

COASTAL RIDGE
Community Development District

APRIL 7, 2026

AGENDA

**Coastal Ridge
Community Development District**
475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.coastalridgecdd.com

March 31, 2026

Board of Supervisors
Coastal Ridge CDD
Call-in #: 1-877-304-9269; code 6800665

Dear Board Members and Staff:

The Coastal Ridge Community Development District Board of Supervisors Meeting is scheduled for **Tuesday, April 7, 2026 at 11:00 a.m. at the Pablo Creek Regional Library, 13295 Beach Boulevard, Jacksonville, Florida.**

Following is the revised agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Approval of Minutes of the March 3, 2026 Meeting
- IV. Consideration of Agreement with PeopleVine
- V. Consideration of Agreement with Vesta Property Services (to be provided under separate cover)
- VI. Consideration of Disclosure of Public Financing
- VII. Consideration of Agreement with Lake Doctors for Aquatic Maintenance
- VIII. Staff Reports
 - A. District Counsel
 - B. District Engineer – Approval of Requisition Summary
 - C. District Manager
- IX. Financial Reports
 - A. Financial Statements as of February 28, 2026
 - B. Approval of Check Register

- X. Supervisors' Requests and Audience Comments
- XI. Next Scheduled Meeting – May 5, 2026 at 11:00 a.m. at the Pablo Creek Regional Library
- XII. Adjournment

MINUTES

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, March 3, 2026, at 11:00 a.m. at the Pablo Creek Regional Library, 13295 Beach Boulevard, Jacksonville, Florida.

Present and constituting a quorum were:

Maurice Rudolph	Chairman
John Hewins	Supervisor
Chris Price	Supervisor

Also present were:

Jim Oliver	District Manager
Hunter Hurley <i>by phone</i>	District Counsel
Daniel Welch <i>by phone</i>	District Engineer
Rick Foster	PARC Group

The following is a summary of the discussions and actions taken at the March 3, 2026, 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 February 3, 2026 Meeting

Mr. Oliver presented the minutes to the board. He asked for any questions, comments, or corrections.

On MOTION by Mr. Price seconded by Mr. Rudolph, with all in favor, the February 3, 2026 Minutes were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Interlocal Agreement with the Duval County Property Appraiser and

Tax Collector for Uniform Collection and Enforcement of Non-Ad Valorem Assessments

Mr. Oliver stated that this agreement gives the Property Appraiser and Tax Collector the authorization to collect the assessments via the property tax bills.

On MOTION by Mr. Hewins seconded by Mr. Price, with all in favor, the interlocal agreement with the Duval County Tax Collector and Property Appraiser for Non-Ad Valorem Assessment Collection was approved.

FIFTH ORDER OF BUSINESS

Consideration of Carlton Construction Change Order No. 4

Mr. Foster presented change order number four for the construction of the amenity center, which includes multiple owner direct purchase orders for upgraded parking lot signage, windscreen upgrades, cabinet and door hardware, and temporary air conditioning.

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, Carlton Construction Change Order No. 4 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer – Approval of Requisition Summary

A requisition summary including requisitions 60 through 78 was presented to the Board for their review.

On MOTION by Mr. Hewins seconded by Mr. Rudolph, with all in favor, the requisition summary was approved.

C. District Manager

There being nothing to report, the next item followed.

SEVENTH ORDER OF BUSINESS

Financial Report

A. Financial Statements as of January 31, 2026

Mr. Oliver presented the financial statements as of January 31, 2026, copies of which were included in the agenda package for the Board’s review.

B. Approval of Check Register

A copy of the January check register totaling \$17,107.06 was included in the agenda package for the Board’s review.

On MOTION by Mr. Hewins seconded by Mr. Rudolph, with all in favor, the check register was approved.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Mr. Rudolph asked what the status is with Vesta on the amenity management services.

Mr. Oliver responded that Vesta is currently providing consulting services and an agreement for amenity management services is in the works.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting – April 7, 2026, at 11:00 a.m. at the Pablo Creek Regional Library

TENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

ADDENDUM TO THE LICENSE AGREEMENT BETWEEN PEOPLEVINE, INC. AND THE COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

This Addendum (“**Addendum**”) is entered into as of the 18th day of March, 2026, by and between PeopleVine, Inc. (“**PV**”) and the Coastal Ridge Community Development District (“**Client**,” and together with PV, the “**Parties**”).

RECITALS

1. The following provisions amend and supplement that certain License Agreement attached hereto as **Exhibit A** (“**Agreement**”). Except as expressly modified by this Addendum, all terms and conditions of the Agreement remain in full force and effect.

2. The Agreement, as amended by this Addendum, shall become effective as of the execution of the Agreement and Addendum by both Parties.

3. Nothing in the Agreement shall be deemed as a waiver of the Client’s sovereign immunity or the Client’s limits of liability as set forth in Section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

4. Section 7 of the Agreement is hereby amended by inserting the language indicated in single underlined text (indicated textually in the same manner as the following example: underlined text) and as set forth herein:

Survival; Conflict With Other Agreements. The payment and performance covenants herein shall survive the termination of the Term. In the event that the parties have entered into other agreements which conflict with the payment and performance terms of this Agreement, the terms of this Agreement will control during the Term.

5. Section 12 of the Agreement is hereby amended by inserting the language indicated in single underlined text (indicated textually in the same manner as the following example: underlined text) and as set forth herein:

d. Notwithstanding the paragraphs above, the parties acknowledge that the Client is a unit of local government subject to the public records laws of the State of Florida. Nothing herein shall require the Client to violate such laws, and PV acknowledges that the Client may be required to release of information provided to the Client by PV in compliance with such laws. In the event the Client receives a public records request that encompasses materials provided by PV that PV has designated as confidential, proprietary, or constituting trade secrets, the Client shall: (i) provide PV with written notice of such request within three (3) business days of receipt; (ii) afford PV a reasonable opportunity, not less than five (5) business days from the date of such notice, to advise the Client of the statutory exemption to the release of such records or to seek a protective order or other

appropriate remedy from a court of competent jurisdiction; and (iii) cooperate with PV's reasonable efforts to protect such materials to the extent permitted by law. If PV does not obtain a protective order within ten (10) business days from seeking, the Client may disclose the requested records. PV acknowledges that the Client's determination of what constitutes a public record under Florida law shall be made in the Client's reasonable discretion.

6. Section 13.a. of the Agreement is hereby amended by deleting the language indicated by strikethrough text (indicated textually in the same manner as the following example: ~~stricken text~~) and by inserting the language indicated in single underlined text (indicated textually in the same manner as the following example: underlined text) and as set forth herein:

Indemnification And Hold Harmless. Each party shall indemnify, defend, and hold harmless the other party from and against any and all claims, liabilities, damages, losses, costs, and expenses (including reasonable attorney's fees) arising out of or resulting from the indemnifying party's negligent acts, errors, omissions, or willful misconduct in connection with this Agreement. This indemnification shall not relieve a party from responsibility for its own acts or omissions, whether in the course of performance of this Agreement or otherwise. Each party's indemnification obligation shall be limited to its proportional share of fault as determined by a court of competent jurisdiction or by mutual agreement of the parties. Each party will reasonably and timely cooperate with the other in connection with any claim, threatened claim or suspected claim that may be subject to this provision, including by providing information available to the party. The failure to cooperate will be a material breach of this Agreement and if an indemnifying party fails to cooperate, then the indemnified party shall be entitled to retain counsel and defend or otherwise deal with the claim(s) and shall be entitled to prompt reimbursement for any and all fees and costs associated with same (including, without limitation, attorney's fees and all defense costs). This provision will survive the completion of services or termination of this Agreement, regardless of the reason for termination. Notwithstanding the foregoing, the indemnification obligations set forth in this Section shall survive termination or expiration of this Agreement for a period of three (3) years from the effective date of such termination or expiration. Any claim for indemnification not asserted by written notice to the indemnifying party within such three (3) year period shall be deemed waived and forever barred.

7. This Addendum may be executed in one or more counterparts, all of which taken together shall be deemed one original. This Addendum may be executed and delivered in counterpart signature pages executed and delivered via electronic mail, and any such counterpart executed and delivered electronic mail shall be deemed an original for all intents and purposes.

8. Except as modified herein, the Agreement remains in full force and effect. In the event of any conflict between the terms of this Addendum and the Agreement, the terms of this Addendum shall control.

[Signatures on following page]

IN WITNESS WHEREOF, the parties have executed this Addendum as of the date first written above.

PEOPLEVINE, INC.

By: _____
Name: _____
Title: _____

**COASTAL RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:
By: Maurice Rudolph
Name: Maurice Rudolph
Title: Chairman

Exhibit A: License Agreement

Exhibit B: Statement of Work

IN WITNESS WHEREOF, the parties have executed this Addendum as of the date first written above.

PEOPLEVINE, INC.

By: Boren Novakovic
Name: BOREN NOVAKOVIC
Title: CEO

**COASTAL RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Title: _____

Exhibit A: License Agreement

Exhibit B: Statement of Work

Exhibit A
License Agreement

Exhibit B
Statement of Work



Contract #	Statement of Work For	One-Time PS Fee
CRC-20251217	Coastal Ridge CDD 475 West Town Place Suite 114 St Augustine, FL 32092	\$ 9,000
Total Professional Services One Time		\$ 9,000
Valid Through	Licensing Plan	Total
12/31/25	Licensing Plan + variable fees	\$ 1,450
Total SaaS Licensing (Monthly)		\$ 1,450

To accept this proposal: (1) sign below and (2) visit <https://Peoplevine.com/agreement> to electronically sign our licensing agreement. If you have any questions contact your account representative.

PLATFORM SETUP

QTY	COMPONENT	PEOPLEVINE DELIVERABLES	CLIENT DELIVERABLES
1	Company Setup	Peoplevine will activate Client's company account	Client will need to provide their company's mailing address, email and phone number.
1	Platform User Setup	Peoplevine will assign a member of Client's team with master admin role and permissions	Client will need to provide contact info for master administrator
1	Branding Setup	Peoplevine will apply Client's branding (company logo, favicons, colors, fonts) to all Peoplevine hosted pages by modifying CSS and header/footer only.	Client will need to provide their brand style guide (if any), company logo (in PNG format), brand HEX color codes and all font files.
2	Member Domains Setup	Peoplevine will set up a domain name to host Client's online application and member experiences	Client will need to make a DNS entry to set this up (see tutorial at http://gopv.us/@domain)
1	Email Deliverability Setup	Peoplevine will assist Client in setting and configure their emails within the platform to ensure deliverability.	Client will need to configure their DNS settings (Peoplevine to provide details).

MEMBERSHIPS & SUBSCRIPTION MANAGEMENT

QTY	COMPONENT	PEOPLEVINE DELIVERABLES	CLIENT DELIVERABLES
2	Membership Programs	Peoplevine will set up a membership program and digital ID card.	Client will need to provide membership titles, fields to display on the digital ID card.
1	Membership Application	Peoplevine will set up an application (consisting of multiple pages) for members to apply to become a member.	Client will need to provide a bullet point list of all fields you would like to capture and which page they should show up on.
1	Credit Card Payment	Peoplevine will set up the ability to collect payments via credit card or ACH during the application process.	Client to have successful set up payment processor and provided MID/TID keys for integration with Peoplevine.

ENGAGEMENT KIT

QTY	COMPONENT	PEOPLEVINE DELIVERABLES	CLIENT DELIVERABLES
1	Newsletter Template Activation	Peoplevine will activate the standard newsletter template	
1	SMS Setup	Peoplevine will integrate your Twilio SMS number for text messaging	Client to have a working Twilio account and provide keys.

MEMBER PORTAL EXPERIENCES

QTY	COMPONENT	PEOPLEVINE DELIVERABLES	CLIENT DELIVERABLES
1	Branded Portal	Peoplevine will setup a member portal with links to manage membership, view transaction history, pay open bills and manage account preferences.	
1	My Schedule	Peoplevine will setup the ability for all bookings to show in the same profile across all properties	
1	My Club Newsfeed	Peoplevine will setup a blog for you to post articles.	Client will need to provide the content
1	Events & Ticketing	Peoplevine will setup a sample event with tickets.	Client will need to provide the details of the event including tickets and pricing.
1	Staff Directory	Peoplevine will set up a staff directory to browse.	Client will need to provide staff details.
1	Club Benefits	Peoplevine will set up a directory of member benefits to browse.	

SPECIALTY MODULES

QTY	COMPONENT	PEOPLEVINE DELIVERABLES	CLIENT DELIVERABLES
1	Amenity Reservations	Peoplevine will set up the ability for members to reserve amenities	Client to provide the name, availability and cost for the amenities

INTEGRATIONS

QTY	COMPONENT	PEOPLEVINE DELIVERABLES	CLIENT DELIVERABLES
1	Stripe Integration	Peoplevine will assist you with connecting to Stripe after the account is setup and live.	Client will need to have a live and working Stripe account
1	Twilio Integration	Peoplevine will integrate your Twilio SMS number for text messaging	Client will need to provide the following API keys: Account ID and Auth Token

PEOPLEVINE LICENSING PLAN

QTY	PLAN	INCLUDES	PRICING
1	Club	<ul style="list-style-type: none"> • Unlimited contacts and users • Access to all platform tools and APIs • Ops Team dashboard • Data migration services 	\$1,450/month or \$15,300/year + \$0.65/member per mo. after 500 members + 0.25% Shopping Cart Trx (via Portal & Headless) Referral Fees

KNOWLEDGE BASE & STANDARD SUPPORT DETAILS

All active Peoplevine subscribers have access to the following resources as part of any plan:

Help Center	Open 24/7	https://help.Peoplevine.com
Email Support	Open 24/7 w/ 48 hrs response time	support@Peoplevine.com
How-to Videos	Open 24/7	https://vimeo.com/Peoplevine
Operators Manual		https://Peoplevine.com/operators-manual

Peoplevine, Inc. | 200 N Green Street, Suite 409, Chicago, IL 60607 | (312) 957-7737 | info@Peoplevine.com

Revision 202012181027

PROJECT COST

PROJECT INFORMATION	
Client	Coastal Ridge CDD475 West Town Place Suite 114 St Augustine, FL 32092
Contract #	CRC-20251217
Available Start Date	Once client submits ALL assets and they are validated by PV team
Completion Date (Tentative)	9 weeks from client asset validation

PROJECT COST	
Member CRM Experiences Onboarding & Activation	\$3,600.00
Member Portal + Check-In Experiences Onboarding & Activation	\$5,400.00
Total Professional Services	\$9,000.00
Licensing Plan	\$1,450.00
Total SaaS Licensing (Monthly)	\$1,450.00

SCHEDULE OF PAYMENTS POLICY	
Deposit Payment	
Prior to rendering services we require a security deposit equal to payment 1. This deposit provides important capital that will be used throughout the project development and is non-negotiable. Licensing payments will begin upon signing of the agreement and renew at the twelfth month anniversary of the date of this agreement.	
Follow up Payment	
The following payments will be due as per the schedule outlined below. Upon receiving the final payment, the client will be relinquished of any and all debts owed to Peoplevine for services performed.	

SCHEDULE OF PAYMENTS	
Payment 1 - Deposit	
Member CRM Experiences	\$3,600.00
Licensing Plan	\$1,450.00
Due Date	<i>Upon signing agreement</i>
Payment 2	
Member Portal + Check-In Experiences	\$5,400.00
Due Date	<i>Prior to start of work</i>

SIXTH ORDER OF BUSINESS

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Coastal Ridge North Community Development District
c/o Government Management Services LLC
475 West Town Place, Suite 114, World Golf Village
St. Augustine, FL 32092

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT**

Board of Supervisors¹

Coastal Ridge Community Development District

Maurice Rudolph
Chairman

Chris Price
Assistant Secretary

John S Hewens
Vice Chairman

David Ray
Assistant Secretary

Greg Barbour
Assistant Secretary

Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

District records are on file at the offices of the District Manager and are available for public inspection upon request during normal business hours or on the District's website.

¹ This list reflects the composition of the Board of Supervisors as of March 1, 2026. For a current list of Board Members, please contact the District Manager's office.

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DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

INTRODUCTION

The Coastal Ridge Community Development District (“District”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition of roadways, utilities, and stormwater management, and other related public infrastructure.

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes (the “Act”), and established by Ordinance No. 2025-23-E enacted by the City Council of Jacksonville, Florida, effective as of February 28, 2025. The District encompasses approximately 1002.30 acres located entirely within the boundaries of the City of Jacksonville, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors (the “Board”), the members of which must be residents of the State and citizens of the United States. Board members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are held every two years in November. Commencing when both (i) six years after the initial appointment of Supervisors have passed and (ii) the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Clay County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State's ethics laws.

What infrastructure improvements does the District provide and how are the improvements paid for?

The District is comprised of approximately 1002.30 acres located entirely within the City of Jacksonville, Florida. The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. The public infrastructure necessary to support the District's development program includes, but is not limited to stormwater improvements, potable, sanitary sewer and reclaimed water systems, recreation amenities, parks and open spaces, landscaping, irrigation, signage and entry features, roadway improvements, and street lighting and electrical improvements. These infrastructure improvements are more fully detailed below.

To plan the infrastructure improvements necessary for the District, the District adopted its *Improvement Plan for the Coastal Ridge Community Development District* dated February 21, 2025, which details the improvements contemplated for the infrastructure of the District (the "Capital Improvement Plan"). Copies of the Capital Improvement Plan are available for review at the District's office.

