

**RIDGE AT
HEATH BROOK**

**COMMUNITY DEVELOPMENT
DISTRICT**

May 6, 2022

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

Ridge at Heath Brook Community Development District

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

April 29, 2022

ATTENDEES:

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

Board of Supervisors

Ridge at Heath Brook Community Development District

Dear Board Members:

The Board of Supervisors of the Ridge at Heath Brook Community Development District will hold a Regular Meeting on May 6, 2022 at 11:30 a.m., at The Club at Ocala Preserve, 4021 NW 53rd Avenue Road, Ocala, Florida 34482. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2022-09, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date
4. Consideration of Resolution 2022-10, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date
5. Consideration of Resolution 2022-11, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date
6. Discussion: Stormwater Needs Analysis Report
7. Update/Status: Boundary Amendment
8. Acceptance of Unaudited Financial Statements as of March 31, 2022
9. Approval of February 4, 2022 Regular Meeting Minutes
10. Staff Reports
 - A. District Counsel: *KE Law Group, PLLC*
 - B. District Engineer: *Atwell, LLC*

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

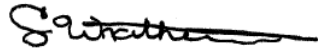
- NEXT MEETING DATE: June 3, 2022 at 11:30 A.M.
 - QUORUM CHECK

CHRISTIAN COTTER	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
MARY MOULTON	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
TY VINCENT	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
MARK ROSCOE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
RYAN ZOOK	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

11. Board Members' Comments/Requests
12. Public Comments
13. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Kristen Suit at (410) 207-1802.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 943 865 3730

**RIDGE AT HEATH
BROOK**

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2022-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Ridge at Heath Brook Community Development District (“District”) was recently established by the City of Ocala, Florida effective June 16, 2021; and

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors of the District (“Board”) the proposed operating budget for Fiscal Year 2022/2023 (“Proposed Budget”); 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 RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT:

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

2. SETTING A PUBLIC HEARING. The public hearing on the said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2022
HOUR: 11:30 a.m.
LOCATION: Club at Ocala Preserve
4021 NW 53rd Ave. Road
Ocala, Florida 34482

3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Ocala and Marion 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 6th day of May, 2022.

ATTEST:

**RIDGE AT HEATH BROOK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Budget

Exhibit A: Fiscal Year 2022/2023 Budget

**RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
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<u>Description</u>	<u>Page Number(s)</u>
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Definitions of General Fund Expenditures	2

**RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Landowner contribution	96,790	26,958	45,676	\$ 72,634	\$ 101,290
Total revenues	<u>96,790</u>	<u>26,958</u>	<u>45,676</u>	<u>72,634</u>	<u>101,290</u>
EXPENDITURES					
Professional & administrative					
Supervisors	-	-	-	-	-
Management/accounting/recording**	44,000	12,000	12,000	24,000	48,000
Legal	25,000	1,761	23,239	25,000	25,000
Appraisal services	-	5,000	-	5,000	-
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,000	-	-	-	5,000
Arbitrage rebate calculation*	500	-	-	-	500
Dissemination agent*	1,000	-	250	250	1,000
Trustee*	5,000	-	-	-	5,000
Telephone	200	100	100	200	200
Postage	500	-	500	500	500
Printing & binding	-	-	-	-	500
Legal advertising	6,500	712	5,788	6,500	6,500
Annual special district fee	175	-	175	175	175
Insurance	5,500	5,000	500	5,500	5,500
Contingencies/bank charges	500	291	209	500	500
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	<u>96,790</u>	<u>24,864</u>	<u>45,676</u>	<u>70,540</u>	<u>101,290</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	2,094	-	2,094	-
Fund balance - beginning (unaudited)	-	(2,094)	-	(2,094)	-
Fund balance - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

* These items will be realized when bonds are issued

** WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES	<u>FY 2022</u>
Professional & administrative	
Management/accounting/recording**	\$ 48,000
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.	
Legal	25,000
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.	
Engineering	2,000
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.	
Audit	5,000
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	1,000
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.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	6,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Total expenditures	<u><u>\$101,290</u></u>

RIDGE AT HEATH BROOK

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2022-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Ridge at Heath Brook Community Development District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the current members of the Board of Supervisors ("**Board**") were elected by the landowners within the District based on a one acre/one vote basis; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the Board to adopt a resolution extending or reducing the terms of office of Board members to coincide with the general election in November; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution extending the terms of office of all current Board members of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following terms of office are hereby extended to coincide with the general election to be held in November of 2024:

Seat #3 (currently held by Ty Vincent)
Seat #4 (currently held by Mark Roscoe)
Seat #5 (currently held by Ryan Zook)

The following terms of office are hereby extended to coincide with the general election to be held in November of 2026:

Seat #1 (currently held by Christian Cotter)
Seat #2 (currently held by Mary Moulton)

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 6th day of May, 2022.

ATTEST:

**RIDGE AT HEATH BROOK COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair, Board of Supervisors

RIDGE AT HEATH BROOK

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2022-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2022/2023 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Ridge at Heath Brook Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2022/2023 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT:

1. **ADOPTING ANNUAL MEETING SCHEDULE.** The Fiscal Year 2022/2023 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 6th day of May, 2022.

ATTEST:

**RIDGE AT HEATH BROOK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Annual Meeting Schedule

EXHIBIT A

RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE		
LOCATION		
<i>The Club at Ocala Preserve, 4021 NW, 53rd Ave Road, Ocala, Florida 34482</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 7, 2022	Regular Meeting	11:30 AM
November 4, 2022	Regular Meeting	11:30 AM
December 2, 2022	Regular Meeting	11:30 AM
January 6, 2023	Regular Meeting	11:30 AM
February 3, 2023	Regular Meeting	11:30 AM
March 3, 2023	Regular Meeting	11:30 AM
April 7, 2023	Regular Meeting	11:30 AM
May 5, 2023	Regular Meeting <i>(presentation of FY2024 proposed budget)</i>	11:30 AM
June 2, 2023	Regular Meeting	11:30 AM
July 7, 2023	Regular Meeting	11:30 AM
August 4, 2023	Public Hearing and Regular Meeting <i>(adoption of FY2024 budget)</i>	11:30 AM
September 1, 2023	Regular Meeting	11:30 AM

RIDGE AT HEATH BROOK

COMMUNITY DEVELOPMENT DISTRICT

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**RIDGE AT HEATH BROOK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2022**

**RIDGE AT HEATH BROOK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2022**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 12,153	\$ -	\$ -	\$ 12,153
Due from general fund	-	142	1,425	1,567
Total assets	<u>\$ 12,153</u>	<u>\$ 142</u>	<u>\$ 1,425</u>	<u>\$ 13,720</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 4,586	\$ 142	\$ 1,425	\$ 6,153
Due to Landowner	-	142	1,425	1,567
Due to debt service fund	142	-	-	142
Due to capital projects fund	1,425	-	-	1,425
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>12,153</u>	<u>284</u>	<u>2,850</u>	<u>15,287</u>
Fund balances:				
Restricted for:				
Debt service	-	(142)	-	(142)
Capital projects	-	-	(1,425)	(1,425)
Unassigned	-	-	-	-
Total fund balances	<u>-</u>	<u>(142)</u>	<u>(1,425)</u>	<u>(1,567)</u>
 Total liabilities and fund balances	 <u>\$ 12,153</u>	 <u>\$ 142</u>	 <u>\$ 1,425</u>	 <u>\$ 13,720</u>

