-	94,500
Cost of issuance	-	103,110
Total expenditures	-	258,720
Excess/(deficiency) of revenues over/(under) expenditures	587	(253,706)
OTHER FINANCING SOURCES/(USES)		
Transfers out	-	(438)
Receipt of bond proceeds	-	725,340
Original issue discount	-	(75,600)
Total other financing sources/(uses)	-	649,302
Net change in fund balances	587	395,596
Fund balance - beginning	395,009	-
Fund balance - ending	$ 395,596	$ 395,596

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 SEPTEMBER 30, 2019

	Current Month	Year to Date
REVENUES		
Interest	$ 397	$ 3,324
Total revenues	397	3,324
EXPENDITURES		
Interest	-	28,534
Underwriter's discount	-	44,125
Cost of issuance	-	48,145
Total expenditures	-	120,804
Excess/(deficiency) of revenues over/(under) expenditures	397	(117,480)
OTHER FINANCING SOURCES/(USES)		
Transfers out	-	(205)
Receipt of bond proceeds	-	421,050
Original issue discount	-	(35,300)
Total other financing sources/(uses)	-	385,545
Net change in fund balances	397	268,065
Fund balance - beginning	267,668	-
Fund balance - ending	$ 268,065	$ 268,065

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 SEPTEMBER 30, 2019

	Current Month	Year To Date
REVENUES		
Interest	$ 3	$ 1,378
Total revenues	3	1,378
EXPENDITURES		
Capital outlay	-	2,053,540
Total expenditures	-	2,053,540
Excess/(deficiency) of revenues over/(under) expenditures	3	(2,052,162)
OTHER FINANCING SOURCES/(USES)		
Receipt of bond proceeds	-	2,053,540
Transfers in	-	272
Total other financing sources/(uses)	-	2,053,812
Net change in fund balances	3	1,650
Fund balances - beginning	1,647	-
Fund balances - ending	$ 1,650	$ 1,650

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 SEPTEMBER 30, 2019

	Current Month	Year to Date
REVENUES		
Interest	$ 4,509	$ 47,570
Total revenues	4,509	47,570
EXPENDITURES		
Capital outlay	346,835	2,058,569
Total expenditures	346,835	2,058,569
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	643
Receipt of bond proceeds	-	3,054,661
Total other financing sources/(uses)	-	3,055,304
Net increase/(decrease), fund balance	(342,326)	1,044,305
Beginning fund balance	1,386,631	-
Ending fund balance	$ 1,044,305	$1,044,305

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 SEPTEMBER 30, 2019

	Current Month	Year to Date
OTHER FINANCING SOURCES/(USES)		
Receipt of bond proceeds	-	1,343,950
Total other financing sources/(uses)	-	1,343,950
Net increase/(decrease), fund balance	-	1,343,950
Beginning fund balance	1,343,950	-
Ending fund balance	$ 1,343,950	$1,343,950

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

6B

DRAFT

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

The Hunter's Ridge Community Development District No. 1 Board of Supervisors held multiple Public Hearings and a Regular Meeting on August 13, 2019 at 3:30 p.m., at the Hilton Garden Inn Palm Coast, 55 Town Center Blvd., Palm Coast, Florida 32137.

Present at the meeting were:

Howard Lefkowitz	Chair
Charles Lichtigman (via telephone)	Vice Chair
Steve Thompson	Assistant Secretary
Patricia Hall	Assistant Secretary

Also present were:

Howard McGaffney	District Manager
Mark Watts (via telephone)	District Counsel
Randy Hudak	District Engineer

Residents present were:

Carolyn Herbert	Sue Edenfield
Theodore Krol	Mary Krol
Howard Janover	Maureen Janover
Cathy Weirich	Carol Hodak
Tom Eldredge	Peg Eldredge
Katherine Dockery	John J. Dockery Jr.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. McGaffney called the meeting to order at 3:34 p.m. Supervisors Lefkowitz, Hall and Thompson were present in person. Supervisor Lichtigman was attending via telephone. One seat was vacant.

SECOND ORDER OF BUSINESS **Public Comments**

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS **Consideration of Resolution 2019-10, Amending Resolution 2019-09, Rescheduling and Resetting the Date of the Public Hearing to Receive Public Comment on and to Consider the Adoption of the Fiscal Year 2019/2020 Budget**

Mr. McGaffney presented Resolution 2019-10.

