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**, **April 8, 2026,** 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
Corey Hatmaker	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Savannah Hancock	District Counsel, KVW
Bryan Hunter *by Zoom*	District Engineer, Hunter Engineering
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 Gary Hatmaker (Seat #1) & Corey Hatmaker (Seat #5)*(Appointed at the August 13, 2025 Board Meeting)*

Ms. Burns administered the oath to the newly elected Board member, Corey Hatmaker. Gary Hatmaker will be sworn in at the next meeting because he is not present today.

B. Acceptance of Letter of Resignation from Karen Ritchie (Seat #4)

Ms. Burns presented the letter of resignation from Karen Ritchie.

> On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Accepting the Resignation from Karen Ritchie (Seat #4), was approved.

C. Appointment to Fill Vacant Board Seat #4

D. Administration of Oath to Newly Appointed Supervisor

E. Consideration of Resolution 2026-01 Appointing an Assistant Secretary

Ms. Burns asked for any nominations to fill Seat #4. Hearing no nominations, Ms. Burns noted that Items C, D, and E, would be tabled to a future meeting agenda.

FOURTH ORDER OF BUSINESS **Approval of the Minutes of the August 13, 2025, Board of Supervisors Meeting**

Ms. Burns presented the minutes of the August 13, 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. Carson, seconded by Mr. Cody Hatmaker, with all in favor, the Minutes of the August 13, 2025, Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS **Presentation of Memo Regarding Amendments to District Rules of Procedure**

A. Consideration of Resolution 2026-02 Setting a Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District

Ms. Burns presented Resolution 2026-02. She explained that this is something they are doing for all their Districts. There is a memo included in the agenda packet from Ms. Hancock's firm highlighting the changes. This resolution incorporates recent Florida statute changes as well as some minor cleanup items. The suggested date for the public hearing is July 8, 2026, which lines up with the meeting they are already holding for the budget.

> On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Resolution 2026-02 Setting a Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District on July 8, 2026, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-03 Approving the Proposed Fiscal Year 2026/2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year**

2026/2027 Budget (Suggested Date: July 8, 2026)

Ms. Burns presented Resolution 2026-03. She stated July 8, 2026 is the suggested date. This budget is contemplated to be developer funded for the upcoming year, so these expenses will only be billed as they are incurred. She pointed out it is inactive right now, so they don't anticipate a lot of costs. There was a request to remove contribution.

> On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Resolution 2026-03 Approving the Proposed Fiscal Year 2026/2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget on July 8, 2026 and Remove Contribution, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-04 Spending Authorization Resolution**

Ms. Burns presented Resolution 2026-04. She stated this is a standard administrative resolution. This resolution authorizes District officers outside of a meeting, delegates spending authority, it gives the District manager up to $2,500, the Chair up to $10,000, and the District manager and Chair together up to $25,000.

> On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Resolution 2026-04 Spending Authority Resolution, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of 2026 Contract Agreement with Polk County Property Appraiser**

NINTH ORDER OF BUSINESS **Ratification of 2026 Data Sharing and Usage Agreement with Polk County Property Appraiser**

Ms. Burns noted they do not intend to collect the assessments on the tax bill this year, but the agreement stays in place so it's in place when they are ready to do so. Ms. Burns asked for a motion to approve the 2026 Contract Agreement and to ratify the 2026 Data Sharing and Usage Agreement.

> On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Approving the 2026 Contract Agreement with Polk County Property Appraiser and Ratifying the 2026 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

TENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Hancock had nothing further to report.

B. Engineer

Mr. Hunter had nothing to report at this time.

C. District Manager's Report

i. 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.

THIRTEENTH 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