

**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 April 4, 2025 at 11:30 a.m., or as soon thereafter as the matter could be heard, at The Club at Ocala Preserve, 4021 NW 53rd Avenue Road, Ocala, Florida 34482.

Present:

Christian Cotter
John Wiggins
Kara Disotell
Ethan Mellish

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Kristen Suit
Ashley Ligas (via telephone)
Alex Gormley

District Manager
District Counsel
Regional Director of Operations, Forestar

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:30 a.m. She stated the Oath of Office will be administered to the Supervisors who were elected in the November 2024 Landowners' Election during the Third Order of Business.

Supervisor Cotter, and Supervisors-Elect Disotell, Wiggins and Mellish, were present. Supervisor Tepper was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors (Kara Disotell - Seat 3, John Wiggins - Seat 4, Ethan Mellish - Seat 5) (the following will be provided in a separate package)

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Kara Disotell, Mr. John Wiggins and Mr. Ethan Mellish. All are familiar with the following:

- A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, 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

Ms. Suit presented Resolution 2025-01 and recapped the results of the Landowners' Election, as follows:

Seat 3	Kara Disotell	13 votes	4-Year Term
Seat 4	John Wiggins	13 votes	4-Year Term
Seat 5	Ethan Mellish	12 votes	2-Year Term

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, Resolution 2025-01, 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, was adopted.

FIFTH ORDER OF BUSINESS

Acceptance of Resignation of Joshua Tepper [Seat 2]

Ms. Suit presented Mr. Joshua Tepper's resignation.

On MOTION by Mr. Wiggins and seconded by Mr. Cotter, with all in favor, the resignation of Mr. Joshua Tepper from Seat 2, was accepted.

SIXTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 2; Term Expires November 2026

This item was deferred.

- **Administration of Oath of Office**

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date

Ms. Suit presented Resolution 2025-02. Mr. Cotter nominated the following slate:

Christian Cotter	Chair
John Wiggins	Vice Chair
Kara Disotell	Assistant Secretary
Ethan Mellish	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Joshua Tepper	Assistant Secretary
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The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Kristen Suit	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

<p>On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.</p>

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 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 2025-03. She noted that the proposed Fiscal Year 2026 budget is unchanged compared to Fiscal Year 2025, with the exception of the “Landowner contribution” which reflects that one Landowner contribution was not paid because a Funding Request was not submitted. Actual assessments to homeowners were unaffected by this issue.

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 1, 2025 at 11:30 a.m., at The Club at Ocala Preserve, 4021 NW 53rd Avenue Road, Ocala, Florida 34482; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Atwell LLC Proposal for Surveying Services (to be provided under separate cover)

This item was deferred.

TENTH ORDER OF BUSINESS

Ratification Items

Ms. Suit presented the following:

- A. FMSbonds, Inc. Rule G-17 Disclosure Letter**
- B. City of Ocala Water Resources Bill of Sale [Ridge at Heath Brook - Phase II Utilities]**
- C. Acquisition of Phase 2 Improvements**

On MOTION by Mr. Cotter and seconded by Mr. Mellish, with all in favor, the FMSbonds, Inc. Rule G-17 Disclosure Letter; the City of Ocala Water Resources Bill of Sale [Ridge at Heath Brook - Phase II Utilities]; and the Acquisition of Phase 2 Improvements, were ratified.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2025

On MOTION by Mr. Cotter and seconded by Ms. Disotell, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

TWELFTH ORDER OF BUSINESS**Approval of Minutes**

- A. August 2, 2024 Public Hearing and Regular Meeting
- B. November 5, 2024 Landowners' Meeting

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, the August 2024 Public Hearing and Regular Meeting Minutes and the November 5, 2024 Landowners' Meeting Minutes, both as presented, were approved.

THIRTEENTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: Kutak Rock LLP
- B. District Engineer: Atwell, LLC

There were no District Counsel or District Engineer reports.

- C. District Manager: Wrathell, Hunt and Associates, LLC
 - NEXT MEETING DATE: May 2, 2025 at 11:00 AM
 - QUORUM CHECK

The May 2, 2025 meeting will be canceled. The next meeting will be held on August 1, 2025.

FOURTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**


There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS**Public Comments**

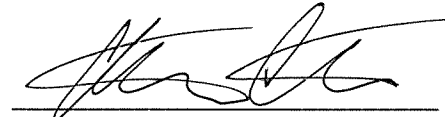
No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, the meeting adjourned at 11:36 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair