

**MINUTES OF MEETING
RIDGE AT HEATH BROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Ridge at Heath Brook Community Development District held a Regular Meeting on February 4, 2022 at 11:30 a.m., at The Club at Ocala Preserve, 4021 NW 53rd Ave Rd, Ocala, Florida 34482.

Present at the meeting were:

Christian Cotter	Chair
Mary Moulton	Vice Chair
Mark Roscoe	Assistant Secretary

Also present were:

Kristen Suit	District Manager
Jere Earlywine (via telephone)	District Counsel
Santiago Machado (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:30 a.m. Supervisors Cotter, Moulton and Roscoe were present. Supervisors Zook and Vincent were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Consideration of Boundary Amendment
Funding Agreement**

Mr. Earlywine presented the Boundary Amendment Funding Agreement between the CDD and Forestar (USA) Real Estate Group, Inc. (Forestar). This is a multi-phase project and this Agreement authorizes Staff to report the boundary amendment and for Forestar to fund the boundary amendment for the CDD. He recommended approval in substantial form.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the Boundary Amendment Funding Agreement between the CDD and Forestar (USA) Real Estate Group, Inc., in substantial form, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-05, Directing the Chair and District Staff to Request the Passage of an Ordinance by the City of Ocala, Florida, Amending the District’s Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date

Mr. Earlywine presented Resolution 2022-05. This Resolution authorizes Staff to file a petition with the City of Ocala to amend the boundaries to include the second phase of the project.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-05, Directing the Chair and District Staff to Request the Passage of an Ordinance by the City of Ocala, Florida, Amending the District’s Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date, authorizing the Chair to execute, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Matters Regarding Bond Validation

Mr. Earlywine stated that Mr. Machado recently revised the Engineer’s Report to reflect changes in construction costs and Management has updated the Assessment Methodology to match the Engineer’s Report; the total revised costs are just under the \$22 million.

A. Presentation of Engineer’s Report

Mr. Machado presented the Engineer’s Report, dated February 2, 2022. The construction plan consists of four phases; Phase 1 is on one set of plans and Phases 2, 3 and 4 are on another. The project covers 104 acres and 391 lots. The total construction costs for all four phases is \$17,056,455.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the Engineer’s Report for the Ridge at Heath Brook CDD, dated February 2, 2022, in substantial form, was approved.

B. Presentation of Master Special Assessment Methodology Report (*provided under separate cover*)

Mr. Earlywine gave a brief overview of the Master Special Assessment Methodology Report, dated February 4, 2022. He requested Board approval in substantial form.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the Master Special Assessment Methodology Report, dated February 4, 2022, in substantial form, was approved.

C. Consideration of Resolution 2022-06, Authorizing the Issuance of Not to Exceed \$15,870,000 Ridge at Heath Brook Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date

Mr. Earlywine presented Resolution 2022-06.

The following change would be made:

Resolution Title and throughout: Change “\$15,870,000” to “\$21,985,000”

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-06, as amended, Authorizing the Issuance of Not to Exceed \$21,985,000 Ridge at Heath Brook Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-07, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2022-07.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-07, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-08, Adopting Amended and Restated Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2022-08.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-08, Adopting Amended and Restated Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consider Assignment of Waldrop Engineering, LLC Engineering Services Agreement to Atwell, LLC

Ms. Suit presented the Assignment of Waldrop Engineering, LLC Engineering Services Agreement to Atwell, LLC.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the Assignment of Waldrop Engineering, LLC Engineering Services Agreement to Atwell, LLC, was approved.

NINTH ORDER OF BUSINESS

Ratification of Waldrop Engineering, LLC Work Authorization Number 2 for Stormwater Management Needs Analysis

Ms. Suit presented Waldrop Engineering, LLC Work Authorization Number 2 for preparation of the Stormwater Management Needs Analysis Report.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the Waldrop Engineering, LLC Work Authorization Number 2 for preparation of the Stormwater Management Needs Analysis Report, in a not to exceed amount of \$2,000, was ratified.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2021

Ms. Suit presented the Unaudited Financial Statements as of December 31, 2021.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the Unaudited Financial Statements as of December 31, 2021, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of December 3, 2021 Regular Meeting Minutes

Ms. Suit presented the December 3, 2021 Regular Meeting Minutes.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the December 3, 2021 Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *KE Law Group, PLLC*

Mr. Earlywine stated the boundary amendment and bond validation would likely occur simultaneously and bonds could be issued in around July or August.

B. District Engineer: *Atwell, LLC*

There was nothing further to report.

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

- **NEXT MEETING DATE: March 4, 2022 at 11:30 A.M.**

- **QUORUM CHECK**

The March 4, 2022 meeting would be canceled.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

FIFTEENTH ORDER OF BUSINESS


Adjournment

There being nothing further to discuss, the meeting adjourned.

<p>On MOTION by Mr. Roscoe and seconded by Mr. Cotter, with all in favor, the meeting adjourned at 11:42 a.m.</p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair