

RIDGE AT HEATH BROOK

**COMMUNITY DEVELOPMENT
DISTRICT**

October 3, 2025

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

RIDGE AT HEATH BROOK

COMMUNITY DEVELOPMENT DISTRICT

AGENDA LETTER

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

<https://ridgeatheathbrookcdd.net/>

September 26, 2025

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 October 3, 2025 at 11:30 a.m., or as soon thereafter as the matter may be heard, 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. Consider Appointment of Roger Van Auken to Fill Unexpired Term of Seat 2; *Term Expires November 2026*
 - Administration of Oath of Office (*the following will be provided under separate cover*)
 - 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
4. Acceptance of Resignation from Ethan Mellish [Seat 5]
5. Consider Appointment of Alex Madison to Fill Unexpired Term of Seat 5; *Term Expires November 2026*
 - Administration of Oath of Office
6. Acceptance of Resignation from John Wiggins [Seat 4]

ATTENDEES:

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

7. Consider Appointment of Shelley Kaercher to Fill Unexpired Term of Seat 4; *Term Expires November 2028*
 - Administration of Oath of Office
8. Acceptance of Resignation from Christian Cotter [Seat 1]
9. Consider Appointment of Robyn Bronson to Fill Unexpired Term of Seat 1; *Term Expires November 2026*
 - Administration of Oath of Office
10. Consideration of Resolution 2026-01, Electing and Removing Officers of the District and Providing for an Effective Date
11. Acceptance of Unaudited Financial Statements as of August 31, 2025
12. Approval of September 5, 2025 Public Hearings and Regular Meeting Minutes
13. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Atwell, LLC*
 - Consideration: Proposal for Surveying Services
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - FY2026 Insurance Property Schedule
 - NEXT MEETING DATE: November 7, 2025 at 11:30 AM
 - QUORUM CHECK

SEAT 1	ROBYN BRONSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	ROGER VAN AUKE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	KARA DISOTELL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	SHELLEY KAERCHER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	ALEX MADISON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

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

Sincerely,

A handwritten signature in black ink that reads "Kristen Suit". The signature is written in a cursive, flowing style.

Kristen Suit
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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**RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me before me by means of ☐ physical presence or ☐ online notarization on this ____ day of _____, 20__, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Ridge at Heath Brook Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

MAILING ADDRESS: ☐ Home ☐ Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

RIDGE AT HEATH BROOK

COMMUNITY DEVELOPMENT DISTRICT

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NOTICE OF TENDER OF RESIGNATION

To: Board of Supervisors
Ridge at Heath Brook Community Development District
Attn: District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

From: Ethan Mellish
Printed Name

Date: 09/25/2025
Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Ridge at Heath Brook Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and ☐ personally presented at a duly noticed meeting of the Board of Supervisors, ☐ scanned and electronically transmitted to gillyardd@whhassociates.com or ☐ faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.



Signature

RIDGE AT HEATH BROOK

COMMUNITY DEVELOPMENT DISTRICT

10

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT 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's Board of Supervisors of the District desires to elect and remove certain Officers 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 is/are elected as Officer(s) of the District effective October 3, 2025:

_____ is appointed Chair
_____ is appointed Vice Chair
_____ is appointed Assistant Secretary
_____ is appointed Assistant Secretary
_____ is appointed Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of October 3, 2025:

<u>Ethan Mellish</u>	<u>Assistant Secretary</u>
<u>John Wiggins</u>	<u>Vice Chair</u>
<u>Christian Cotter</u>	<u>Chair</u>

SECTION 3. The following prior appointments By the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Kristen Suit is Assistant Secretary

Jordan Lansford is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 3rd day of October, 2025.

ATTEST:

**RIDGE AT HEATH BROOK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

RIDGE AT HEATH BROOK

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**RIDGE AT HEATH BROOK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2025**

**RIDGE AT HEATH BROOK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2025**

	General Fund	Debt Service Fund Series 2023	Debt Service Fund Series 2024	Capital Projects Fund Series 2023	Capital Projects Fund Series 2024	Total Governmental Funds
ASSETS						
Cash	\$ 30,160	\$ -	\$ -	\$ -	\$ -	\$ 30,160
Investments						
Revenue	-	86,856	94,413	-	-	181,269
Reserve	-	39,470	50,870	-	-	90,340
Prepayment	-	1,682	-	-	-	1,682
Construction	-	-	-	567	87	654
Due from Individual Landowners	2,331	4,476	-	-	-	6,807
Due from general fund	-	7	-	-	-	7
Due from other	1,202	-	-	-	-	1,202
Total assets	<u>\$ 33,693</u>	<u>\$ 132,491</u>	<u>\$ 145,283</u>	<u>\$ 567</u>	<u>\$ 87</u>	<u>\$ 312,121</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	\$ 5,078	\$ -	\$ -	\$ -	\$ -	\$ 5,078
Due to DR Horton	-	447	-	-	-	447
Due to debt service fund 2023	7	-	-	-	-	7
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	<u>11,085</u>	<u>447</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>11,532</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	2,331	4,476	-	-	-	6,807
Total deferred inflows of resources	<u>2,331</u>	<u>4,476</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>6,807</u>
Fund balances:						
Restricted for:						
Debt service	-	127,568	145,283	-	-	272,851
Capital projects	-	-	-	567	87	654
Unassigned	20,277	-	-	-	-	20,277
Total fund balances	<u>20,277</u>	<u>127,568</u>	<u>145,283</u>	<u>567</u>	<u>87</u>	<u>293,782</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 33,693</u>	<u>\$ 132,491</u>	<u>\$ 145,283</u>	<u>\$ 567</u>	<u>\$ 87</u>	<u>\$ 312,121</u>

