

**MINUTES OF MEETING
RIDGECREST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Ridgecrest Community Development District was held on **Wednesday, August 13, 2025**, at 2:15 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Halsey Carson	Chairman
Cody Hatmaker	Vice Chairman
Karen Ritchie	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Lauren Gentry	District Counsel, KVW
Anastasia Rios	District Counsel, KVW
Tula Haff	Developer Counsel

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 2:15 p.m. and called the 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)

Ms. Burns administered the oath of office to Ms. Karen Ritchie prior to the start of the meeting.

B. Acceptance of Resignation from Timothy Todd (Seat #5)

Ms. Burns asked for a motion to accept the letter of resignation from Timothy Todd.

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On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Accepting the Resignation from Timothy Todd, was approved.

C. Appointment to Fill Vacant Board Seat #1 (tabled from April 9, 2025 Board Meeting) & Vacant Board Seat #5

Ms. Burns stated that seat #5 and seat #1 were vacant, leaving them with two seats open for nominations.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Appointing Gary Hatmaker to Fill Vacant Board Seat #1, was approved.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Appointing Corey Hatmaker to Fill Vacant Board Seat #5, was approved.

D. Administration of Oaths to Newly Appointed Supervisors

Ms. Burns stated that she would swear in Gary and Corey Hatmaker at a later date.

E. Consideration of Resolution 2025-40 Electing Officers

Ms. Burns stated that the Board consensus was to elect Halsey Carson as Chair, Cody Hatmaker as the Vice Chair, and the remaining three Supervisors as Assistant Secretaries, in addition to the positions already filled as outlined in the resolution.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Resolution 2025-40 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the April 9, 2025, Board of Supervisors Meeting

Ms. Burns presented the minutes of the April 9, 2025, Board of Supervisors meeting and asked for any questions, comments, or corrections. The Board had no changes to the minutes.

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On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Minutes of the April 9, 2025, Board of Supervisors Meeting were approved.

FIFTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget

Ms. Burns stated that the public hearing had been advertised. She asked for a motion to open the public hearing.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2025-41 Adopting the District’s Fiscal Year 2025/2026 Budget and Appropriating Funds

Ms. Burns stated that the budget was developer-funded for the upcoming year, with very few expenses expected. A field contingency was included just in case, but it would not be billed unless incurred.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Resolution 2025-41 Adopting the District’s Fiscal Year 2025/2026 Budget and Appropriating Funds, was approved.

ii. Consideration of Fiscal Year 2025/2026 Developer Funding Agreement

Ms. Burns stated that the entity listed as Ridgecrest of Lake Wales, LLC will fund the operations and maintenance of the District for the upcoming year. She added that she was happy to answer any questions.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Fiscal Year 2025/2026 Developer Funding Agreement was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Closing the Public Hearing, was approved.

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SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-42
Designation of a Regular Monthly Date,
Time, and Location for Fiscal Year
2025/2026**

Ms. Burns noted that the schedule on the agenda was the same as the current year. She added that if that was good for everyone, they just needed a motion to approve.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Resolution 2025-42 Designation of a Regular Monthly Date, Time, and Location for Fiscal Year 2025-2026, was approved.

SEVENTH ORDER OF BUSINESS

Goals and Objectives

A. Adoption of Fiscal Year 2026 Goals & Objectives

Ms. Burns stated that these were the same as the goals and objectives that were approved for 2025. She added that unless there were changes, they were looking for a motion to approve.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Adoption of Fiscal Year 2026 Goals & Objectives, was approved.

B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute

Ms. Burns stated that they were on track to meet all of the goals & objectives for their current year.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute, was approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Uniform Collection
Agreement with Polk County Tax
Collector**

Ms. Burns noted that they would not collect any assessments on roll for 2025 but would put the agreement in place for when they were able to do so. She asked if there were any questions.

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On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Uniform Collection Agreement with Polk County Tax Collector, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry reminded the Board of the 4-hour ethics training requirement.

B. Engineer

Mr. Hunter had nothing to report at this time.

C. District Manager’s Report

i. Ratification of Funding Request #6

Ms. Burns asked for ratification of funding request #6. She noted that this had already been approved and needed to be ratified by the Board.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Funding Request #6, was ratified.

ii. 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.

iii. Presentation of Number of Registered Voters – 0

Ms. Burns stated that there were no registered voters within the District.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

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TWELFTH ORDER OF BUSINESS

Adjournment

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

Jill Burns

Secretary/Assistant Secretary

Signed by:

Halsey Carson

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Chairman/Vice Chairman