

HUNTER'S RIDGE

COMMUNITY DEVELOPMENT

DISTRICT No. 1

May 23, 2023

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

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

**AGENDA
LETTER**

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 16, 2023

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

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

Dear Board Members:

The Board of Supervisors of the Hunter's Ridge Community Development District No. 1 will hold a Regular Meeting on May 23, 2023 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. Administration of Oath of Office to Elected Supervisors, Howard Lefkowitz [SEAT 1], Thomas Mehegan [SEAT 4] and Charles Lichtigman [SEAT 5] *(the following to be provided in a separate package)*
 - 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 2023-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date
5. Consideration of Resolution 2023-02, Designating Certain Officers of the District and Providing for an Effective Date

6. Consideration of Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
7. Consideration of Resolution 2023-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
8. Ratification of Bill of Sale
9. Acceptance of Unaudited Financial Statements as of April 30, 2023
10. Approval of Minutes
 - A. August 23, 2022 Public Hearing and Regular Meeting
 - B. November 16, 2022 Landowners' Meeting
11. Other Business
12. Staff Reports
 - A. District Counsel: *Cobb Cole*
 - Update: Possible Litigation with HOA Maintenance Agreement
 - B. District Engineer: *Zev Cohen & Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 327 Registered Voters in District as of April 15, 2023
 - NEXT MEETING DATE: August 22, 2023 at 11:30 AM
 - QUORUM CHECK

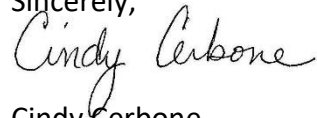
SEAT 1	HOWARD LEFKOWITZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 2	CAROLYN S HERBERT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 3	JOHN J DOCKERY, JR.	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 4	TOM MEHEGAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 5	CHARLES LICHTIGMAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
13. Board Members' Comments/Requests

14. Public Comments

15. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (561) 346-5294 or Jamie Sanchez at (561) 512-9027.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 131 733 0895

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

4

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1 CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, 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 the within Flagler County, Florida; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners' meeting was held on November 16, 2022, the Minutes of which are attached hereto as Exhibit A, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desires to canvass the votes and declare and certify the results of said election.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE Hunter's Ridge Community Development District No. 1:

Section 1. The following persons are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

NAME OF SUPERVISOR	SEAT NUMBER	NUMBER OF VOTES
Howard Lefkowitz	1	175
Thomas Mehegan	4	174
Charles Lichtigman	5	175

Section 2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

NAME OF SUPERVISOR	SEAT NUMBER	TERM OF OFFICE
Howard Lefkowitz	1	4-year term
Thomas Mehegan	4	2-year term
Charles Lichtigman	5	4-year term

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 23RD DAY OF MAY, 2023.

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

Attest:

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

5

RESOLUTION 2023-02

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. _____ 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 and Assistant Secretaries; however, prior appointments by the Board for Secretary, 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 23rd day of May, 2023.

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

6

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HUNTER’S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1 APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 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, 2023, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); 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 2023/2024 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:

DATE:	August 22, 2023
HOUR:	11:30 AM
LOCATION:	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 23RD DAY OF MAY, 2023.

ATTEST:

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

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
PROPOSED BUDGET
FISCAL YEAR 2024**

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1
Definitions of General Fund Expenditures	2
Special Revenue Fund Budget	3
Definitions of Special Revenue Fund Expenditures	4
Debt Service Fund Budget- Series 2019	5
Amortization Schedule- Series 2019	6 - 7
Debt Service Fund Budget- Series 2019A	8
Amortization Schedule- Series 2019A	9 - 10
Debt Service Fund Budget- Series 2019B	11
Amortization Schedule- Series 2019B	12
Assessment Summary	13

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2023	Projected Through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 87,914				\$ 87,874
Allowable discounts (4%)	(3,517)				(3,515)
Assessment levy: on-roll - net	84,397	\$ 78,337	\$ 6,060	\$ 84,397	84,359
Assessment levy: off-roll	984	-	984	984	983
Total revenues	<u>85,381</u>	<u>78,337</u>	<u>7,044</u>	<u>85,381</u>	<u>85,342</u>
EXPENDITURES					
Supervisors	4,000	-	4,000	4,000	4,000
Management/accounting/recording	42,000	21,000	21,000	42,000	42,000
Legal	7,500	345	7,155	7,500	7,500
Engineering	5,000	-	5,000	5,000	2,500
Audit	5,000	2,500	2,500	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	700	9,950	9,950
Telephone	200	100	100	200	200
Postage	500	51	449	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	719	781	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	7,100	6,784	-	6,784	7,462
Contingencies	500	45	455	500	500
Website: Hosting	705	705	-	705	705
Website: ADA compliance	210	210	-	210	210
Property taxes	632	270	362	632	632
Tax collector	1,758	1,567	191	1,758	1,757
Total expenditures	<u>89,480</u>	<u>44,971</u>	<u>44,193</u>	<u>89,164</u>	<u>87,341</u>
Excess/(deficiency) of revenues over/(under) expenditures	(4,099)	33,366	(37,149)	(3,783)	(1,999)
Fund balance - beginning (unaudited)	32,332	92,593	125,959	92,593	88,810
Fund balance - ending					
Committed:					
Working capital	27,695	27,695	27,695	27,695	27,432
Capital improvement reserve	-	-	-	-	48,667
Unassigned	538	98,264	61,115	61,115	10,712
Fund balance - ending (projected)	<u>\$ 28,233</u>	<u>\$ 125,959</u>	<u>\$ 88,810</u>	<u>\$ 88,810</u>	<u>\$ 86,811</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>Wrathell, Hunt and Associates, LLC (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	2,500
<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 & 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	7,462
<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	1,757
Total expenditures	<u>\$ 87,341</u>

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
SEWER LIFT STATION SPECIAL REVENUE FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2023	Projected Through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 3,944
Allowable discounts (4%)	-				(158)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	3,786
Total revenues	-	-	-	-	3,786
EXPENDITURES					
Insurance	-	-	-	-	750
General repairs and maintenance	-	-	-	-	2,200
Tax collector	-	-	-	-	79
Total expenditures	-	-	-	-	3,029
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-	-	757
Fund balance - beginning (unaudited)	-	-	-	-	-
Fund balance - ending Committed:					
Working capital	-	-	-	-	757
Fund balance - ending (projected)	\$ -	\$ -	\$ -	\$ -	\$ 757

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
SEWER LIFT STATION SPECIAL REVENUE FUND BUDGET**

EXPENDITURES

Insurance	2,200
Lift station in Deerfield Trace	
General repairs and maintenance	750
Lift station in Deerfield Trace	
Tax collector	79
Total expenditures	<u>\$ 3,029</u>

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2023	Projected Through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 146,309				\$ 146,309
Allowable discounts (4%)	(5,852)				(5,852)
Assessment levy: on-roll - net	140,457	\$ 130,371	\$ 10,086	\$ 140,457	140,457
Off-roll assessment levy	3,976	-	3,976	3,976	3,976
Interest	-	2,237	-	2,237	-
Total revenues	<u>144,433</u>	<u>132,608</u>	<u>14,062</u>	<u>146,670</u>	<u>144,433</u>
EXPENDITURES					
Debt service					
Principal	35,000	35,000	-	35,000	40,000
Interest	101,056	50,878	50,178	101,056	99,556
Total debt service	<u>136,056</u>	<u>85,878</u>	<u>50,178</u>	<u>136,056</u>	<u>139,556</u>
Other fees & charges					
Tax collector	2,926	2,607	319	2,926	2,926
Total other fees & charges	<u>2,926</u>	<u>2,607</u>	<u>319</u>	<u>2,926</u>	<u>2,926</u>
Total expenditures	<u>138,982</u>	<u>88,485</u>	<u>50,497</u>	<u>138,982</u>	<u>142,482</u>
Excess/(deficiency) of revenues over/(under) expenditures	5,451	44,123	(36,435)	7,688	1,951
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(1,230)	-	-	-
Total other financing sources/(uses)	<u>-</u>	<u>(1,230)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net increase/(decrease) in fund balance	5,451	42,893	(36,435)	7,688	1,951
Fund balance - beginning (unaudited)	172,363	174,723	217,616	174,723	182,411
Fund balance - ending (projected)	<u>\$ 177,814</u>	<u>\$ 217,616</u>	<u>\$ 181,181</u>	<u>\$ 182,411</u>	<u>184,362</u>
Use of fund balance					
Debt service reserve balance (required)					(77,606)
Principal and Interest expense - November 1, 2024					(89,378)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 17,378</u>

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

Debt Service Schedule

Date	Principal	Prepayment	Coupon	Interest	Total P+I
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

Date	Principal	Prepayment	Coupon	Interest	Total P+I
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
Total	\$2,030,000.00			\$1,683,784.59	\$3,713,784.59

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
DEBT SERVICE FUND BUDGET - SERIES 2019A
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2023	Projected Through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 294,894				\$ 294,894
Allowable discounts (4%)	(11,796)				(11,796)
Assessment levy: on-roll - net	283,098	\$ 258,149	\$ 24,949	\$ 283,098	283,098
Assessment lot closing	-	1,864	-	1,864	-
Interest	-	6,173	-	6,173	-
Total revenues	<u>283,098</u>	<u>266,186</u>	<u>24,949</u>	<u>291,135</u>	<u>283,098</u>
EXPENDITURES					
Debt service					
Principal	55,000	55,000	-	55,000	55,000
Interest	219,150	110,400	108,750	219,150	215,850
Total debt service	<u>274,150</u>	<u>165,400</u>	<u>108,750</u>	<u>274,150</u>	<u>270,850</u>
Other fees & charges					
Tax collector	5,898	5,163	735	5,898	5,898
Total other fees & charges	<u>5,898</u>	<u>5,163</u>	<u>735</u>	<u>5,898</u>	<u>5,898</u>
Total expenditures	<u>280,048</u>	<u>170,563</u>	<u>109,485</u>	<u>280,048</u>	<u>276,748</u>
Excess/(deficiency) of revenues over/(under) expenditures	3,050	95,623	(84,536)	11,087	6,350
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(4,424)	-	-	-
Total other financing sources/(uses)	<u>-</u>	<u>(4,424)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net increase/(decrease) in fund balance	3,050	91,199	(84,536)	11,087	6,350
Fund balance - beginning (unaudited)	450,139	451,864	543,063	451,864	462,951
Fund balance - ending (projected)	<u>\$ 453,189</u>	<u>\$ 543,063</u>	<u>\$ 458,527</u>	<u>\$ 462,951</u>	<u>469,301</u>
Use of fund balance					
Debt service reserve balance (required)					(277,200)
Principal and Interest expense - November 1, 2024					(167,100)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 25,001</u>

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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

Date	Principal	Coupon	Interest	Total P+I
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
Total	\$3,625,000.00		\$3,679,350.00	\$7,304,350.00

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
DEBT SERVICE FUND BUDGET - SERIES 2019B
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2023	Projected Through 9/30/2023	Total Actual & Projected	
REVENUES					
Off-roll assessment levy	\$ 41,100	\$ -	\$ 21,218	\$ 21,218	\$ 22,800
Assessment lot closing	-	28,052	-	28,052	-
Assessment prepayments	-	110,124	-	110,124	-
Interest	-	3,317	-	3,317	-
Total revenues	<u>41,100</u>	<u>141,493</u>	<u>21,218</u>	<u>162,711</u>	<u>22,800</u>
EXPENDITURES					
Debt service					
Principal prepayment	-	235,000	70,000	305,000	-
Interest	41,100	22,125	13,500	35,625	22,800
Total debt service	<u>41,100</u>	<u>257,125</u>	<u>83,500</u>	<u>340,625</u>	<u>22,800</u>
Total expenditures	<u>41,100</u>	<u>257,125</u>	<u>83,500</u>	<u>340,625</u>	<u>22,800</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(115,632)	(62,282)	(177,914)	-
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(1,690)	-	(1,690)	-
Total other financing sources/(uses)	<u>-</u>	<u>(1,690)</u>	<u>-</u>	<u>(1,690)</u>	<u>-</u>
Net increase/(decrease) in fund balance	-	(117,322)	(62,282)	(179,604)	-
Fund balance - beginning (unaudited)	160,101	296,904	179,582	296,904	117,300
Fund balance - ending (projected)	<u>\$ 160,101</u>	<u>\$ 179,582</u>	<u>\$ 117,300</u>	<u>\$ 117,300</u>	<u>117,300</u>
Use of fund balance					
Debt service reserve balance (required)					(105,900)
Principal and Interest expense - November 1, 2024					(11,400)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ -</u>

Hunter's Ridge

Community Development District No. 1

Special Assessment Revenue Bonds, Series 2019B

\$1,765,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2023	-	-	11,400.00	11,400.00
05/01/2024	-	-	11,400.00	11,400.00
11/01/2024	-	-	11,400.00	11,400.00
05/01/2025	-	-	11,400.00	11,400.00
11/01/2025	-	-	11,400.00	11,400.00
05/01/2026	-	-	11,400.00	11,400.00
11/01/2026	-	-	11,400.00	11,400.00
05/01/2027	-	-	11,400.00	11,400.00
11/01/2027	-	-	11,400.00	11,400.00
05/01/2028	-	-	11,400.00	11,400.00
11/01/2028	-	-	11,400.00	11,400.00
05/01/2029	-	-	11,400.00	11,400.00
11/01/2029	-	-	11,400.00	11,400.00
05/01/2030	-	-	11,400.00	11,400.00
11/01/2030	-	-	11,400.00	11,400.00
05/01/2031	-	-	11,400.00	11,400.00
11/01/2031	-	-	11,400.00	11,400.00
05/01/2032	-	-	11,400.00	11,400.00
11/01/2032	380,000.00	6.000%	11,400.00	391,400.00
Total	\$380,000.00		\$216,600.00	\$596,600.00

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2024**

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2024				GF & DSF	Fiscal Year 2023 Total
		GF	SRF	Series 2019	Series 2019A		
<u>Assessment Area One</u>							
70	SF 60'	261.53	-	1,558.26	-	1,819.79	1,819.91
49	Villa 35'	261.53	-	1,057.39	-	1,318.92	1,319.04
119							
<u>Assessment Area Two</u>							
101	Villa 35'	261.53	-	-	1,036.95	1,298.48	1,298.60
68	SF 60'	261.53	-	-	1,488.96	1,750.49	1,750.61
34	SF 75'	261.53	-	-	1,914.38	2,175.91	2,176.03
14	Estate	261.53	281.69	-	1,701.67	2,244.89	1,963.32
217							

Off-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2024				GF & DSF	Fiscal Year 2023 Total
		GF	SRF	Series 2019	Series 2019A		
<u>Assessment Area One</u>							
4	Villa 35'	245.84	-	993.95	-	1,239.79	1,239.90
4							

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

7

RESOLUTION 2023-04

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 2023/2024 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 2023/2024 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 23rd day of May, 2023.

Attest:

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

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Flagler County Government Services Building 1769 E. Moody Blvd., Bldg. 2, Bunnell, Florida 32110</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
May 28, 2024	Regular Meeting	11:30 AM
August 27, 2024	Public Hearing & Regular Meeting	11:30 AM

HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1

8

This Instrument Prepared By:
Mark A. Watts, Esquire
CobbCole
231 North Woodland Boulevard
DeLand, FL 32720

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS **ROYAL LION'S GATE, LLC**, a Florida limited liability company, whose principal office address is 12 Twelve Oaks Trail, Ormond Beach, FL 32174, (hereinafter referred to as the "Dedicator") does hereby sell, convey, and transfer to **HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, (hereinafter referred to as the "District") all its right, title, and interest in and to the following public improvements, to have and to hold by District, its successors, and its assigns forever (the "Public Improvements"):

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Dedicator covenants that it is the lawful owner of said Public Improvements; that said Public Improvements are free from all liens; and that it will warrant and defend the title to said Public Improvements against all lawful claims and demands of all persons.

Dedicator represents that the Public Improvements transferred to the District have a cost of at least \$105,882.00.00 and are being transferred to the District in accordance with the terms of the Acquisition Agreement with the District.

[Remainder of page intentionally left blank. Signature and notary pages to follow.]

IN WITNESS WHEREOF, Dedicator has executed these presents this 8TH day of SEPTEMBER, 2022.

WITNESSES:

ROYAL LION'S GATE, LLC, a Florida limited liability company.

[Signature]
Witness #1

By: [Signature]
Printed Name: STEPHEN J. THOMPSON
Its: MGR

Mark A. WaTB
Witness #1 printed name

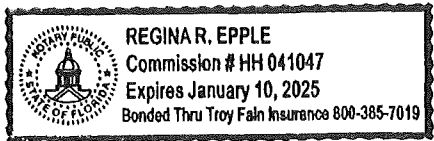
[Signature]
Witness #2

REGINA R. EPPLE
Witness #2 printed name

STATE OF FLORIDA
COUNTY OF WALUGIA

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 8TH day of SEPTEMBER 2022, by STEPHEN J. THOMPSON as MANAGER of **ROYAL LION'S GATE, LLC**, a Florida limited liability company. He/she [] is personally known to me, or [] has produced FL DRIVERS LICENSE as identification.

