

**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 May 6, 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 (via telephone)	Chair
Mary Moulton	Vice Chair
Ty Vincent	Assistant Secretary
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 Moulton, Vincent and Roscoe were present in person. Supervisor Cotter was attending via telephone. Supervisor Zook was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**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**

Ms. Suit presented Resolution 2022-09 and reviewed the proposed Fiscal Year 2023 budget.

Ms. Moulton asked why the CDD was being funded only by Landowner contributions and not by resident assessments. Mr. Earlywine speculated that it is because the rolls have yet to be updated but, if the Board wants to levy Operations and Maintenance (O&M) assessments, Staff can prepare and send the required Mailed Notices to the property owners. He stated that, if so, it would be appropriate to have the platted lots placed on-roll for Fiscal Year 2023. He would check with Mr. Szymonowicz about this.

Mr. Earlywine asked about the timing of the second land closings. Ms. Moulton was unsure but she would email the information.

Ms. Suit asked if the proposed Fiscal Year 2023 budget could be approved with the landowner contribution and with the addition of the platted lots on roll. Mr. Earlywine replied affirmatively.

**On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, Resolution 2022-09, Approving a Proposed Budget for Fiscal Year 2022/2023, as amended to add on-roll O&M assessments, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 5, 2023 at 11:00 a.m., at The Club at Ocala Preserve, 4021 NW 53<sup>rd</sup> Avenue Road, Ocala, Florida 34482; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**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**

Ms. Suit presented Resolution 2022-10.

**On MOTION by Mr. Cotter and seconded by Mr. Vincent with all in favor, 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, was adopted.**

**FIFTH ORDER OF BUSINESS**

**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**

Ms. Suit presented Resolution 2022-11.

**On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, 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, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Discussion: Stormwater Needs Analysis Report**

Ms. Suit stated she has yet to receive a copy of the Stormwater Management Needs Analysis Report and informed Mr. Machado that he must coordinate with an HOA staffer to complete Sections 5 through 8 regarding budgeting; contact information would be emailed to him. Ms. Suit asked Mr. Machado to specify that the CDD has an agreement with the HOA to budget, maintain and raise the revenue for the improvements, when filling out those sections. She asked for a completed copy of the Report, along with proof of submittal/filing with the County, once the Report is completed and submitted.

Mr. Machado stated the draft Report was emailed to the Board and Staff for review earlier today. He stated the project was in four phases and asked if the Report should reflect all four phases or only the currently completed phase.

Mr. Earlywine stated it would be best to include the other phases for the future and it is important that the Report is consistent with the Engineer's Report and the upcoming bond validation.

**SEVENTH ORDER OF BUSINESS****Update/Status: Boundary Amendment**

Mr. Earlywine stated that the bond validation is scheduled for June 27, 2022. Staff is anticipating a boundary amendment first to add more property into the CDD and then levy assessments, which would be a 90-day process.

**EIGHTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements as of March 31, 2022**

Ms. Suit presented the Unaudited Financial Statements as of March 31, 2022.

**On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the Unaudited Financial Statements as of March 31, 2022, were accepted.**

**NINTH ORDER OF BUSINESS****Approval of February 4, 2022 Regular Meeting Minutes**

Ms. Suit presented the February 4, 2022 Regular Meeting Minutes.

**On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the February 4, 2022 Regular Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS****Staff Reports****A. District Counsel: *KE Law Group, PLLC***

Mr. Earlywine stated that Staff would attend the June 27, 2022 bond validation hearing.

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

There was nothing further to report.

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

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

The June 3, 2022 meeting would be canceled.

**ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TWELFTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

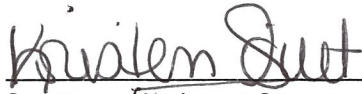
**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

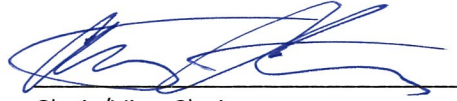
There being nothing further to discuss, the meeting adjourned.

<p><b>On MOTION by Mr. Roscoe and seconded by Mr. Vincent, with all in favor, the meeting adjourned at 11:46 a.m.</b></p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

A handwritten signature in black ink, appearing to read "Kristin Quat", written over a horizontal line.

Secretary/Assistant Secretary

A handwritten signature in blue ink, consisting of stylized, overlapping loops, written over a horizontal line.

Chair/Vice Chair