**RIDGE AT HEATH BROOK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 26,662	\$ 26,473	101%
Assessment levy: off-roll	-	44,686	47,406	94%
Landowner contribution	-	16,863	28,238	60%
Lot closing assessments	-	5,116	-	N/A
Total revenues	-	93,327	102,117	91%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	44,000	48,000	92%
Legal	-	5,338	21,000	25%
Engineering	-	-	2,800	0%
Audit	-	7,200	5,000	144%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	83	917	1,000	92%
Emma software services	-	1,000	1,000	100%
Trustee	-	4,031	5,000	81%
Telephone	17	183	200	92%
Postage	12	142	500	28%
Printing & binding	42	458	500	92%
Legal advertising	925	1,349	6,500	21%
Annual special district fee	-	175	175	100%
Insurance	-	5,814	6,200	94%
Contingencies/bank charges	80	502	2,000	25%
Website hosting & maintenance	-	1,410	705	200%
Website ADA compliance	-	-	210	0%
Property appraiser and tax collector	-	531	827	64%
Total expenditures	5,159	73,050	102,117	72%
Excess/(deficiency) of revenues over/(under) expenditures	(5,159)	20,277	-	
Fund balances - beginning	25,436	-	-	
Fund balances - ending	\$ 20,277	\$ 20,277	\$ -	

**RIDGE AT HEATH BROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 119,114	\$ 118,289	101%
Assessment levy: off-roll	-	45,328	43,985	103%
Interest	424	4,183	-	N/A
Total revenues	<u>424</u>	<u>168,625</u>	<u>162,274</u>	104%
EXPENDITURES				
Principal	-	35,000	35,000	100%
Interest	-	119,062	121,125	98%
Total debt service	<u>-</u>	<u>154,062</u>	<u>156,125</u>	99%
Other fees & charges				
Property appraiser and tax collector	-	2,371	3,697	64%
Total other fees and charges	<u>-</u>	<u>2,371</u>	<u>3,697</u>	64%
Total expenditures	<u>-</u>	<u>156,433</u>	<u>159,822</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	424	12,192	2,452	
Fund balances - beginning	<u>127,144</u>	<u>115,376</u>	<u>140,595</u>	
Fund balances - ending	<u><u>\$ 127,568</u></u>	<u><u>\$ 127,568</u></u>	<u><u>\$ 143,047</u></u>	

**RIDGE AT HEATH BROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date
REVENUES		
Assessment levy: off-roll	\$ -	\$ 183,965
Lot closing assessment	-	27,630
Interest	489	6,964
Total revenues	<u>489</u>	<u>218,559</u>
EXPENDITURES		
Principal	-	45,000
Cost of issuance	-	5,925
Interest	-	104,410
Total debt service	<u>-</u>	<u>155,335</u>
Excess/(deficiency) of revenues over/(under) expenditures	489	63,224
OTHER FINANCING SOURCES/(USES)		
Transfer out	-	(52,099)
Total other financing sources	<u>-</u>	<u>(52,099)</u>
Net change in fund balances	489	11,125
Fund balances - beginning	144,794	134,158
Fund balances - ending	<u>\$ 145,283</u>	<u>\$ 145,283</u>

**RIDGE AT HEATH BROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 2	\$ 21
Total revenues	<u>2</u>	<u>21</u>
EXPENDITURES		
	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	2	21
Fund balances - beginning	565	546
Fund balances - ending	<u><u>\$ 567</u></u>	<u><u>\$ 567</u></u>

**RIDGE AT HEATH BROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 87	\$ 1,678
Total revenues	<u>87</u>	<u>1,678</u>
EXPENDITURES		
Construction costs	53,690	53,690
Total expenditures	<u>53,690</u>	<u>53,690</u>
Excess/(deficiency) of revenues over/(under) expenditures	(53,603)	(52,012)
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	52,099
Total other financing sources/(uses)	<u>-</u>	<u>52,099</u>
Net change in fund balances	(53,603)	87
Fund balances - beginning	53,690	-
Fund balances - ending	<u>\$ 87</u>	<u>\$ 87</u>

RIDGE AT HEATH BROOK

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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

The Board of Supervisors of the Ridge at Heath Brook Community Development District held Public Hearings and a Regular Meeting on September 5, 2025 at 11:30 a.m., at The Club at Ocala Preserve, 4021 NW 53rd Avenue Road, Ocala, Florida 34482.

Present:

Christian Cotter	Chair
John Wiggins	Vice Chair
Ethan Mellish	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jordan Lansford	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:30 a.m.

Supervisor Cotter, Wiggins and Mellish, were present. Supervisor Disotell was absent. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD 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 (the following will be provided under separate cover)**
 - 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 2025-04,
Electing and Removing Officers of the
District and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-04. Mr. Cotter nominated the following slate:

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

No other nominations were made.

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

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, Resolution 2025-04, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget**

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, the Public Hearing was opened.

A. Affidavit of Publication

B. Consideration of Resolution 2025-05, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Suit presented Resolution 2025-05. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

No affected property owners or members of the public spoke.

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, Resolution 2025-05, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH 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 2025/2026, Pursuant to Florida Law

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, the Public Hearing was opened.

A. Affidavit of Publication

B. Mailed Notice(s) to Property Owners

C. Consideration of Resolution 2025-06, Providing for Funding for the Fiscal Year 2026 Adopted Budget(s); 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

Ms. Suit presented Resolution 2025-10.

No affected property owners or members of the public spoke.

On MOTION by Mr. Cotter and seconded by Mr. Mellish, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, Resolution 2025-06, Providing for Funding for the Fiscal Year 2026 Adopted Budget(s); 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.

SEVENTH ORDER OF BUSINESS

Consideration of Fiscal Year 2026 Deficit Funding Agreement

Ms. Suit presented the Fiscal Year 2026 Deficit Funding Agreement.

On MOTION by Mr. Cotter and seconded by Mr. Mellish, with all in favor, Fiscal Year 2026 Deficit Funding Agreement, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Ms. Suit presented Resolution 2025-07. She discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Mr. Mellish and seconded by Mr. Cotter, with all in favor, Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS**Presentation of Audited Annual Financial Report for Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates**

Ms. Suit presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2025-08, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, Resolution 2025-08, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

TENTH ORDER OF BUSINESS**Consideration of Resolution 2025-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-09. She stated that meetings will be held on the first Friday of the month at 11:30 a.m., as needed.

On MOTION by Mr. Cotter and seconded by Mr. Mellish, with all in favor, Resolution 2025-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS**Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Ms. Suit presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. She noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

- Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting

On MOTION by Mr. Wiggins and seconded by Mr. Mellish, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2025

On MOTION by Mr. Mellish and seconded by Mr. Cotter, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of April 4, 2025 Regular Meeting Minutes

On MOTION by Mr. Wiggins and seconded by Mr. Cotter, with all in favor, the April 4, 2025 Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

- Legislative Update

Mr. Earlywine asked for the status of the project. A Board Member stated that Phase 3 is likely a year out.

B. District Engineer: Atwell, LLC

- Consideration: Proposal for Surveying Services

There was no report.

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

- 130 Registered Voters in District as of April 15, 2025
- NEXT MEETING DATE: TBD
- QUORUM CHECK

218 **FIFTEENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

219

220 There were no Board Members' comments or requests.

221

222 **SIXTEENTH ORDER OF BUSINESS** **Public Comments**

223

224 No members of the public spoke.

225

226 **SEVENTEENTH ORDER OF BUSINESS** **Adjournment**

227

228 **On MOTION by Mr. Wiggins and seconded by Mr. Cotter, with all in favor, the**
229 **meeting adjourned at 11:37 a.m.**

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234 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

235
236
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238
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Secretary/Assistant Secretary

Chair/Vice Chair

RIDGE AT HEATH BROOK

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

PROPERTY SCHEDULE

[illegible]

RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>The Club at Ocala Preserve, 4021 NW 53rd Avenue Road, Ocala, Florida 34482</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 3, 2025	Regular Meeting	11:30 AM
November 7, 2025	Regular Meeting	11:30 AM
December 5, 2025	Regular Meeting	11:30 AM
January 2, 2026	Regular Meeting	11:30 AM
February 6, 2026	Regular Meeting	11:30 AM
March 6, 2026	Regular Meeting	11:30 AM
April 3, 2026	Regular Meeting	11:30 AM
May 1, 2026	Regular Meeting	11:30 AM
June 5, 2026	Regular Meeting	11:30 AM
August 7, 2026	Regular Meeting	11:30 AM
September 4, 2026	Regular Meeting	11:30 AM