(Notary Seal)



[Signature]
Signature of Notary Public

REGINA R. EPPLE
Name of Notary Typed, Printed or Stamped

EXHIBIT A

**PUBLIC IMPROVEMENTS LOCATED ON PARCEL I LIFT STATION, PER THE
PLAT FOR DEERFIELD TRACE, AS RECORDED IN THE OFFICIAL RECORDS OF
FLAGLER COUNTY, FLORIDA AT PLAT BOOK 39 PAGES 97-98**

INFRASTRUCTURE IMPROVEMENT COSTS
Deerfield Trace Utilities

Total Cost (Lift Station only) as provided by the District Engineer:	<u>\$105,882.00.00</u>
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**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1**

**UNAUDITED
FINANCIAL
STATEMENTS**

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2023**

**HUNTER'S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2023**

	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	\$ 166,836	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 166,836
Investments								
Revenue	-	89,810	160,422	2,443	-	-	-	252,675
Reserve	-	77,606	278,185	106,276	-	-	-	462,067
Interest	-	50,178	108,750	13,500	-	-	-	172,428
Prepayment	-	1	-	137,229	-	-	-	137,230
Sinking	-	3	4	-	-	-	-	7
Construction 2019	-	-	-	-	1,772	-	-	1,772
Construction 2019A 2-D	-	-	-	-	-	2,691	-	2,691
Construction 2019A 2-E	-	-	-	-	-	4,299	-	4,299
Construction 2019A 2-F	-	-	-	-	-	1,298	-	1,298
Due from BADC	1,475	5,169	-	37,889	-	-	-	44,533
Due from general fund	-	8,329	16,493	-	-	-	-	24,822
Due from DSF 2019A	1,261	1,754	-	-	-	-	-	3,015
Due from CPF 2019A-2D ¹	-	-	-	-	-	-	376,521	376,521
Due from CPF 2019A-2E ²	-	-	-	-	-	-	967,429	967,429
Total assets	<u>\$ 169,572</u>	<u>\$ 232,850</u>	<u>\$ 563,854</u>	<u>\$ 297,337</u>	<u>\$ 1,772</u>	<u>\$ 8,288</u>	<u>\$ 1,343,950</u>	<u>\$ 2,617,623</u>
LIABILITIES AND FUND BALANCES								
Liabilities:								
Due to general fund	\$ -	\$ 1,261	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,261
Due to debt service fund 2019	8,329	-	1,754	-	-	-	-	10,083
Due to debt service fund 2019 A	16,493	-	-	-	-	-	-	16,493
Due to CPF 2019B-D ¹	-	-	-	-	-	376,521	-	376,521
Due to CPF 2019B-E ²	-	-	-	-	-	967,428	-	967,428
Due to BADC	-	-	645	551	-	-	-	1,196
Due to Royal Lions Gate	10,470	-	-	-	-	-	-	10,470
Retainage payable	-	-	-	-	-	356,978	-	356,978
Developer advance	5,500	-	-	-	-	-	-	5,500
Total liabilities	<u>40,792</u>	<u>1,261</u>	<u>2,399</u>	<u>551</u>	<u>-</u>	<u>1,700,927</u>	<u>-</u>	<u>1,745,930</u>
DEFERRED INFLOWS OF RESOURCES								
Deferred receipts	1,476	5,169	-	37,889	-	-	-	44,534
Total deferred inflows of resources	<u>1,476</u>	<u>5,169</u>	<u>-</u>	<u>37,889</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>44,534</u>
Fund balances:								
Restricted for:								
Debt service	-	226,420	561,455	258,897	-	-	-	1,046,772
Capital projects	-	-	-	-	1,772	(1,692,639)	1,343,950	(346,917)
Committed:								
Working capital	26,696	-	-	-	-	-	-	26,696
Unassigned	100,608	-	-	-	-	-	-	100,608
Total fund balances	<u>127,304</u>	<u>226,420</u>	<u>561,455</u>	<u>258,897</u>	<u>1,772</u>	<u>(1,692,639)</u>	<u>1,343,950</u>	<u>827,159</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 169,572</u>	<u>\$ 232,850</u>	<u>\$ 563,854</u>	<u>\$ 297,337</u>	<u>\$ 1,772</u>	<u>\$ 8,288</u>	<u>\$ 1,343,950</u>	<u>\$ 2,617,623</u>

¹Due 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.

²Due 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, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll - net	\$ 5,107	\$ 83,444	\$ 84,397	99%
Assessment levy: off-roll	-	-	984	0%
Total revenues	<u>5,107</u>	<u>83,444</u>	<u>85,381</u>	98%
EXPENDITURES				
Professional & administrative				
Supervisors	-	-	4,000	0%
Management/accounting/recording	3,500	24,500	42,000	58%
Legal	-	345	7,500	5%
Engineering	-	-	5,000	0%
Audit	-	2,500	5,000	50%
Arbitrage rebate calculation	-	500	1,250	40%
Dissemination agent	83	583	1,000	58%
Trustee	-	9,250	9,950	93%
Telephone	17	117	200	59%
Postage	10	61	500	12%
Printing & binding	42	292	500	58%
Legal advertising	-	719	1,500	48%
Annual district filing fee	-	175	175	100%
Insurance	-	6,784	7,100	96%
Contingencies	8	53	500	11%
Website	-	705	705	100%
ADA compliance	-	210	210	100%
Property taxes	-	270	632	43%
Tax collector	102	1,669	1,758	95%
Total expenditures	<u>3,762</u>	<u>48,733</u>	<u>89,480</u>	54%
Excess/(deficiency) of revenues over/(under) expenditures	1,345	34,711	(4,099)	
Fund balances - beginning	125,959	92,593	32,332	
Committed:				
Working capital	26,696	26,696	27,695	
Unassigned	100,608	100,608	538	
Fund balances - ending	<u>\$ 127,304</u>	<u>\$ 127,304</u>	<u>\$ 28,233</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, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 8,499	\$ 138,870	\$ 140,457	99%
Assessment levy: off-roll	-	-	3,976	0%
Interest	750	2,987	-	N/A
Total revenues	<u>9,249</u>	<u>141,857</u>	<u>144,433</u>	98%
EXPENDITURES				
Principal	-	35,000	35,000	100%
Interest	-	50,878	101,056	50%
Total debt service	<u>-</u>	<u>85,878</u>	<u>136,056</u>	63%
Other fees and charges				
Tax collector	169	2,778	2,926	95%
Total other fees and charges	<u>169</u>	<u>2,778</u>	<u>2,926</u>	95%
Total expenditures	<u>169</u>	<u>88,656</u>	<u>138,982</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	9,080	53,201	5,451	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(274)	(1,504)	-	N/A
Total other financing sources/(uses)	<u>(274)</u>	<u>(1,504)</u>	<u>-</u>	N/A
Net change in fund balances	8,806	51,697	5,451	
Fund balance - beginning	217,614	174,723	172,363	
Fund balance - ending	<u>\$ 226,420</u>	<u>\$ 226,420</u>	<u>\$ 177,814</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, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 16,830	\$ 274,978	\$ 283,098	97%
Assessment levy: lot closing	-	1,864	-	N/A
Interest	1,900	8,073	-	N/A
Total revenues	<u>18,730</u>	<u>284,915</u>	<u>283,098</u>	101%
EXPENDITURES				
Principal	-	55,000	55,000	100%
Interest	-	110,400	219,150	50%
Total expenditures	<u>-</u>	<u>165,400</u>	<u>274,150</u>	60%
Other fees and charges				
Tax collector	337	5,500	5,898	93%
Total other fees and charges	<u>337</u>	<u>5,500</u>	<u>5,898</u>	93%
Total expenditures	<u>337</u>	<u>170,900</u>	<u>280,048</u>	61%
Excess/(deficiency) of revenues over/(under) expenditures	18,393	114,015	3,050	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(4,424)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(4,424)</u>	<u>-</u>	N/A
Net change in fund balances	18,393	109,591	3,050	
Fund balance - beginning	543,062	451,864	450,139	
Fund balance - ending	<u>\$ 561,455</u>	<u>\$ 561,455</u>	<u>\$ 453,189</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, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ 8,587	\$ 8,587	\$ 41,100	21%
Assessment levy: lot closing	-	27,601	-	N/A
Assessment - lot closing interest	4,055	4,505	-	N/A
Assessment prepayments	66,074	176,200	-	N/A
Interest	599	3,915	-	N/A
Total revenues	<u>79,315</u>	<u>220,808</u>	<u>41,100</u>	537%
EXPENDITURES				
Principal	-	130,000	-	N/A
Principal prepayment	-	105,000	-	N/A
Interest	-	22,125	41,100	54%
Total expenditures	<u>-</u>	<u>257,125</u>	<u>41,100</u>	626%
Excess/(deficiency) of revenues over/(under) expenditures	79,315	(36,317)	-	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(1,690)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(1,690)</u>	<u>-</u>	N/A
Net change in fund balances	79,315	(38,007)	-	
Fund balance - beginning	179,582	296,904	160,101	
Fund balance - ending	<u>\$ 258,897</u>	<u>\$ 258,897</u>	<u>\$ 160,101</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, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 5	\$ 17
Total revenues	<u>5</u>	<u>17</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
OTHER FINANCING SOURCES/(USES)		
Transfers in	<u>274</u>	<u>1,504</u>
Total other financing sources/(uses)	<u>274</u>	<u>1,504</u>
Net change in fund balances	279	1,521
Fund balances - beginning	1,493	251
Fund balances - ending	<u><u>\$ 1,772</u></u>	<u><u>\$ 1,772</u></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, 2023**

	Current Month	Year to Date
REVENUES		
Interest	\$ 19	\$ 52
Total revenues	19	52
EXPENDITURES		
Total expenditures	-	-
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	6,114
Total other financing sources/(uses)	-	6,114
Net increase/(decrease), fund balance	19	6,166
Beginning fund balance	(1,692,658)	(1,698,805)
Ending fund balance	\$ (1,692,639)	\$ (1,692,639)

**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, 2023**

	Current Month	Year to Date
REVENUES	\$ -	\$ -
Total revenues	-	-
EXPENDITURES	-	-
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**

MINUTES

A

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 23, 2022 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
Nika Hosseini (via telephone)	Cobb Cole
Randy Hudak	District Engineer
John J. Dockery, Jr.	Resident
Carolyn S. Herbert	Resident
Sharon Barron	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 11:35 a.m. Supervisors Lefkowitz, Thompson and Mehegan were present. Supervisor Lichtigman was not present at roll call. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

Resident John J. Dockery, Jr. asked what the annual audit statement “The CDD has not met one or more of the financial emergency conditions.” means. Ms. Cerbone stated it means that the CDD is not in a financial emergency; it is a good thing that the CDD did not meet any of the financial emergency conditions. In response to a question about the term adopting a special assessment, Ms. Cerbone stated that it is a reference to the normal, non-ad valorem assessments that appear on the tax bill; it is not above and/or beyond the normal assessments.

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

41 Discussion ensued regarding why the 60’ lots have different assessment amounts in the
42 proposed Fiscal Year 2023 budget.

43

44 **THIRD ORDER OF BUSINESS**

**Consider Appointment to Fill Unexpired
Term of Seat 2 (Term Expires November
2024)**

45

46

47

48 • **Candidates**

49 **A. John J. Dockery, Jr.**

50 **B. Carolyn S. Herbert**

51 Ms. Cerbone discussed the statutory requirements that must be met for a CDD Board to
52 begin transitioning to a resident Board elected through the General Election process. The
53 requirements include being in existence for six years and having at least 250 registered voters
54 residing within the CDD. Although the CDD met the six-year requirement, it does not have 250
55 registered voters; however, the existing Board can choose to appoint residents to the Board.

56 The consensus was that both candidates are qualified to serve on the Board.

57 Discussion of this item resumed after the Eighteenth Order of Business.

58

59 **FOURTH ORDER OF BUSINESS**

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

60

61

62

63 This item was presented following the Eighteenth Order of Business.

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

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

66 **C. Financial Disclosure Forms**

67 **I. Form 1: Statement of Financial Interests**

68 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

69 **III. Form 1F: Final Statement of Financial Interests**

70 **D. Form 8B: Memorandum of Voting Conflict**

71

72 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-01,
Designating Certain Officers of the District
and Providing for an Effective Date**

73

74

75

76 This item was presented following the Eighteenth Order of Business.

77 SIXTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year
2022/2023 Budget

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A. Proof/Affidavit of Publication

B. Consideration of Resolution 2022-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Cerbone presented Resolution 2022-05. She reviewed the proposed Fiscal Year 2023 budget. She noted that as part of the provisions of the Maintenance Agreement with the Residential Association and based on the capital asset review, an amendment was made to the Maintenance Agreement regarding reserve funds that the Residential Association collects, and that will be sent to the CDD, with the CDD housing those funds in restricted funds. As this proposed Fiscal Year 2023 budget was prepared before receiving the approximately \$48,000, there will be an amount in the fund balance section and balance sheet that draws out the amount the CDD received from the Residential Association.

Supervisor Lichtigman arrived at the meeting at 11:58 a.m.

Ms. Cerbone continued reviewing the Proposed Fiscal Year 2023 budget.

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

Resident Sharon Barron voiced her opinion that the HOA is not properly managed and communicates poorly with residents. She expressed concerns about the mailbox area.

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

On MOTION by Mr. Lefkowitz and seconded by Mr. Mehegan, with all in favor, Resolution 2022-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

113 SEVENTH ORDER OF BUSINESS

114 Consideration of Resolution 2022-06,
115 Making a Determination of Benefit and
116 Imposing Special Assessments for Fiscal
117 Year 2022/2023; Providing for the
118 Collection and Enforcement of Special
119 Assessments, Including but Not Limited to
120 Penalties and Interest Thereon; Certifying
121 an Assessment Roll; Providing for
122 Amendments to the Assessment Roll;
123 Providing a Severability Clause; and
124 Providing an Effective Date

125 Ms. Cerbone presented Resolution 2022-06.
126

127 **On MOTION by Mr. Mehegan and seconded by Mr. Thompson, with all in favor,**
128 **Resolution 2022-06, Making a Determination of Benefit and Imposing Special**
129 **Assessments for Fiscal Year 2022/2023; Providing for the Collection and**
130 **Enforcement of Special Assessments, Including but Not Limited to Penalties**
131 **and Interest Thereon; Certifying an Assessment Roll; Providing for**
132 **Amendments to the Assessment Roll; Providing a Severability Clause; and**
133 **Providing an Effective Date, was adopted.**

134
135

136 EIGHTH ORDER OF BUSINESS

137 Presentation of Audited Financial Report
138 for Fiscal Year Ended September 30, 2021,
139 Prepared by Grau and Associates

140 Ms. Cerbone presented the Audited Financial Report for the Fiscal Year Ended
141 September 30, 2021. There were no findings, recommendations, deficiencies on internal
142 control or instances of non-compliance; it was a clean audit.

143 Mr. Lefkowitz noted that the annual audit was conducted by an outside accounting firm.
144 Although not required, the Board chose to take public comments on this item.

145 There were no comments from the public.
146

147 NINTH ORDER OF BUSINESS

148 Consideration of Resolution 2022-07,
149 Hereby Accepting the Audited Financial
150 Report for the Fiscal Year Ended
151 September 30, 2021
152

153 **On MOTION by Mr. Thompson and seconded by Mr. Lichtigman, with all in**
154 **favor, Resolution 2022-07, Hereby Accepting the Audited Financial Report for**
155 **the Fiscal Year Ended September 30, 2021, was adopted.**

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158 **TENTH ORDER OF BUSINESS**

**Ratification of Stormwater Management
Needs Analysis**

159
160
161 Mr. Hudak presented the Stormwater Management Needs Analysis Report that was
162 submitted to the County by the due date. Submittal of this Report is a newly implemented
163 requirement by the State.

164
165 **On MOTION by Mr. Lefkowitz and seconded by Mr. Lichtigman, with all in**
166 **favor, the Stormwater Management Needs Analysis Report and submittal of**
167 **the Report, was ratified.**

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170 **ELEVENTH ORDER OF BUSINESS**

**Ratification of Bill of Sale for the
Conveyance of the Lift Station**

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172
173 Ms. Cerbone presented the Bill of Sale for the Conveyance of the Lift Station.

174 Ms. Hosseini stated that this is standard procedure when turning lift stations and
175 infrastructure over to CDDs. Work on Exhibit A, which is a cost estimate, is underway.

176 Mr. Lefkowitz noted that, although this is being conveyed to the CDD, as a whole, the
177 financial obligation is isolated to just a 14-lot section. Ms. Cerbone stated that a Maintenance
178 Agreement with one of the Associations will be necessary. Ms. Hosseini stated that, if the
179 maintenance entity will be the same as the current, the existing Maintenance Agreement can
180 be amended to include this but, if it is a different maintenance entity, she suggests a similar
181 Maintenance Agreement with the new maintenance entity for this specific location. Mr.
182 Lefkowitz stated that the intention is for the lift station maintenance responsibility to be on the
183 14-lot sub-Association. Ms. Hosseini will prepare a Maintenance Agreement.

184 Ms. Cerbone recalled the following motion from the last meeting whereby, the Board
185 motioned and approved:

186 "...authorizing Staff to finalize a bill of sale for the conveyance of the lift station and to
187 prepare a maintenance agreement between the CDD and HOA and authorizing the Chair to
188 execute, with ratification at the next meeting" but it was not specific to the 14-lot area."

189 Ms. Cerbone noted that the motion at the last meeting did not specify which HOA the
190 Maintenance Agreement will be with. Ms. Hosseini suggested clarifying the motion from the
191 last meeting to specify the HOA.

192

193 **On MOTION by Mr. Lefkowitz and seconded by Mr. Mehegan, with all in favor,**
194 **clarifying the motion from the last meeting to specify that the Maintenance**
195 **Agreement is between the CDD and Deerfield Trace Association, was approved.**

196

197

198 **On MOTION by Mr. Lefkowitz and seconded by Mr. Mehegan, with all in favor,**
199 **the Bill of Sale for the Conveyance of the Lift Station, in substantial form, was**
200 **approved.**

201

202

203 **TWELFTH ORDER OF BUSINESS**

**Ratification of the First Amendment to the
Agreement Between the Hunter’s Ridge
Community Development District No. 1
and the Huntington Village Residents
Association, Inc. for Infrastructure
Management and Maintenance Services**

204

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209

210 Ms. Cerbone presented the First Amendment to the Agreement Between the Hunter’s
211 Ridge Community Development District No. 1 and the Huntington Village Residents Association,
212 Inc., for Infrastructure Management and Maintenance Services. She recalled that this
213 Agreement was approved in substantial form at the last meeting.

214

215 **On MOTION by Mr. Lefkowitz and seconded by Mr. Mehegan, with all in favor,**
216 **the First Amendment to the Agreement Between the Hunter’s Ridge**
217 **Community Development District No. 1 and the Huntington Village Residents**
218 **Association, Inc., for Infrastructure Management and Maintenance Services,**
219 **was ratified.**

220

221

222 **THIRTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of July 31, 2022**

223

224

225

226 **On MOTION by Mr. Thompson and seconded by Mr. Mehegan, with all in favor,**
227 **the Unaudited Financial Statements as of July 31, 2022, were accepted.**

228

229

230 FOURTEENTH ORDER OF BUSINESS
231
232
233

Approval of May 24, 2022 Regular Meeting
Minutes

On MOTION by Mr. Lefkowitz and seconded by Mr. Mehegan, with all in favor, the May 24, 2022 Regular Meeting Minutes, as presented, were approved.

236
237

FIFTEENTH ORDER OF BUSINESS

Other Business

239
240

There was no other business.

241

SIXTEENTH ORDER OF BUSINESS

Staff Reports

243

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

245 **B. District Engineer: Zev Cohen & Associates, Inc.**

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

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

248 • **UPCOMING MEETINGS**

249 **I. November 16, 2022 at 11:30 A.M. [Landowners’ Meeting – the Board is not**
250 **required to attend]**

251 Ms. Cerbone stated that Seats 1, 4 and 5, currently held by Supervisors Lefkowitz,
252 Mehegan and Lichtigman, respectively, will be up for election at the Landowners’ Meeting.

253 **II. May 23, 2023 at 11:30 A.M. [Board Meeting]**

254 • **QUORUM CHECK**

255

SEVENTEENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

257

258 There were no Board Member comments or requests.

259

EIGHTEENTH ORDER OF BUSINESS

Public Comments

261

262 A resident referred to the Deerfield Trace Association and the lift station Agreement and
263 asked how this involves Huntington Village. He asked if this is all Hunter’s Ridge CDD No 1. Mr.
264 Lefkowitz stated the CDD was formulated as Hunter’s Ridge CDD No. 1; the geography includes
265 Huntington Village and Deerfield Trace. Regarding the lift station, the Deerfield Trace section is
266 the only section with responsibility for that lift station.

267 Ms. Barron raised questions about her HOA. Mr. Lefkowitz explained that this is a CDD
268 meeting and relates only to CDD matters; it has nothing to do with Huntington Village Residents
269 Association matters. The CDD and the Residents Association are completely separate entities.

- 270 ▪ **Acceptance of Resignation of Steve Thompson from Seat 3; Term Expires November**
271 **2026 & Consider Appointment to Fill Unexpired Term of Seat 3**

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

273 Mr. Thompson resigned his Seat. He will submit his written resignation, as well.

274

275 **On MOTION by Mr. Lefkowitz and seconded by Mr. Mehegan, with all in favor,**
276 **the resignation of Mr. Steve Thompson from Seat 3, was accepted.**

277

278

279 Mr. Lefkowitz nominated Mr. John J. Dockery, Jr., to fill Seat 3.

280 No other nominations were made.

281

282 **On MOTION by Mr. Mehegan and seconded by Mr. Lichtigman, with all in**
283 **favor, appointment of Mr. John J. Dockery, Jr., to fill Seat 3, was approved.**

284

285

- 286 ▪ **Consider Appointment to Fill Unexpired Term of Seat 2 (Term Expires November 2024)**
287 **Discussion of this item, previously the Third Order of Business, resumed.**

288 Mr. Lefkowitz nominated Ms. Carolyn S. Herbert to fill Seat 2.

289 No other nominations were made.

290

291 **On MOTION by Mr. Mehegan and seconded by Mr. Lichtigman, with all in**
292 **favor, appointment of Ms. Carolyn S. Herbert to fill Seat 2, was approved.**

293

294

- 295 ▪ **Administration of Oath of Office to Newly Appointed Supervisor (the following to be**
296 **provided in a separate package)**

297 **This item, previously the Fourth Order of Business, was presented out of order.**

298 Ms. Sanchez, a Notary of the State of Florida and duly authorized, administered the
299 Oath of Office to Mr. John J. Dockery, Jr., and Ms. Carolyn S. Herbert. She provided and she and
300 Ms. Hosseini explained the following:

301 A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and
302 Employees

303 B. Membership, Obligations and Responsibilities

304 C. Financial Disclosure Forms

305 I. Form 1: Statement of Financial Interests

306 II. Form 1X: Amendment to Form 1, Statement of Financial Interests

307 III. Form 1F: Final Statement of Financial Interests

308 D. Form 8B: Memorandum of Voting Conflict

309 ■ Consideration of Resolution 2022-01, Designating Certain Officers of the District and
310 Providing for an Effective Date

311 This item, previously the Fifth Order of Business, was presented out of order.

312 Ms. Cerbone presented Resolution 2022-01. Mr. Lefkowitz nominated the following
313 slate:

314 Chair Howard Lefkowitz

315 Vice Chair Charles Lichtigman

316 Secretary Craig Wrathell

317 Assistant Secretary Tom Mehegan

318 Assistant Secretary John J. Dockery, Jr.

319 Assistant Secretary Carolyn S. Herbert

320 Assistant Secretary Cindy Cerbone

321 Assistant Secretary Jamie Sanchez

322 No other nominations were made. Prior appointments by the Board for Treasurer and
323 Assistant Treasurer remain unaffected by this Resolution.

324

325 **On MOTION by Mr. Lefkowitz and seconded by Mr. Mehegan, with all in favor,**
326 **Resolution 2022-01, Designating Certain Officers of the District and Providing**
327 **for an Effective Date, was adopted.**

328

329

330 NINETEENTH ORDER OF BUSINESS

Adjournment

331

332

333 **On MOTION by Mr. Lefkowitz and seconded by Mr. Mehegan, with all in favor,**
334 **the meeting adjourned at 12:16 p.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

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

MINUTES

B

DRAFT

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

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A Landowners’ Meeting of the Hunter’s Ridge Community Development District No. 1 was held on November 16, 2022 at 1:30 p.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Building 2, Bunnell, Florida 32110.

Present at the meeting were:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC
John J. Dockery, Jr.	Landowner and CDD Board Member
Carolyn S. Herbert	Landowner and CDD Board Member
Katherine Dockery	Resident
Joyce Lewis	Landowner
Elmer Riggin	Landowner

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 1:33 a.m. In addition to herself, Ms. Sanchez and several Landowners and two CDD Board Members were present.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

The proof of publication was included for informational purposes.

Ms. Cerbone stated that the Landowner, BADC Huntington Communities, designated her as the Proxy Holder of a total of 175 votes and she will be eligible to cast up to 175 votes per Seat.

Landowner and CDD Board Member John Dockery questioned why the “Location” on the proof of publication says “Volusia County” when the CDD is in Flagler County. Ms. Cerbone stated that reference is the location of the office that certified that the ad ran in The Daytona Beach News-Journal on October 21, 2022.

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

36 **THIRD ORDER OF BUSINESS** **Election of a Chairperson to Conduct**
37 **Landowners' Meeting**

38
39 All in attendance agreed to Ms. Cerbone serving as Chairperson to conduct the
40 Landowners' Meeting.

41
42 **FOURTH ORDER OF BUSINESS** **Election of Supervisors [SEATS 1, 4 & 5]**

43
44 Ms. Cerbone stated that Seats 1, 4 and 5, currently held by Howard Lefkowitz, Thomas
45 Mehegan and Charles Lichtigman, are up for election.

46 Ms. Cerbone explained that, in a Landowners' Election, Landowners are entitled to one
47 vote for each of their platted lots and/or number of acres, if unplatted. In a Landowners'
48 Election, co-owners, such spouses, are not entitled to two votes; the voting units are based on
49 the individual piece of property owned.

50 Ms. Cerbone stated that the primary Landowner, BADC Huntington Communities, has 87
51 platted lots, equating to 87 voting units, and 87.15 acres of unplatted lots, which rounds up and
52 equates to 88 voting units, for a total of 175 voting units. She, as the Proxy Holder of a total of
53 175 votes, is eligible to cast up to 175 votes per Seat.

54 **A. Nominations**

55 Ms. Cerbone nominated the following:

- 56 Seat 1 Howard Lefkowitz
- 57 Seat 4 Thomas Mehegan
- 58 Seat 5 Charles Lichtigman

59 Landowner Elmer Riggin nominated the following:

- 60 Seat 1 Elmer Riggin

61 No other nominations were made.

62 **B. Casting of Ballots**

63 **I. Determine Number of Voting Units Represented**

64 The voting units represented were as follows:

- 65 Cindy Cerbone (Proxy Holder) 175 voting units
- 66 John Dockery (Landowner) 1 voting unit

67 Carolyn Herbert (Landowner) 1 voting unit

68 Elmer Riggin (Landowner) 1 voting unit

69 A combined total of 178 voting units were represented.

70 **II. Determine Number of Voting Units Assigned by Proxy**

71 Of the 178 voting units represented, 175 were assigned by proxy.

72 Ms. Cerbone cast the following votes:

73 Seat 1 Howard Lefkowitz 175 votes

74 Mr. Riggin withdrew his nomination of himself for Seat 1.

75 Ms. Cerbone cast the following votes:

76 Seat 4 Thomas Mehegan 174 votes

77 Seat 5 Charles Lichtigman 175 votes

78 The other Landowners present chose not to cast ballots.

79 **C. Ballot Tabulation and Results**

80 Ms. Sanchez reported the ballot tabulation, results and term lengths, as follows:

81 Seat 1 Howard Lefkowitz 175 votes Four-year term

82 Seat 4 Thomas Mehegan 174 votes Two-year term

83 Seat 5 Charles Lichtigman 175 votes Four-year term

84

85 **FIFTH ORDER OF BUSINESS**

Landowners’ Questions/Comments

86

87 There were no Landowners’ questions or comments.

88

89 **SIXTH ORDER OF BUSINESS**

Adjournment

90

91 There being nothing further to discuss, the meeting adjourned at 2:11 p.m.

92

93

94

95 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

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

**STAFF
REPORTS**



Kaiti Lenhart ★ FLAGLER COUNTY SUPERVISOR OF ELECTIONS

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.gov

April 17, 2023

Daphne Gillyard
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W

Boca Raton, Florida 33431

RE: CDD Registered Voters

Dear Daphne Gillyard:

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, 2023 is:

Colbert Landings Community Development District: **0**
Palm Coast 145 Community Development District: **0**
Hunter's Ridge Community Development District No. 1: **327**
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,

A handwritten signature in blue ink that reads "Kaiti Lenhart".

Kaiti Lenhart
Supervisor of Elections

HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 16, 2022	Landowners' Meeting	1:30 PM
May 23, 2023	Regular Meeting	11:30 AM
August 22, 2023	Public Hearing & Regular Meeting	11:30 AM