

MINUTES OF MEETING
COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the Coastal Ridge Community Development District was held on Tuesday, July 1, 2025, at 11:20 a.m. at the eTown Welcome Center, 11003 E-Town Parkway in Jacksonville, Florida.

Present and constituting a quorum were:

John Hewins	Supervisor
Chris Price	Supervisor
Greg Barbour	Supervisor
David Ray	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber by phone	District Counsel
Daniel Welch	District Engineer
Joe Muhl	Parc Group

The following is a summary of the discussions and actions taken at the July 1, 2025, meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 11:20 a.m.

SECOND ORDER OF BUSINESS

Public Comment

There being no members of the public present, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the June 3, 2025 Meeting

Mr. Oliver presented the minutes to the board. He asked for any questions, comments, or corrections. Hearing none, he asked for a motion to approve.

On MOTION by Mr. Price seconded by Mr. Hewins, with all in favor, the June 3, 2025 Minutes were approved.

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FOURTH ORDER OF BUSINESS**Consideration of Responses to Request for Qualifications for Engineering Services**

Mr. Oliver informed the Board that two responses were received to the request for qualifications for engineering services from Blackstone Engineering and Prime AE Group. The Board's consensus was to assign the following scores and select both firms: ability and adequacy of professional personnel – Blackstone 20 points and Prime AE 25 points; consultant's past performance – Blackstone 20 points and Prime AE 25 points; geographic location – Blackstone 20 points and Prime AE 20 points; willingness to meet time and budget requirements – Blackstone 15 points and AE Prime 15 points; certified minority business – Blackstone 0 points and Prime AE 0 points; recent, current and projected workloads – Blackstone 5 points and Prime AE 5 points; volume of work previously awarded to consultant by District – Blackstone 5 points and Prime AE 5 points.

On MOTION by Mr. Price seconded by Mr. Hewins with all in favor, Ranking Prime AE Group #1 with 95 points and Blackstone Engineering #2 with 85 points and selecting both firms to provide engineering services was approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-37, Ratifying Rescheduling the Date of the Public Hearing on the Fiscal Year 2026 Budget to August 5, 2024**

Mr. Oliver presented resolution 2025-37 for the purpose of rescheduling the public hearing to adopt the fiscal year 2026 budget from May 6, 2025 to August 5, 2025

On MOTION by Mr. Price seconded by Mr. Hewins with all in favor, Resolution 2025-37 was approved.

SIXTH ORDER OF BUSINESS**Consideration of Assignment of Vallencourt Construction Contract and Completed Improvements; Consideration of June Draw Amounts**

Copies of the assignment of construction contract for Vallencourt and acquisition of completed improvements forms, as well as the pay applications submitted by Vallencourt during the month of June were presented to the Board for their review.

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On MOTION by Mr. Hewins seconded by Mr. Price with all in favor the assignment of the Vallencourt Construction Contract, Acquisition of Completed Improvements, and Pay Applications for Phases 1 and 2 were approved.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

There being nothing to report, the next item followed.

B. District Engineer – Consideration of Requisition No. 1 (Carlton)

Mr. Welch presented requisition number one, payable to Carlton Construction Inc. in the amount of \$287,339.51 for construction of the EverRange amenity center.

On MOTION by Mr. Hewins seconded by Mr. Ray, with all in favor, Requisition No. 1 was approved.

C. District Manager

There being nothing to report, the next item followed.

EIGHTH ORDER OF BUSINESS**Financial Reports****A. Financial Statements**

Mr. Oliver presented the financial statements as of May 31, 2025.

B. Consideration of Funding Request No. 6

Mr. Oliver presented Funding Request No. 6 totaling \$4,457.46.

On MOTION by Mr. Price seconded by Mr. Hewins, with all in favor, funding requests No. 6 was approved.

NINTH ORDER OF BUSINESS**Supervisor's Requests and Audience Comments**

There were no comments

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TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – August 5, 2025, at
11:00 a.m. at the eTown Welcome Center**

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Hewins seconded by Mr. Barbour with all in
favor the meeting was adjourned.

DocuSigned by:

Jim Oliver

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Secretary/Assistant Secretary

Signed by:

Maurice Rudolph

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Chairman/Vice Chairman