**RIDGE AT HEATH BROOK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Landowner contribution	\$ 4,876	\$ 26,958	\$ 96,790	28%
Total revenues	<u>4,876</u>	<u>26,958</u>	<u>96,790</u>	28%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	2,000	12,000	44,000	27%
Legal	-	1,761	25,000	7%
Appraisal services	-	5,000	-	N/A
Engineering	-	-	2,000	0%
Audit*	-	-	5,000	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	-	-	1,000	0%
Trustee*	-	-	5,000	0%
Telephone	16	100	200	50%
Postage	-	-	500	0%
Legal advertising	-	712	6,500	11%
Annual special district fee	-	-	175	0%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	-	291	500	58%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>2,016</u>	<u>24,864</u>	<u>96,790</u>	26%
Excess/(deficiency) of revenues over/(under) expenditures	2,860	2,094	-	
Fund balances - beginning	<u>(2,860)</u>	<u>(2,094)</u>	-	
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**RIDGE AT HEATH BROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year To Date
REVENUES	\$ -	\$ -
Total revenues	-	-
EXPENDITURES		
Debt service		
Cost of issuance	-	142
Total debt service	-	142
Excess/(deficiency) of revenues over/(under) expenditures	-	(142)
Fund balances - beginning	(142)	-
Fund balances - ending	\$ (142)	\$ (142)

**RIDGE AT HEATH BROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED MARCH 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Capital outlay	<u>-</u>	<u>1,425</u>
Total expenditures	<u>-</u>	<u>1,425</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 -	 (1,425)
 Fund balances - beginning	 (1,425)	 -
Fund balances - ending	<u><u>\$ (1,425)</u></u>	<u><u>\$ (1,425)</u></u>

RIDGE AT HEATH BROOK

COMMUNITY DEVELOPMENT DISTRICT

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DRAFT

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

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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.

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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.

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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.

112 **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

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Ms. Suit presented Resolution 2022-07.

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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.

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133 **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

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Ms. Suit presented Resolution 2022-08.

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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.

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148 **EIGHTH ORDER OF BUSINESS**

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

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

154

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.

158

159

160 **NINTH ORDER OF BUSINESS**

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

161

162

163

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

166

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.

171

172

173 **TENTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial Statements as of December 31, 2021

174

175

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

177

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.

180

181

182 **ELEVENTH ORDER OF BUSINESS**

Approval of December 3, 2021 Regular Meeting Minutes

183

184

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

186

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.

188

189

190 **TWELFTH ORDER OF BUSINESS** **Staff Reports**

191

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

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

195 **B. District Engineer: *Atwell, LLC***

196 There was nothing further to report.

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

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

- 199 ○ **QUORUM CHECK**

200 The March 4, 2022 meeting would be canceled.

201

202 **THIRTEENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

203

204 There were no Board Members' comments or requests.

205

206 **FOURTEENTH ORDER OF BUSINESS** **Public Comments**

207

208 There were no public comments.

209

210 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

211

212 There being nothing further to discuss, the meeting adjourned.

213

214 **On MOTION by Mr. Roscoe and seconded by Mr. Cotter, with all in favor, the**
215 **meeting adjourned at 11:42 a.m.**

216

217

218

219 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

220
221
222
223
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225
226
227

Secretary/Assistant Secretary

Chair/Vice Chair

**RIDGE AT HEATH
BROOK**

COMMUNITY DEVELOPMENT DISTRICT

10C

RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

Club at Ocala Preserve, 4021 NW 53rd Avenue Road, Ocala, Florida 34482

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 1, 2021 CANCELED	Public Hearings and Regular Meeting	11:30 AM
November 5, 2021	Public Hearings and Regular Meeting	11:30 AM
December 3, 2021	Regular Meeting	11:30 AM
January 7, 2022 CANCELED	Regular Meeting	11:30 AM
February 4, 2022	Regular Meeting	11:30 AM
March 4, 2022 CANCELED	Regular Meeting	11:30 AM
April 1, 2022 CANCELED	Regular Meeting	11:30 AM
May 6, 2022	Regular Meeting	11:30 AM
June 3, 2022	Regular Meeting	11:30 AM
July 1, 2022	Regular Meeting	11:30 AM
August 5, 2022	Regular Meeting	11:30 AM
September 2, 2022	Regular Meeting	11:30 AM