On MOTION by Mr. Lefkowitz and seconded by Mr. Thompson, with all in favor, Resolution 2019-10, Amending Resolution 2019-09, Rescheduling and Resetting the Date of the Public Hearing to Receive Public Comment on and to Consider the Adoption of the Fiscal Year 2019/2020 Budget, was adopted.

Mr. Lichtigman joined the meeting at 3:39 p.m., via telephone.

FOURTH ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2019/2020 Budget**

A. Proof/Affidavit of Publication

The affidavit of publication was provided for informational purposes.

B. Consideration of Resolution 2019-11, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020; Authorizing Budget Amendments; and Providing an Effective Date

Mr. McGaffney reviewed the proposed Fiscal Year 2020 budget, including line item increases, decreases, adjustments, additions and/or deletions, compared to the Fiscal Year 2019 budget, and discussed the reasons for any changes.

On MOTION by Mr. Lefkowitz and seconded by Ms. Hall, with all in favor, the Public Hearing was opened at 4:03 p.m.

Ms. Katherine Dockery, a resident, asked why the notice stated she would owe $549.17 yet the budget showed $1,856.45. Mr. Watts stated that was the total sum of the Debt Service and General Fund assessment amounts. Discussion ensued regarding notice requirements, changes to the budget subsequent to mailing of the notice and ongoing costs for assessments.

Ms. Mary Krol, a resident, believed she was never informed about the assessments. Mr. Lefkowitz stated that notice of the District's ability to bill for assessments was disclosed on sales contracts, HOA notices and closing documents. Mr. Watts stated the assessments were adopted at a Public Hearing in January. Mr. McGaffney stated notices were mailed in advance of the Public Hearing.

Ms. Carolyn Herbert, a resident, asked for clarification of Areas One and Two. Mr. Lefkowitz stated Area One was the original 119 units and Area Two was new construction of 217 units. Discussion ensued regarding how assessments were calculated, what assessments pay for, use of bonds to fund the infrastructure and the possibility of refinancing the bonds.

Ms. Cathy Weirich, a resident, asked whether homeowners could obtain their debt assessment payoff amount. Mr. McGaffney replied affirmatively. Discussion ensued regarding debt assessment payoff and the eventual process of transitioning to a resident CDD Board.

Ms. Peg Eldredge, a resident, asked what determines the General Fund assessment amount. Mr. Watts stated the budget was used. He described how the District would eventually transition to a resident CDD Board. Ms. Eldredge asked how property owners would be notified of the assessment amount. Mr. McGaffney described the budget process and stated the non-ad valorem tax would appear as a line item on the November tax bill.

Ms. Weirich asked which part of the assessment could be paid off as a lump sum. Mr. McGaffney stated the debt service portion; the general fund portion could not be paid off. Discussion ensued regarding CDD operations, how CDDs can be terminated and the requirement for the District to remain until full payment of the bond debt.

Mr. Jack Dockery, a resident, asked what annual percentage budget increase was expected. Mr. McGaffney stated the goal was to stay below the Consumer Price Index (CPI). Discussion ensued regarding District expenses, functions and reserves.

Mr. Tom Eldredge, a resident, asked why the bonds were not issued in 2014 when the District was established. Mr. Watts stated the Board has met regularly since 2014 but it was not necessary to issue bonds until January 2019, based on development activity and other factors; prior to bond issuance the District's expenses were paid by the Developer. Mr. Eldredge believed he never received a notice and stated he became a property owner in May. Mr. McGaffney stated the bond proceedings were completed in January 2019. Discussion ensued regarding notices sent to the Landowner, public notices and disclosures.

Ms. Carolyn Herbert, a resident, asked for an estimate of the total bond debt. Discussion ensued regarding the amounts of the bonds, difference between the Series 2019, 2019A and 2019B bonds, potholes and differences in how the District and the County function.

On MOTION by Mr. Lefkowitz and seconded by Ms. Hall, with all in favor, the Public Hearing was closed.

Mr. McGaffney presented Resolution 2019-11.

On MOTION by Mr. Thompson and seconded by Ms. Hall, with all in favor, Resolution 2019-11, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2019/2020, Pursuant to Florida Law**

A. Proof/Affidavit of Publication

The affidavit of publication was provided for informational purposes.

B. Mailed Notice(s) to Property Owner(s)

The affidavit of mailing and the mailed notice were provided for informational purposes.

