

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

The Board of Supervisors of the Ridge at Heath Brook Community Development District held Multiple Public Hearings and a Regular Meeting on August 5, 2022 at 11:30 a.m., at The Club at Ocala Preserve, 4021 NW 53rd Avenue Road, 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 11:32 a.m. Supervisors Cotter, Moulton and Roscoe were present, in person. Supervisors Vincent and Zook were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2022/2023**

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2022-12, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Suit reviewed the proposed Fiscal Year 2023 budget highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2022 budget, and noted that the platted lots will be assessed off roll and the remainder of the budget will be Developer-funded.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the public hearing was opened.

No members of the public spoke.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the public hearing was closed.

Ms. Suit presented Resolution 2022-12 and read the title.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-12, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2022/2023, Pursuant to Florida Law

A. Proofs/Affidavits of Publication

The proofs of publication were included for informational purposes.

B. Mailed Notice(s) to Property Owners

The Mailed Notice was included for informational purposes.

C. Consideration of Resolution 2022-13, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and

Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the public hearing was opened.

No members of the public spoke.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the public hearing was closed.

Ms. Suit presented Resolution 2022-13 and read the title.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-13, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Ratification of Stormwater Needs Analysis Report

Mr. Machado presented the Stormwater Management Needs Analysis Report, which was submitted by the June 30, 2022 due date.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the Stormwater Management Needs Analysis Report, was ratified.

SIXH ORDER OF BUSINESS

Update/Status: Boundary Amendment

Mr. Earlywine was unsure of the timing; however, the petition was filed and consent from the Landowner, which will not be provided until they close on the property. Once the consent is received, then the process with the City to complete the boundary amendment can proceed. In the interim, the bond assessment process on the first phase is commencing so that everything is done in preparation for bond issuance.

SEVENTH ORDER OF BUSINESS**Consideration of Phase 1 Financing Related Items****A. Presentation of Engineer's Report**

Mr. Earlywine noted the following:

- This is essentially the same Engineer's Report previously presented to the Board, with possibly a few minor updates.
- The costs are broken down by phase, with a total of approximately \$17 million for all four phases contemplated for the project.
- The Master Special Assessment Methodology Report is for the entire CDD but, when pro-rated, it equates to about \$5.5 million for the 99 units in Phase 1.
- The Reports are prepared on a master basis because of some uncertainty as to the exact number of phases that there will be when starting to issue bonds but supplemental reports will be prepared as the process moves further along.
- For assessment purposes, the findings needed are contained in the Reports, in terms of that there are benefits to the properties in the project and the Methodology has the necessary findings that the benefits exist and are fairly and reasonable allocated.

B. Presentation of Master Special Assessment Methodology Report

This item was discussed during Item 7A.

C. Consideration of Resolution 2022-14, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall be Levied; Providing for an Assessment Plat and a

Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date

Ms. Suit presented Resolution 2022-14 and read the title.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-14, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings on October 7, 2022 at 11:30 a.m., at The Club at Ocala Preserve, 4021 NW 53rd Avenue Road, Ocala, Florida 34482; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2022

Ms. Suit presented the Unaudited Financial Statements as of June 30, 2022.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the Unaudited Financial Statements as of June 30, 2022, were accepted.

NINTH ORDER OF BUSINESS

Approval of May 6, 2022 Regular Meeting Minutes

Ms. Suit presented the May 6, 2022 Regular Meeting Minutes.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the May 6, 2022 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

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

There was nothing further to report.

B. District Engineer: *Atwell, LLC*

There was no report.

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

- **NEXT MEETING DATE: September 2, 2022 at 11:00 A.M.**
 - **QUORUM CHECK**

The next meeting will be held on September 2, 2022, unless cancelled.

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.

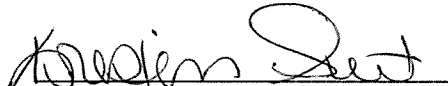
THIRTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the meeting adjourned at 11:46 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair