

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, November 4, 2025, at 11:00 a.m. at the eTown Welcome Center, 11003 E-Town Parkway in Jacksonville, Florida.

Present and constituting a quorum were:

Maurice Rudolph	Chairman
John Hewins	Vice Chairman
Chris Price	Supervisor
Greg Barbour	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan <i>by phone</i>	District Counsel
Rick Foster	PARC Group
Joe Muhl	PARC Group

The following is a summary of the discussions and actions taken at the November 4, 2025, meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 11:00 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 September 23, 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. Rudolph seconded by Mr. Hewins, with all in favor, the September 23, 2025 Minutes were approved.

November 4, 2025

Coastal Ridge CDD

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

1. Ratification of Requisition Nos. 16-28

Copies of requisition numbers sixteen through twenty-eight were included in the agenda package for the Board's review.

Mr. Rudolph asked that staff ensure the lien waiver for Carlton Construction is made out to Coastal Ridge CDD in the future.

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, requisition numbers 16-28 were ratified.

2. Ratification of Carlton Construction Change Order Nos. 1-13

Mr. Foster gave an overview of change order numbers one through thirteen, copies of which were included in the agenda package for the Board's review.

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, change order numbers 1-13 for Carlton Construction were ratified.

C. District Manager

There being nothing to report, the next item followed.

FIFTH ORDER OF BUSINESS

Financial Statements

Mr. Oliver presented the financial statements as of September 30, 2025, copies of which were included in the agenda package for the Board's review.

SIXTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – December 2, 2025, at 11:00 a.m. at the eTown Welcome Center

November 4, 2025

Coastal Ridge CDD

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Rudolph 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