C. Consideration of Resolution 2019-12, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2020; 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

On MOTION by Mr. Lefkowitz and seconded by Mr. Thompson, with all in favor, the Public Hearing was opened.

Ms. Herbert asked what happens if assessments are not paid. Mr. Watts stated a lien could be placed on the property and the property could be subject to foreclosure. Assessments and taxes are due each year and delinquent accounts are subject to a collection procedure.

On MOTION by Mr. Thompson and seconded by Ms. Hall, with all in favor, the Public Hearing was closed.

Mr. McGaffney presented Resolution 2019-12.

On MOTION by Mr. Lefkowitz and seconded by Mr. Thompson, with all in favor, Resolution 2019-12, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2020; 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.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2019-13, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020 and Providing for an Effective Date**

Mr. McGaffney presented Resolution 2019-13. Discussion ensued regarding how meetings are noticed, advertised and posted on the CDD website www.huntersridgecdd1.net.

On MOTION by Mr. Lefkowitz and seconded by Ms. Hall, with all in favor, Resolution 2019-13, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020, as presented, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consider Appointment to Vacant Seat 4; *Term Expires November 2020***

- **Administration of Oath of Office to Newly Appointed Supervisor**
  - **Designation of Newly Appointed Supervisor as Assistant Secretary**

There were no nominations; this item was deferred until further notice.

EIGHTH ORDER OF BUSINESS **Ratification of JD Weber Construction Change Orders: Number One and Number Two**

Mr. Hudak presented Change Orders Number One and Number Two. Mr. Lefkowitz stated these were for work related to the District's water management infrastructure.

On MOTION by Mr. Thompson and seconded by Ms. Hall, with all in favor, JD Weber Construction Change Orders Number One and Number Two, were ratified.

NINTH ORDER OF BUSINESS **Discussion: Verdego LLC Proposals and Assignment of Contracts to CDD**

Mr. Watts stated the Capital Improvement Plan (CIP) included irrigation improvements that serve areas owned by the CDD. The Landowner and the Developer were negotiating a contract with Verdego LLC, which includes some of those improvements. A partial assignment agreement was needed to facilitate payment for the infrastructure with bond proceeds.

On MOTION by Mr. Lefkowitz and seconded by Mr. Thompson, with all in favor, authorizing Staff to draft and finalize the agreement and for the Chair to execute and to ratify the actions at the next meeting, was approved.

TENTH ORDER OF BUSINESS **Authorization of RFP for Annual Audit Services**

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

Mr. McGaffney stated the District reached a level of complexity that requires an annual audit. Discussion ensued regarding the audit amounts budgeted for Fiscal Year 2020 and prior years, the Request for Proposals (RFP) process, the higher cost because bonds were issued, etc.

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

ELEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of June 30, 2019**

Mr. McGaffney presented the Unaudited Financial Statements as of June 30, 2019.

On MOTION by Mr. Lefkowitz and seconded by Mr. Thompson, with all in favor, the Unaudited Financial Statements as of June 30, 2019, was accepted.

TWELFTH ORDER OF BUSINESS **Approval of June 6, 2019 Regular Meeting Minutes**

Mr. McGaffney presented the June 6, 2019 Regular Meeting Minutes.

On MOTION by Mr. Thompson and seconded by Ms. Hall, with all in favor, the June 6, 2019 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS **Other Business**

There being no other business, the next item followed.

FOURTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: *Cobb Cole*

There being no report, the next item followed.

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

Mr. Hudak stated Phase 2A was underway and on schedule.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

The next meeting will be held on November 14, 2019, at 3:30 p.m.

FIFTEENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There being no Board Members' comments or requests, the next item followed.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

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

On MOTION by Mr. Thompson and seconded by Ms. Hall with all in favor, the meeting adjourned at 5:19 p.m.

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273 Secretary/Assistant Secretary Chair/Vice Chair

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

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HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

BOARD OF SUPERVISORS FISCAL YEAR 2019/2020 MEETING SCHEDULE

LOCATION

Hilton Garden Inn Palm Coast, 55 Town Center Blvd., Palm Coast, Florida 32137

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 14, 2019 CANCELED	Regular Meeting	3:30 PM
November 22, 2019	Rescheduled Regular Meeting	1:00 PM
February 27, 2020	Regular Meeting	3:30 PM
May 28, 2020 *	Regular Meeting	3:30 PM
August 27, 2020 *	Public Hearing & Regular Meeting	3:30 PM

* ***Meeting location is not available***