

**MINUTES OF MEETING
RIDGECREST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Ridgecrest Community Development District was held **Wednesday, April 9, 2025** at 2:16 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Halsey Carson
Timothy Todd
Cody Hatmaker

Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Monica Virgen
Katie O'Rourke
Chris Loy

District Manager, GMS
District Manager, GMS
District Manager, GMS
District Counsel, Kilinski Van Wyk

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 2:16 p.m. and called roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present for the meeting or joining by Zoom.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Member Karen Ritchie (Seat #4) (Elected/Appointed at the November 4, 2024 Board Meeting)

B. Appointment to Fill Vacant Board Seat #1

No appointment was made for the vacant seat. This item was tabled to a future meeting agenda.

C. Administration of Oath to Newly Appointed Supervisor

D. Consideration of Resolution 2025-38 Electing Officers

Ms. Burns asked if the Board would like to make Mr. Todd the Chair, Halsey the Vice Chair and the other two Supervisors Assistant Secretaries along with George Flint and she would be Secretary.

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On MOTION by Mr. Todd, seconded by Mr. Carson, with all in favor, Resolution 2025-38 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the January 8, 2025 Board of Supervisors Meeting

Ms. Burns presented the minutes of the January 8, 2025 Board of Supervisors meeting and asked for any questions, comments, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Todd, seconded by Mr. Carson, with all in favor, the Minutes of the January 8, 2025 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-39 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: July 9, 2025) and Setting the Public Hearing on the Adoption of the Fiscal Year 2025-2026 Budget

Ms. Burns stated the public hearing will be August 13, 2025 at 2:15 p.m. at this location. This is developer funded. No cost is anticipated. It will only be billed as incurred. She noted the full admin budget is shown in case the project does go forward; everything is accounted for.

On MOTION by Mr. Todd, seconded by Mr. Carson, with all in favor, Resolution 2025-39 Approving the Proposed Fiscal Year 2025/2026 Budget and Setting the Public Hearing for August 13, 2025 at 2:15 p.m. on the Adoption of the Fiscal Year 2025/2026 Budget, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Agreement for Professional Engineering Services with Hunter Engineering, Inc.

Ms. Burns noted Brian Hunter was named the District Engineer at the prior meeting and asked for a motion to approve that agreement.

On MOTION by Mr. Todd, seconded by Mr. Carson with all in favor, the Agreement for Professional Engineering Services with Hunter Engineering, Inc., was approved.

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SEVENTH ORDER OF BUSINESS

Ratification of Notice of Special Assessments

Ms. Burns stated this is the master lean on the property from the assessment hearing that was held at the prior meeting. This has already been approved and recorded so just looking for a motion to ratify.

On MOTION by Mr. Todd, seconded by Mr. Carson, with all in favor, Notice of Special Assessments, was ratified.

EIGHTH ORDER OF BUSINESS

Ratification of 2025 Data Sharing & Usage Agreement with Polk County Property Appraiser

Ms. Burns noted this is the annual renewal for the property appraiser. They do not anticipate using the property appraiser tax collector to collect assessments for the upcoming year but that agreement is left in place so that they are ready when the District is ready to do so. She asked for a motion to ratify.

NINTH ORDER OF BUSINESS

Ratification of 2025 Contract Agreement with Polk County Property Appraiser

Ms. Burns noted this is the annual renewal for the property appraiser. They do not anticipate using the property appraiser tax collector to collect assessments for the upcoming year but that agreement is left in place so that they are ready when the District is ready to do so. She asked for a motion to ratify.

On MOTION by Mr. Todd, seconded by Mr. Carson, with all in favor, the 2025 Data Sharing & Usage Agreement with Polk County Property Appraiser and the 2025 Contract Agreement with Polk County Property Appraiser, were ratified.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Loy reminded the Board of the 4-hour ethics training requirement.

B. Engineer

Mr. Hunter had nothing today.

C. District Manager's Report

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- i. Ratification of Funding Requests #2 through #4**
- ii. Presentation of Funding Request #5**

Ms. Burns asked for ratification of funding requests #2 through #5. These have already been approved and need to be ratified by the Board.

On MOTION by Mr. Todd, seconded by Mr. Carson, with all in favor, Ratifying Funding Requests #2 through #4 and Approving Funding Request #5, was approved.

- iii. Balance Sheet & Income Statement**

Ms. Burns stated financial statements were included in the package for review and offered to take any questions. No action is necessary from the Board.

ELEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Todd, seconded by Mr. Carson, with all in favor, the meeting was adjourned.

Jill Burns
Secretary/Assistant Secretary

Signed by:
Halsey Carson
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Chairman/Vice Chairman