These public infrastructure improvements have been or will be funded by the District's sale of bonds. On April 17, 2025, the Circuit Court of the Fourth Judicial Circuit of Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$648,665,000 in Special Assessment Bonds for the funding of the Capital Improvement Plan. The District issued its Special Assessment Bonds, Series 2025, in the amount of \$30,365,000 (the "Series 2025 Bonds"), for the purposes of financing a portion of the costs of the construction and acquisition of the Capital Improvement Plan.

Stormwater Improvements

The stormwater management improvements include curbing, inlets, pipes, roadway underdrain, stormwater lakes, control structures, and other improvements coincident with stormwater management systems.

Recreation Amenities, Parks and Open Spaces

The recreation facilities include a swim and fitness center, playground areas, athletic fields, sports courts, and fishing ponds. These facilities are owned and operated by the District.

Landscaping, Irrigation, Signage and Entry Features

The landscaping and entry features including streetscape tree planting, irrigation, signage, and other ancillary features.

Roadway Improvements

The roadway improvements include paving, grading, and drainage systems associated with roadway systems. These improvements allow access to District properties and provide necessary traffic volume capacity. The District may undertake additional roadway improvements as determined necessary and as authorized by the Board of Supervisors.

Water, Sewer, Electrical, and Street Lighting Improvements

The water transmission and distribution system includes fire protection and water services to serve property within the District; a sewage collection system including gravity sewer, manholes, and sewer services to serve property within the District, as well as sewage pumping stations; and electric and street lighting systems throughout the District.

Assessments, Fees and Charges

The costs of acquisition or construction of a portion of these infrastructure improvements have been financed by the District through the sale of the Series 2025 Bonds. The annual debt service payments, including interest due thereon, for each series of bonds are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation of the District's improvements. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot will depend upon the location and type of property purchased. Provided below are the current net and gross annual debt service assessment levels for property within the District for the Series 2025 bonds (the "Debt Service Assessments"). Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the District's assessment methodology and assessment roll are available for review at the District's office.

The current annual Debt Service Assessments per product type for the Series 2025 Bonds are as follows:

Product Type	Gross Annual Assessment Per Unit
Town Homes	\$1,568.00
Single Family 40'	\$2,000.00
Single Family 50'	\$2,108.00
Single Family 60'	\$2,216.00
Single Family 70'	\$2,351.00
Single Family 80'	\$2,486.00

Note: The maximum annual amounts have been grossed up to include collection costs from Duval County and a maximum discount for early payment as authorized by law.

The amounts described above exclude any operations and maintenance assessments (“O&M Assessments”) which may be determined and calculated annually by the District’s Board of Supervisors and are levied against benefitted lands in the District.

A detailed description of all costs and allocations which result in the formulation of the Debt Service Assessments and the O&M Assessments is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District infrastructure as presented herein reflect the District’s current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, Florida Statutes.

Method of Collection

The District’s Debt Service Assessments and/or O&M Assessments may appear on that portion of the annual real estate tax notice entitled “non-ad valorem assessments,” and to the extent that it is, will be collected by the Duval County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the District’s operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to the District Manager at: Coastal Ridge Community Development District, c/o Governmental Management Services 475 West Town Place, Suite 114, St. Augustine, FL 32092.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District’s public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District’s activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager’s office with regard to any questions or points of interest raised by the information presented herein.

[signatures on following page]

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the _____ day of _____, 2025, and recorded in the Official Records of Duval County, Florida.

**COASTAL RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Maurice Rudolph, Chairman

Witness

Witness

Print Name

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2025, by Maurice Rudolph as Chairman of the Board of Supervisors of Coastal Ridge Community Development District, for and on behalf of the District. S/He [] is personally known to me or [] produced _____ as identification.

Print Name:

Notary Public, State of Florida

Exhibit A – Legal Description

Exhibit A

October 30, 2024
Page 1 of 3

Work Order No. 24-585.00
File No. 130G-02.00A

Coastal Ridge Community Development District Boundary

A portion of Sections 15, 16, 22, 27 and 34, together with portions of Section 41 of the G.I.F. Clarke Grant, Section 42 of the Sam Fairbanks Grant, Section 43 of the James Hall Grant, and Section 48 of the Christopher Minchen Grant, all lying in Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of Section 21, said Township and Range; thence Northerly along the Easterly line of said Section 21 the following 5 courses: Course 1, thence North $00^{\circ}38'54''$ West, 615.70 feet; Course 2, thence South $64^{\circ}32'22''$ West, 98.99 feet; Course 3, thence North $25^{\circ}18'58''$ West, 3966.16 feet; Course 4, thence North $64^{\circ}24'35''$ East, 1926.90 feet; Course 5, thence North $00^{\circ}26'43''$ West, 399.70 feet to the Northeasterly corner thereof; thence South $89^{\circ}14'34''$ West, along the Northerly line of said Section 21, a distance of 1310.35 feet; thence South $55^{\circ}11'05''$ West, continuing along said Northerly line, 1231.18 feet; thence North $29^{\circ}42'19''$ West, departing said Northerly line, 314.83 feet; thence North $30^{\circ}22'52''$ East, 4414.25 feet; thence North $84^{\circ}29'40''$ East, 1415.26 feet; thence South $65^{\circ}46'19''$ East, 2751.03 feet; thence South $04^{\circ}23'55''$ East, 595.55 feet; thence South $59^{\circ}07'50''$ West, 1769.76 feet; thence South $36^{\circ}55'53''$ West, 1581.86 feet; thence South $23^{\circ}53'04''$ West, 1559.34 feet; thence South $24^{\circ}47'43''$ East, 4334.68 feet to the Northwesterly corner of Section 44 of the G.I.F. Clarke Grant, said Township and Range; thence South $16^{\circ}16'53''$ East, along the Westerly line of said Section 44, a distance of 3684.61 feet to the Southwesterly corner thereof; thence South $44^{\circ}59'03''$ West, 1027.20 feet to the Northwesterly corner of Section 47 of the G.I.F. Clarke Grant, said Township and Range; thence South $20^{\circ}30'17''$ East, along the Westerly line of said Section 47, a distance of 4641.98 feet to its intersection with the Northerly line of Conservation Easement Parcel "E", as described and recorded in Official Records Book 17745, page 1343, of said current Public Records, said line also being the Northwesterly line of Tract "A", as described and recorded in Official Records Book 9494, page 905, of said current Public Records; thence South $75^{\circ}59'11''$ West, along said Northwesterly line, 2321.06 feet to a point lying on the boundary line of Parcel 100, as described and recorded in Official Records Book 12718, page 1001, of said current Public Records; thence along said boundary line the following 5 courses: Course 1, thence North $51^{\circ}51'13''$ East, departing said Northwesterly line, 422.98 feet; Course 2, thence North $50^{\circ}43'44''$ West, 658.35 feet; Course 3, thence South $39^{\circ}16'16''$ West, 611.00 feet; Course 4, thence South $48^{\circ}23'52''$ West, 234.00 feet; Course 5, thence South $41^{\circ}36'08''$ East, 256.16 feet to the Southwesterly corner thereof, said corner lying on said Northwesterly line of Tract "A"; thence South $75^{\circ}59'11''$ West, along said Northwesterly line, 157.83 feet; thence North $41^{\circ}19'43''$ West, departing said Northwesterly line and along a line 30 feet Northeasterly of and parallel with the Northeasterly right of way line of U.S. Highway No. 1 (Philips Highway), a variable width right of way as presently established, 329.18 feet; thence South $86^{\circ}19'59''$ East, 39.91 feet to a point on a non-tangent curve concave Northwesterly having a radius of 2940.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $08^{\circ}35'23''$, an arc length of 440.76 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $43^{\circ}50'21''$ East, 440.35 feet; thence North $39^{\circ}32'40''$ East, 461.79 feet to the point of

Coastal Ridge Community Development District Boundary (continued)

curvature of a curve concave Westerly having a radius of 490.00 feet; thence Northerly along the arc of said curve, through a central angle of $80^{\circ}59'48''$, an arc length of 692.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $00^{\circ}57'14''$ West, 636.44 feet; thence North $41^{\circ}27'08''$ West, 269.45 feet to the point of curvature of a curve concave Southerly having a radius of 100.00 feet; thence Westerly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 157.08 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $86^{\circ}27'08''$ West, 141.42 feet; thence South $48^{\circ}32'52''$ West, 1206.28 feet; thence South $02^{\circ}10'35''$ West, 40.89 feet; thence North $41^{\circ}19'43''$ West, along a line 30 feet Northeasterly of and parallel with said Northeasterly right of way line of U.S. Highway No. 1, a distance of 219.36 feet to its intersection with the Southeasterly line of those lands described and recorded in Official Records Book 18184, page 1682, of said current Public Records; thence North $48^{\circ}35'05''$ East, along said Southeasterly line, 606.56 feet to the Easterly most corner thereof; thence North $41^{\circ}20'35''$ West, along the Northeasterly line of said Official Records Book 18184, page 1682, a distance of 363.37 feet; thence North $60^{\circ}42'08''$ East, departing said Northeasterly line, 322.13 feet; thence North $77^{\circ}11'21''$ East, 427.87 feet; thence South $75^{\circ}27'20''$ East, 77.24 feet to a point on a non-tangent curve concave Westerly having a radius of 490.00 feet; thence Northerly along the arc of said curve, through a central angle of $43^{\circ}19'48''$, an arc length of 370.56 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $07^{\circ}07'14''$ West, 361.79 feet; thence North $28^{\circ}47'08''$ West, 428.38 feet to the point of curvature of a curve concave Easterly having a radius of 2560.00 feet; thence Northerly along the arc of said curve, through a central angle of $15^{\circ}19'18''$, an arc length of 684.58 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $21^{\circ}07'29''$ West, 682.54 feet; thence South $75^{\circ}47'43''$ West, along a non-tangent line, 774.14 feet to a point lying on the Westerly line of said Section 34; thence North $01^{\circ}12'10''$ West, along said Westerly line, 1177.38 feet to the Northwesterly corner thereof; thence North $89^{\circ}00'20''$ East, along the Northerly line of said Section 34, a distance of 667.54 feet to its intersection with the Southerly prolongation of the Easterly line of those lands described and recorded in Official Records Book 19061, page 203, of said current Public Records; thence North $00^{\circ}59'45''$ West, departing said Northerly line, along said Southerly prolongation, along said Easterly line, and along the Easterly line of those lands described and recorded in Official Records Book 19577, page 2109, of said current Public Records, a distance of 1343.31 feet to the Northeasterly corner thereof; thence South $88^{\circ}40'15''$ West, along the Northerly line of said Official Records Book 19577, page 2109, a distance of 667.52 feet to the Northwesterly corner thereof, said corner lying on the Westerly line of said Section 27; thence North $00^{\circ}59'51''$ West, along said Westerly line, 4027.38 feet to the Northwesterly corner thereof and the Point of Beginning.

Less and Except from the above described lands the following Exception Parcels:

Exception 1

A portion of Section 34, together with a portion of Section 48 of the Christopher Minchen Grant, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

Coastal Ridge Community Development District Boundary (continued)

For a Point of Beginning, commence at the Northwesterly corner of said Section 34; thence North 89°00'20" East, along the Northerly line of said Section 34, a distance of 697.54 feet; thence South 00°59'45" East, departing said Northerly line, 177.82 feet; thence South 08°28'38" West, 30.38 feet; thence South 00°59'45" East, 114.05 feet; thence Due East, 5.00 feet; thence South 00°59'45" East, 125.85 feet to the point of curvature of a curve concave Easterly having a radius of 2560.00 feet; thence Southerly along the arc of said curve, through a central angle of 12°28'05", an arc length of 557.08 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 07°13'47" East, 555.98 feet; thence South 75°47'43" West, along a non-tangent line, 774.14 feet to a point lying on the Westerly line of said Section 34; thence North 01°12'10" West, along said Westerly line, 1177.38 feet to the Point of Beginning.

Exception 3

A portion of Section 48 of the Christopher Minchen Grant, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwesterly corner of Section 47 of the G.I.F. Clarke Grant, said Township and Range; thence South 20°30'17" East, along the Westerly line of said Section 47, a distance of 1529.81 feet to the Point of Beginning.

From said Point of Beginning, thence continue South 20°30'17" East, along said Westerly line of Section 47, a distance of 3112.17 feet to its intersection with the Northerly line of Conservation Easement Parcel "E", as described and recorded in Official Records Book 17745, page 1343, said line also being the Northwesterly line of Tract "A", as described and recorded in Official Records Book 9494, page 905, both of the current Public Records of said county; thence South 75°59'11" West, departing said Westerly line and along said Northwesterly line, 1522.61 feet; thence North 29°32'37" West, departing said Northwesterly line, 827.53 feet; thence North 52°36'42" West, 382.57 feet; thence North 05°44'28" West, 1817.60 feet; thence North 61°20'47" East, 153.07 feet; thence North 54°51'28" East, 137.22 feet; thence North 62°34'38" East, 169.80 feet to the point of curvature of a curve concave Southeasterly having a radius of 937.50 feet; thence Northeasterly along the arc of said curve, through a central angle of 07°16'14", an arc length of 118.97 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 66°12'45" East, 118.89 feet; thence North 69°50'52" East, 91.51 feet; thence South 00°59'31" East, 28.94 feet; thence South 21°09'09" East, 10.16 feet; thence North 69°50'52" East, 729.53 feet to the Point of Beginning.

Containing 1002.30 acres, more or less.

SEVENTH ORDER OF BUSINESS

ADDENDUM TO AGREEMENT BETWEEN THE COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT AND THE LAKE DOCTORS, INC.

District:	Coastal Ridge Community Development District	Contractor:	Lake Doctors, Inc.
Mailing Address:	475 West Town Place, Suite 114 St. Augustine, Florida 32092	Mailing Address:	4651 Salisbury Road, Suite 155 Jacksonville, Florida 32256
Phone:	(904) 940-5850	Phone:	(904) 262-5500

The following provisions govern the proposal submitted by the Contractor on April 1, 2026, attached hereto as **Exhibit A** (hereinafter referred to as the “Proposal,” and as modified by this Addendum, the “Agreement”), for aquatic maintenance services as more particularly described in Exhibit A (“Services”):

1. The Agreement shall be deemed effective as of the date of the full execution of this Addendum.
2. Compensation due from the District for the services and materials identified in the Proposal shall total One Thousand Dollars and 00/100 Cents (\$1,000.00) per month. The Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. These monthly invoices are due and payable within forty-five (45) days upon receipt of the invoice by the District or as otherwise provided for under the Local Government Prompt Payment Act, Sections 218.70 et seq., Fla. Stat. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide. Such amounts include all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the Work.
3. The Contractor or any subcontractor performing the Services described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
 - a. Workers’ Compensation Insurance in accordance with the laws of the State of Florida.
 - b. Commercial General Liability Insurance covering the Contractor’s legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors’ operation.
 - c. If any automobiles are to be used on the District’s property, Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its agents, staff, consultants and supervisors shall be named as an additional insured. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

4. Paragraph 10 of the Proposal is hereby amended by inserting the language indicated in single underlined text (indicated textually in the same manner as the following example: underlined text) and by deleting the language indicated by strikethrough text (indicated textually in the same manner as the following example: ~~stricken text~~) as set forth herein:

The ~~Company~~Contractor agrees to indemnify, defend and hold harmless ~~Customer~~the District and the District’s officers, staff, representatives, and agents, from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys’ fees, imposed on ~~Customer~~the District by any person caused by or that results from the gross negligence or willful misconduct of the ~~Company~~Contractor, its employees or agents. ~~Customer hereby agrees to indemnify, defend and hold the Company harmless from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys’ fees, imposed on the Company by any person whomsoever that occurs on or about Customer’s premises, except for any such loss, injury or damage that is caused by or results solely from the gross negligence or willful misconduct of the Company its employees or agents.~~ ~~by or results solely from the gross negligence or willful misconduct of the Company its employees or~~

~~agents~~ Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

5. In all matters relating to the Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of the Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity.
6. In performing its obligations under the Agreement, Contractor and each of its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor shall comply with, and all services rendered shall comply with, all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury, or loss to all of its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment, and other property.
7. Contractor agrees that nothing in the Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.
8. Contractor understands and agrees that all documents of any kind provided to the District in connection with the Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jim Oliver** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850; JOLIVER@GMSNF.COM; C/O GOVERNMENTAL MANAGEMENT SERVICES LLC, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

9. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into the Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.

10. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.
11. The Contractor acknowledges that, in addition to all laws and regulations that apply to this Agreement, the following provisions of Florida law (“Public Integrity Laws”) apply to this Agreement:
 - a. Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to transact business with public entities;
 - b. Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities;
 - c. Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies;
 - d. Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and
 - e. Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited.

The Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“Prohibited Criteria”). The Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

The Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

12. The Contractor does not use coercion for labor or services as defined in Section 787.06, Florida Statutes, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, Florida Statutes.
13. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Proposal, the Addendum controls.
14. The Agreement shall be deemed effective as of the date of the full execution of this Addendum.

LAKE DOCTORS, INC.

**COASTAL RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
 Its: _____
 Date: _____

 Chairperson, Board of Supervisors
 Date: _____

Exhibit A: Proposal
Exhibit B: Map of Pond Service Areas

**Exhibit A
Proposal**



The Lake Doctors, Inc.
Aquatic Management Services[®]

The Lake Doctors, Inc
Jacksonville Branch
11621 Columbia Park Drive West
Jacksonville, FL 32258
904-262-5500
jacksonville@lakedoctors.com

Water Management Agreement

MAS

This Agreement, made this _____ day of _____ 20__ is between The Lake Doctors, Inc., a Florida corporation ("the Company") and the following "Customer"

PROPERTY NAME (Community/Business/Individual) Coastal Ridge Community Development District

MANAGEMENT COMPANY GMSNF

INVOICING ADDRESS 475 West Town Place, Suite 114

CITY St. Augustine **STATE** Florida **ZIP** 32092 **PHONE ()** 904-940-5850

EMAIL ADDRESS _____

The parties hereto agree to follows:

- A. The Company agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Nine (9) lakes associated with Coastal Ridge Community Development District, Jacksonville Florida.

Includes a minimum of twelve (12) inspections and treatments, as necessary, for control and prevention of noxious aquatic weeds and algae. Native aquatic plants to be preserved along the shoreline where appropriate. Customer agrees to provide access for truck and treatment boat. *Contingent upon FWC Permit conditions, seasonal availability and customer purchase approval. The Term of this Agreement shall be from it's execution through September 30th, 2026. Service may continue month to month thereafter at the same amount.

- B. Customer agrees to pay the Company the following sum for specified aquatic management services:

1.	Underwater and Floating Vegetation Control Program	\$ 1,000.00 Monthly
2.	Shoreline Grass and Brush Control Program	\$ INCLUDED
3.	Monthly Service Reporting	\$ INCLUDED
4.	Additional Treatments/Free Call-Back Service, upon request.	\$ INCLUDED
5.	Water Quality Testing and Analysis, as needed, for water management purposes	\$ INCLUDED
6.	Assistance stocking of sterile grass carp if needed for biological control of aquatic weeds*	\$ INCLUDED
	Total of Services Accepted	\$ 1,000.00 Monthly

\$0.00 of the above sum-total shall be due and payable upon execution of this Agreement; the balance shall be payable in advance in monthly installments of **\$1,000.00** plus any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

- C. The Company uses products which, in its sole discretion, are intended to provide effective and safe results.
 D. The Company agrees to commence treatment within **fifteen (15)** days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
 E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by Customer to the Company on or before May 1, 2026.
 F. The Terms and Conditions appearing on the reverse side form an integral part of this Agreement, and Customer hereby acknowledges that it has read and is familiar with the contents thereof.

CUSTOMER PREFERENCES

INVOICE FREQUENCY: MONTHLY EVERY OTHER MONTH QUARTERLY SEMI-ANNUAL ANNUAL

INVOICE TIMING: BEGINNING OF THE MONTH. Or WITH SERVICE COMPLETION

EMAIL INVOICE: YES NO | If yes, provide invoice email: _____

EMAIL WORK ORDER: YES NO | If yes, provide work order email: _____

THIRD PARTY COMPLIANCE/REGISTRATION: YES NO

THIRD PARTY INVOICING PORTAL:** YES NO

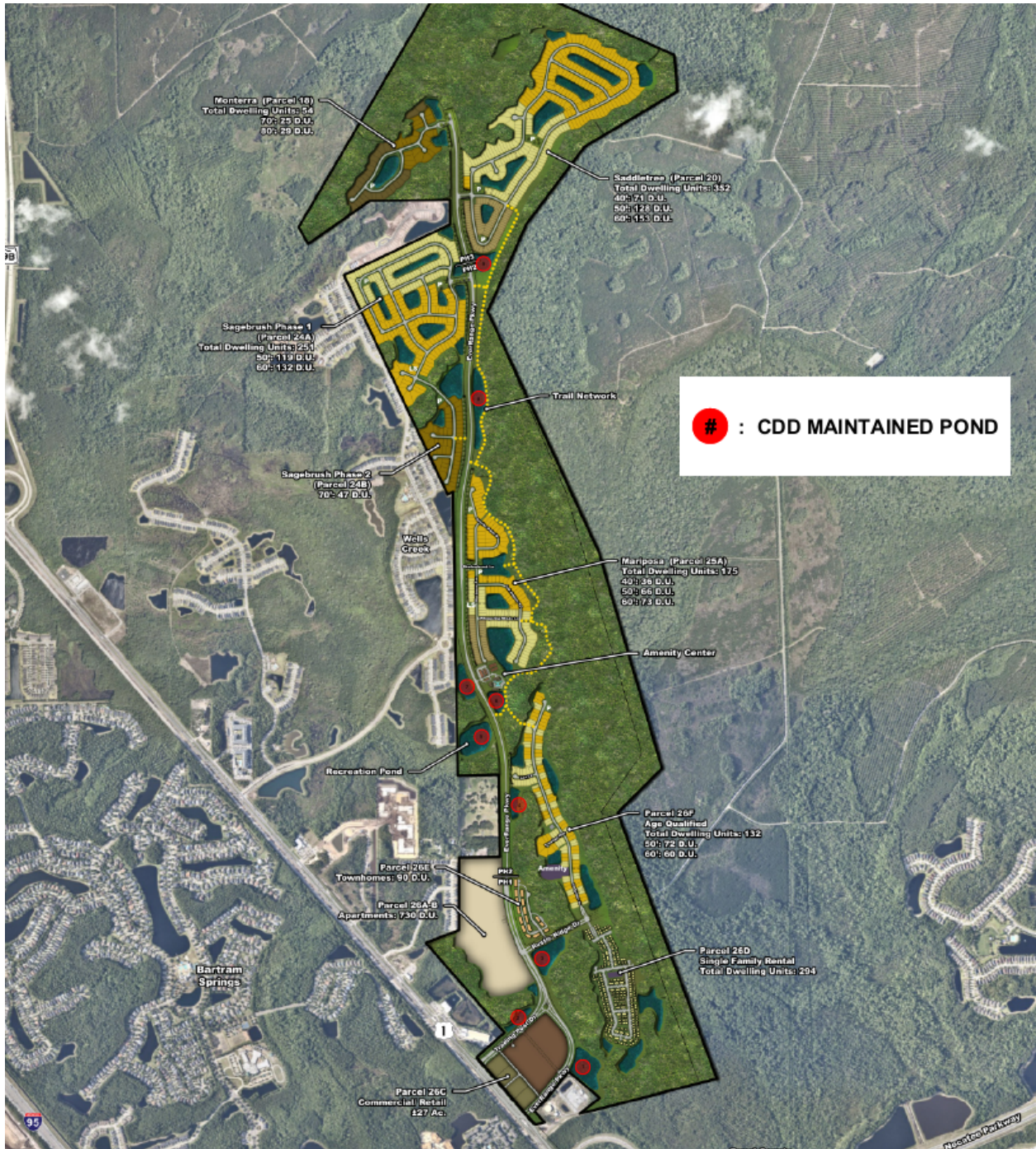
***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the Customer's responsibility to provide the information.*

REQUESTED START MONTH: _____ | **PURCHASE ORDER #:** _____

TERMS AND CONDITIONS

- 1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
 - a) Monthly treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation and algae. Customer understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.
 - b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.
 - c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, the Company shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify the Company in writing if any exotic fish exist in lake or pond prior to treatment.
 - d) Customer understands and agrees that for the best effectiveness and environmental safety, materials used by the Company may be used at rates equal to or lower than maximum label recommendations.
 - e) Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.
 - f) Customer agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
 - g) Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
 - h) When deemed necessary by the Company and approved by Customer, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain ecological balance.
- 2) Under the Shoreline Grass and Brush Control Program, the Company will treat border vegetation to the water's edge including, but not limited to torpedograss, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of species take several months or longer to fully decompose. Customer is responsible for any desired physical cutting and removal.
- 3) Customer agrees to inform the Company in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). The Company assumes no responsibility for damage to aquatic plants if Customer fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. Customer also agrees to notify the Company, in writing, of any conditions which may affect the scope of work and Customer agrees to pay any resultant higher direct costs incurred.
- 4) If services specify trash/debris removal, the Company will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to a 5 gallon bucket but only during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 5) Customer agrees to reimburse the Company for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees. Fees will be reimbursed via an additional invoice per the Company's discretion.
- 6) If at any time during the term of this Agreement, Customer reasonably believes the Company is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, Customer shall give the Company written notice stating with particularity the reasons for Customer's dissatisfaction. The Company shall investigate and attempt to address Customer's concerns. If, after 30 days from the giving of the original notice, Customer continues to reasonably believe the Company's performance is unsatisfactory, Customer may terminate this Agreement by giving written notice ("Second Notice") to the Company and paying all monies owing to the effective date of termination, which shall be the last day of the month in which the Second Notice is received by the Company. Customer may not terminate this Agreement before the end of the term except for cause in accordance with this paragraph.
- 7) If Customer discontinues or terminates service under this Agreement except for cause in accordance with paragraph 6, Company shall be entitled to collect as an early termination fee, and not as a penalty, an amount equal to, the lesser of, three (3) times the monthly service fees or the number of months remaining in the term multiplied by the monthly service fee. The Company may declare the termination fee owed in a single payment due within ten (10) days of written demand.
- 8) Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. The Company will notify Customer of such restrictions. It is Customer's responsibility to observe the restrictions throughout the required period. Customer understands and agrees that, notwithstanding any other provision of the Agreement, the Company does not assume any liability for failure by any party to be notified of, or to observe, such regulations or restrictions.
- 9) The Company shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming Customer as "Additional Insured" may be provided at Customer's request. Customer agrees to pay for any additional costs of insurance requirements over and above the standard insurance provided by the Company.
- 10) The Company agrees to indemnify, defend and hold harmless Customer from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on Customer by any person caused by or that results from the gross negligence or willful misconduct of the Company, its employees or agents. Customer hereby agrees to indemnify, defend and hold the Company harmless from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees imposed on the Company by any person whatsoever that occurs on or about Customer's premises, except for any such loss, injury or damage that is caused by or results solely from the gross negligence or willful misconduct of the Company its employees or agents.
- 11) IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR ANY INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO LOST PROFITS, SAVINGS OR REVENUE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. Customer agrees that the Company's liability under this Agreement shall be limited to six (6) times the monthly fee, which amount shall be Customer's maximum remedy regardless of the legal theory used to determine that the Company is liable for the injury or loss (including, without limitation, negligence breach of contract breach of warranty and product liability).
- 12) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should the Company be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, the Company shall notify Customer of said condition and of the excess direct costs arising therefrom. Customer shall have thirty (30) days after receipt of notice to notify the Company in writing of any inability to comply with excess direct costs as requested by the Company.
- 13) Customer warrants that it is authorized to execute this Agreement on behalf of the riparian owner. If a legal entity, the person executing this Agreement on behalf of Customer represents that Customer is duly organized and existing, and is in good standing, under the laws of the jurisdiction of its organization and that execution, delivery, and performance of this Agreement has been duly authorized by all appropriate corporate action.
- 14) The Company covenants to perform and complete the services hereunder in a timely, competent and workmanlike manner and in accordance with the specifications and requirements set forth in this Agreement. THE COMPANY HEREBY EXPRESSLY DISCLAIMS, AND CUSTOMER HEREBY WAIVES, RELEASES AND RENOUNCES, ALL OTHER WARRANTIES AND CLAIMS EXPRESS OR IMPLIED, ARISING BY LAW OR OTHERWISE, WITH RESPECT TO SERVICES OR PRODUCTS PROVIDED BY THE COMPANY.
- 15) Customer understands that, for convenience, the annual cost of service is spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If the Company permits Customer to temporarily put its account activity on hold, an additional start-up charge may be required due to aquatic re-growth.
- 16) The Company agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of the Company. However, the Company shall in no event be liable to Customer or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 17) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party by written notice delivered prior to the end of the term. The Company may adjust the monthly investment amount after the original term to reflect any changes to cost of materials, inputs, and labor. The Company will submit written notification to Customer 30 days prior to effective date of adjustment. If Customer is unable to comply with the adjustment, the Company shall be notified immediately in order to seek a resolution. The Company may cancel this Agreement for any reason upon 30-day written notice to Customer.
- 18) Should Customer become delinquent, the Company may place the account on hold for non-payment and Customer will continue to be responsible for the continuing monthly amount even if the account is placed on hold. The Company may, at its sole discretion, choose to suspend services and charge the Customer 25% of the monthly equivalent invoice amount for three (3) consecutive months, herein referred to as the Credit Hold Period, or until Customer pays all invoices due, whichever comes earlier. Regular Service may be reinstated once the entire past due balance has been received in full. Should the Customer remain delinquent at the end of the Credit Hold Period, Company shall be entitled to bring action for collection of monies due and owing under this Agreement. Customer agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by the Company resulting from such collection action. The Company reserves the right at any time to charge interest on unpaid amounts at the rate of eighteen percent (18%) per year. Customer hereby irrevocably submits to the exclusive personal jurisdiction of the state and federal courts of Duval County, Florida for the adjudication of all disputes or questions hereunder.
- 19) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by the Company Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both the Company and Customer. This Agreement is assignable by Customer only with the prior written consent of the Company.

Exhibit B Map of Pond Service Areas



EIGHTH ORDER OF BUSINESS

B.

**Coastal Ridge CDD
CDD Requisition Summary - April 7, 2026 Meeting
2025 Acquisition and Construction Account**

Requisition Number	Payee	Reference	Requisition Amount
79	Prime Rec Solutions	Site Amenities - Equipment Only	\$ 43,790.23
80	England-Thims & Miller (ETM)	Work Authorization #1 - General Services	\$ 11,240.00
81	Manning Building Supplies	Nichi Savannah Smooth	\$ 7,450.00
82	Stan Weaver LLC	Grilles & Linears	\$ 2,800.00
83	AquaWorx	Commercial Splash Pad	\$ 40,341.00

NINTH ORDER OF BUSINESS

A.

Coastal Ridge
Community Development District

Unaudited Financial Reporting
February 28, 2026



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Coastal Ridge
Community Development District
Combined Balance Sheet
February 28, 2026

	<i>General Fund</i>	<i>Debt Service Funds</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account - Truist	\$ 83,495	\$ -	\$ -	\$ 83,495
Custody - US Bank	400,000	-	-	400,000
Due from Developer	-	-	-	-
Due from Capital Projects	7,835	-	-	7,835
Investments:				
Series 2025				
Reserve	-	\$ 2,159,375	-	2,159,375
Revenue	-	54,806	-	54,806
Interest	-	11,664	-	11,664
Construction	-	-	\$ 8,166,386	8,166,386
COI	-	-	5,497	5,497
Prepaid Expenses	313	-	-	313
Total Assets	\$ 491,642	\$ 2,225,844	\$ 8,171,883	\$ 10,889,370
Liabilities:				
Accounts Payable	\$ 16,392	\$ -	\$ -	\$ 16,392
Accrued Expenses	-	-	-	-
FICA Payable	-	-	-	-
Federal Withholding Payable	-	-	-	-
Retainage Payable	-	-	770,798	770,798
Due to General Fund	-	-	125	125
Due to Developer	-	-	-	-
Total Liabilities	\$ 16,392	\$ -	\$ 770,922	\$ 787,314
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 313	\$ -	\$ -	\$ 313
Deposits	-	-	-	-
Restricted for Debt Service 2025	-	2,225,844	-	2,225,844.99
Capital Project	-	-	7,400,961	7,400,961
Assigned for Capital Reserves	-	-	-	-
Capital Reserves	-	-	-	-
Unassigned	474,938	-	-	474,938
Total Fund Balances	\$ 475,250	\$ 2,225,844	\$ 7,400,961	\$ 10,102,056
Total Liabilities & Fund Balance	\$ 491,642	\$ 2,225,844	\$ 8,171,883	\$ 10,889,370

Coastal Ridge
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Direct	\$ 1,231,684	\$ 539,957	\$ 539,957	\$ -
Developer Contributions	-	-	-	-
Interest	-	-	-	-
Total Revenues	\$ 1,231,684	\$ 539,957	\$ 539,957	\$ -

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 5,000	\$ 2,200	\$ 2,800
FICA Expense	918	383	168	214
Engineering	9,500	3,958	-	3,958
Annual Audit	5,100	-	-	-
Attorney	13,000	5,417	1,477	3,940
Arbitrage	450	-	-	-
Assessment Roll Administration	7,500	7,500	7,500	-
Management Fees	45,000	18,750	18,750	-
Information Technology	1,500	625	625	-
Website Administration	1,500	625	625	-
Website Creation/ADA Compliance	960	400	-	400
Dissemination Agent	3,000	1,250	1,250	-
Trustee Fees	4,500	938	938	-
Telephone	500	208	24	184
Postage	1,500	625	419	206
Insurance	7,460	7,460	5,000	2,460
Printing & Binding	2,500	1,042	1,190	(148)
Legal Advertising	5,000	2,083	607	1,476
Other Current Charges	500	208	61	148
Office Supplies	600	250	1	249
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 123,163	\$ 56,897	\$ 41,009	\$ 15,887

Operations & Maintenance:

Ground Maintenance

Lake Maintenance	\$ 6,000	\$ -	\$ -	\$ -
Landscape Maintenance	477,228	16,392	16,392	-
Landscape Contingency	15,000	-	-	-
Pump Maintenance	4,500	-	-	-
Water & Sewer	42,500	-	-	-
JEA Reuse Station - Bulk Pond Refill	14,500	-	-	-
Irrigation Repairs	12,500	-	-	-
Pest Control	2,400	-	-	-
Environmental Permit/Monitoring	20,000	-	-	-
Other Repairs and Maintenance	5,000	-	-	-
Monument Sign Pressure Washing	2,500	-	-	-
Street Sign Maintenance & Replacement	6,800	-	-	-
Total Ground Maintenance	\$ 608,928	\$ 16,392	\$ 16,392	\$ -

Coastal Ridge
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<i>Amenity Expenditures</i>				
Insurance	\$ 67,815	\$ -	\$ -	\$ -
Amenity Manager	70,000	15,000	15,000	-
Pool Maintenance	11,189	-	-	-
Pool Chemicals	18,863	-	-	-
Facility Attendant	50,000	-	-	-
Janitorial Services	14,673	-	-	-
Refuse	3,300	-	-	-
Security and Gate Maintenance	20,000	-	-	-
Security Patrol	10,000	-	-	-
Facility Maintenance	5,000	-	-	-
Electric	28,050	146	146	-
Cable and Internet	11,220	-	-	-
Licenses and Permits	1,100	-	-	-
Repairs & Maintenance	15,000	-	-	-
Special Events	38,500	-	-	-
Holiday Decorations	1,650	-	-	-
Reserve for Amenities	25,000	3,600	3,600	-
Mobile Application	9,900	1,450	1,450	-
Other Current Charges	1,500	-	-	-
Total Amenity Expenditures	\$ 402,760	\$ 20,196	\$ 20,196	\$ -
<i>Operational Reserve Funding</i>				
Operational Reserve Funding	\$ 96,833	\$ -	\$ -	\$ -
Total Operational Reserve Funding	\$ 96,833	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,231,684	\$ 93,485	\$ 77,598	\$ 15,887
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 446,472	\$ 462,360	\$ (15,887)
Net Change in Fund Balance	\$ -	\$ 446,472	\$ 462,360	\$ (15,887)
Fund Balance - Beginning	\$ -		\$ 12,891	
Fund Balance - Ending	\$ -		\$ 475,250	

Coastal Ridge
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Direct Interest	\$ 269,979	\$ -	\$ -	\$ 269,979	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 539,957
Total Revenues	\$ 269,979	\$ -	\$ -	\$ 269,979	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 539,957
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 800	\$ 600	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,200
FICA Expense	-	61	46	-	61	-	-	-	-	-	-	-	168
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	230	846	402	-	-	-	-	-	-	-	-	-	1,477
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Roll Administration	7,500	-	-	-	-	-	-	-	-	-	-	-	7,500
Management Fees	3,750	3,750	3,750	3,750	3,750	-	-	-	-	-	-	-	18,750
Information Technology	125	125	125	125	125	-	-	-	-	-	-	-	625
Website Administration	125	125	125	125	125	-	-	-	-	-	-	-	625
Website Creation/ADA Compliance	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	250	250	250	250	250	-	-	-	-	-	-	-	1,250
Trustee Fees	-	-	938	-	-	-	-	-	-	-	-	-	938
Telephone	-	11	-	3	11	-	-	-	-	-	-	-	24
Postage	184	12	200	17	5	-	-	-	-	-	-	-	419
Insurance	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Builder's Risk Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Printing & Binding	213	208	272	370	127	-	-	-	-	-	-	-	1,190
Legal Advertising	214	97	97	100	100	-	-	-	-	-	-	-	607
Other Current Charges	61	-	-	-	-	-	-	-	-	-	-	-	61
Office Supplies	0	0	0	0	0	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 17,826	\$ 6,285	\$ 6,804	\$ 4,740	\$ 5,354	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,009
Operations & Maintenance													
Grounds Maintenance													
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Contingency	-	-	-	-	16,392	-	-	-	-	-	-	-	16,392
Pump Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-
JEA Reuse Station - Bulk Pond Refill	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Environmental Permit/Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Monument Sign Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Sign Maintenance & Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Ground Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 16,392	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,392

Coastal Ridge
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Amenity Expenditures</i>													
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Manager	-	-	5,000	5,000	5,000	-	-	-	-	-	-	-	15,000
Pool Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Chemicals	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Refuse	-	-	-	-	-	-	-	-	-	-	-	-	-
Security and Gate Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Patrol	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	-	-	-	10	136	-	-	-	-	-	-	-	146
Cable and Internet	-	-	-	-	-	-	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserve for Amenities	-	-	-	3,600	-	-	-	-	-	-	-	-	3,600
Mobile Application	-	-	1,450	-	-	-	-	-	-	-	-	-	1,450
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Amenity Expenditures	\$ -	\$ -	\$ 6,450	\$ 8,610	\$ 5,136	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,196
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 252,152	\$ (6,285)	\$ (13,254)	\$ 256,628	\$ (26,882)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 462,360
Net Change in Fund Balance	\$ 252,152	\$ (6,285)	\$ (13,254)	\$ 256,628	\$ (26,882)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 462,360

Coastal Ridge

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Special Assessments - Direct Bill	\$ 2,159,277	\$ -	\$ -	\$ -
Interest Income	-	-	41,298	41,298
Total Revenues	\$ 2,159,277	\$ -	\$ 41,298	\$ 41,298
Expenditures:				
Interest - 11/01	\$ 707,338	\$ 707,338	\$ 707,338	\$ -
Interest - 5/01	878,075	-	-	-
Principal - 5/01	410,000	-	-	-
Total Expenditures	\$ 1,995,413	\$ 707,338	\$ 707,338	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 163,864		\$ (666,040)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	-	-	-	-
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 163,864	\$ -	\$ (666,040)	\$ -
Fund Balance - Beginning	\$ 707,338		\$ 2,891,884	
Fund Balance - Ending	\$ 871,202		\$ 2,225,844	

Coastal Ridge
Community Development District
Capital Project Fund Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Actual
	Thru 02/28/26
Revenues:	
Interest Income	\$ 267,057
Total Revenues	\$ 267,057
Expenditures:	
Capital Outlay	\$ 10,710,469
Total Expenditures	\$ 10,710,469
Excess (Deficiency) of Revenues over Expenditures	\$ (10,443,413)
Other Financing Sources/(Uses):	
Transfer In/(Out)	-
Total Other Financing Sources/(Uses)	\$ -
Net Change in Fund Balance	\$ (10,443,413)
Fund Balance - Beginning	\$ 17,844,374
Fund Balance - Ending	\$ 7,400,961

Coastal Ridge COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Revenue Bonds, Series 2025

Construction Account

Date Paid	REQ #	Contractor	Description	Requisition
7/7/25	1	Carlton Construction Inc	EverRange Amenity Pay App #1	\$ 287,339.51
7/11/25	2	Vallencourt Construction Co, Inc	Phase 1-Pay App #1 Ranger Station Phase 1 & US Widening	281,957.33
7/11/25	3	Vallencourt Construction Co, Inc	Phase 2-Pay App #1 EverRange Phase 2 (Sta 523-651)	734,886.51
8/5/25	4	England Thims & Miller	Invoice #220742 Work Authorization #1	565.00
8/5/25	5	American Precast Structures LLC	Everrange Amenity Ctr Invoice #13048 and Invoice #13049	28,596.00
8/5/25	6	Core & Main	Everrange Amenity Ctr Invoice #X407684	33,491.85
8/8/25	7	England Thims & Miller	Invoice #220966 Work Authorization #1	1,912.50
8/11/25	8	Vallencourt	Phase 2-Pay App #2 EverRange Phase 2 (Sta 523-651)	723,473.88
8/12/25	9	Carlton Construction Inc	EverRange Amenity Pay App #2	192,268.86
8/26/25	10	Prime Recreational Solutions	50% Shade Structure Dep Invoice #RET-2042	160,921.34
8/26/25	10	Prime Recreational Solutions	50% Playground Equipment Dep Invoice #RET-2043	58,223.40
8/15/25	11	Vallencourt Construction Co, Inc	Phase 1-Pay App #2 Ranger Station Phase 1 & US Widening	1,295,279.18
9/10/25	12	Vallencourt Construction Co, Inc	Phase 1-Pay App #3 Ranger Station Phase 1 & US Widening	1,106,409.75
9/10/25	13	Vallencourt Construction Co, Inc	Phase 2-Pay App #3 EverRange Phase 2 (Sta 523-651)	953,049.82
9/10/25	14	Carlton Construction Inc	EverRange Amenity Pay App #3	525,637.22
9/11/25	15	England Thims & Miller	Invoice #221680 Work Authorization #1	1,647.50
9/22/25	16	Coastal Ridge CDD	COJ Revocable Permit Recording Fees	1,778.65
10/22/25	17	Vallencourt Construction Co, Inc	Phase 1-Pay App #4 Ranger Station Phase 1 & US Widening	898,693.12
10/15/25	18	Vallencourt Construction Co, Inc	Phase 2-Pay App #4 EverRange Phase 2 (Sta 523-651)	315,867.45
10/22/25	19	Carlton Construction Inc	EverRange Amenity Pay App #4	688,322.86
10/23/25	20	England Thims & Miller	Invoice #222386 Work Authorization #1	412.50
10/23/25	21	ABC Supply Co	Invoice #2002504412-001 Metal Roof	39,460.32
10/23/25	22	CRS, Inc.	Invoice #08-0011436799-003	4,670.00
10/23/25	23	Manning Building Supplies	Everrange Amenity Ctr Invoice #1412972-065	326.10
10/23/25	24	Lamp Sales Unlimited	Invoice #0309446 Aluminum Pole	10,514.00
10/23/25	25	Core & Main	Everrange Amenity Ctr Invoice #X21074	364.98
10/23/25	26	Manning Building Supplies	Everrange Amenity Ctr Invoice #1413265-065-#1413306-65	20,677.48
10/31/25	27	Smyrna Ready Mix Concrete, LLC	Everrange Amenity Ctr Invoice #11010858081, #1010858334, #1010861538	56,640.00
10/31/25	28	Lamp Sales Unlimited	Invoice #0309961 Amenity LED Fixture Lighting Install	34,780.00
11/4/25	29	Manning Building Supplies	Everrange Amenity Ctr Invoice #1415195-065-#1416283-65	10,260.68
11/13/25	30	Vallencourt Construction Co, Inc	Phase 1-Pay App #5 Ranger Station Phase 1 & US Widening	891,710.02
11/12/25	31	Vallencourt Construction Co, Inc	Phase 2-Pay App #5 EverRange Phase 2 (Sta 523-651)	170,628.30
11/12/25	32	Aldora Aluminum and Glass Products Inc.	Invoice #23-S113205DM	11,296.74
11/12/25	33	England Thims & Miller	Invoice #222764 Work Authorization #1	2,162.50
11/12/25	34	Commercial Roofing Specialties, Inc	Invoice #08-0011445762-001	11,520.34
11/12/25	35	Manning Building Supplies	Everrange Amenity Ctr Invoice #1417569-065, #1417576-06, #1417184-65	9,375.81
11/13/25	36	Carlton Construction Inc	EverRange Amenity Pay App #4	790,177.74
11/24/25	37	VAK PAK	Invoice #25-01747/S025-01408	108,923.29
11/19/25	38	Neptune-Benson	Proforma No. 1000074066 - 50% Deposit - Filter Sys-Sand	25,885.05
11/18/25	39	Manning Building Supplies	Everrange Amenity Ctr Invoice #1413988-065, #1419152-065, #1419756-65	6,673.41
11/19/25	40	Kutak Rock	Project Construction Invoice #3579368, #3626185, #3626412	13,727.54
11/24/25	41	Coastal Ridge CDD	Permits paid by Rick Foster	442.98
11/24/25	42	Prime Recreational Solutions	50% Equipment Deposit Inv #RFQ-4233-1-EQP	43,790.22
12/10/25	43	Stan Weaver LLC	Amenity work Inv #45958, #455455, #452694, #453054	10,015.00
12/8/25	44	Carlton Construction Inc	EverRange Amenity Pay App #6	943,443.74
12/9/25	45	England Thims & Miller	Invoice #223340 Work Authorization #1	4,020.00
12/18/25	46	Fortline Inc	Amenity work Varios Invoices	115,890.23
12/17/25	47	Stan Weaver LLC	Amenity work Inv #45958, #456743	4,975.00
12/24/25	48	Manning Building Supplies	Everrange Amenity Ctr Invoice #142222-065-#1429472-65 with credit	2,440.30
12/23/25	49	City Electric Supply	Amenity Electric Work Various Invoices	20,752.00
12/29/25	50	Prime Recreational Solutions	Playground Equipment #INV-2044	219,144.75
12/29/25	51	Division 5 Steel	Amenity Center - Structural Steel Materials and Fabrications	149,549.00
12/29/25	52	Vallencourt Construction Co, Inc	Phase 1-Pay App #6 Ranger Station Phase 1 & US Widening	2,581,715.29
12/26/25	53	Vallencourt Construction Co, Inc	Phase 2 & 3-Pay App #6 EverRange Phase 2 (Sta 523-651)	806,067.68
1/12/26	54	Manning Building Supplies	Everrange Amenity Ctr Invoices	38,222.80
1/12/26	55	Trane U.S. Inc	Amenity HVAC parts Inv #990340895 and #990297950	364.60
1/21/26	56	Carlton Construction Inc	EverRange Amenity Pay App #7	502,782.64
1/21/26	57	Trane U.S. Inc	Amenity HVAC parts Inv #990326469	217.33
1/21/26	58	Lamp Sales Unlimited	Invoice #310768 Ceiling Fans, Invoice #310769 Freight, Invoice #311402 Aluminum Pole	100,280.00

Coastal Ridge
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Revenue Bonds, Series 2025
Construction Account

Date Paid	REQ #	Contractor	Description	Requisition
1/21/26	59	England Thims & Miller	Construction Project Invoice #223917	3,903.75
2/2/26	60	Lamp Sales Unlimited	Invoice #312947 Lighting Install	73,713.00
2/3/26	61	Vallencourt Construction Co, Inc	Phase 1-Pay App #7 Ranger Station Phase 1 & US Widening	312,752.26
2/24/26	62	Vallencourt Construction Co, Inc	Phase 2 & 3-Pay App #7R1 EverRange Phase 2 (Sta 523-651)	971,380.59
2/2/26	63	Stan Weaver & Company	Invoice #455604 and Invoice #457976	3,945.00
2/2/26	64	Cemex	Invoice #9452873599 and Invoice #9452879472	18,982.46
2/10/26	65	VAK PAK	Invoice #26-00110 Grande Splash Pad Equip Cabinet Sys	61,190.07
2/10/26	66	Lamp Sales Unlimited	Invoice #0313351 and Invoice #0313352	11,060.43
2/10/26	67	Surveying & Mapping LLC	Invoice #201304532 - Survey Services	1,800.00
2/10/26	68	Neptune-Benson	Invoice #1000074066	18,310.03
2/19/26	69	Carlton Construction Inc	EverRange Amenity Pay App #8	1,127,904.92
2/19/26	70	Manning Building Supplies	Invoice #1436804-065	14,900.00
2/20/26	71	Coastal Ridge CDD	Invoice #86275 50% Dep on Furniture Pickup and Storage	7,710.00
2/19/26	72	VAK PAK	Invoice #26-00111 Pool pump and Chemical Storage Cabinet	47,732.91
2/20/26	73	England Thims & Miller	Invoice #224519	2,447.50
2/20/26	74	Preferred Materials Inc	Invoice #2448338	13,904.05
2/25/26	75	Lamp Sales Unlimited	Invoice #0314158, Invoice #0314159, and Invoice #0314159	108,653.00
2/24/26	76	Office Images Inc	Invoice #15534 EverRange Furniture	163,553.17
2/24/26	77	WinSupply Jacksonville FL Co	Invoice #505991 01 - Restroom Sink, Urinals, Toilets, Laundry Tub, Faucets	16,629.18
2/24/26	78	Spectra Services	Invoice #2026006 1500mm Square Tree Grate	5,809.80
	79	Prime Recreational Solutions, LLC	Invoice RFQ-4233-1EQP Final -Benches and Trash Receptacles	43,790.23
	80	England Thims & Miller	Invoice #27885	11,240.00
	81	Manning Building Supplies	Invoice #81 Savannah Smoth	7,450.00
	82	Stan Weaver LLC	Invoice #464612 Grilles and Linears	2,800.00
	83	Aqua Worx	Order #12397 Pool Spray	40,341.00
	84	Gorman Co	Invoice #S021446891.001Pavers	152,276.00
	85	Carlton Construction Inc	EverRange Amenity Pay App #9	1,052,498.17
	86	England Thims & Miller	Invoice #225014	2,453.75
TOTAL				\$ 20,353,753.36
Project (Construction) Fund at 5/21/25				\$ 26,696,634.31
Interest Earned and Transfer thru 02/28/26				510,655.57
Transfer from COI				-
Transfer from Debt Service				-
Outstanding Requisitions				1,312,849.15
Requisitions Paid thru 02/28/26				(20,353,753.36)
Remaining Project (Construction) Fund				\$ 8,166,385.67

Coastal Ridge
Community Development District
Long Term Debt Report

Series 2025 Special Assessment Refunding and Revenue Bonds	
Interest Rate:	4.4% - 6.0%
Maturity Date:	5/1/2055
Reserve Fund Definition	
Reserve Fund Requirement	\$2,159,375
Reserve Fund Balance	\$2,159,375
BONDS OUTSTANDING - 1/1/2025	\$30,365,000
Current Bonds Outstanding	\$30,365,000

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2026 Assessments Receipts Summary

ASSESSED	# O&M UNITS ASSESSED	SERIES 2025 DEBT ASSESSED	FY26 O&M ASSESSED	TOTAL ASSESSED
EVRDEV LLC	825	1,644,405.96	930,619.38	2,575,025.34
MASTERCRAFT BULDER GROUP LLC	54	121,073.60	64,356.88	185,430.48
TDC LB EVERRANGE LLC	132	263,396.95	149,295.00	412,691.95
KENNEDY LEWIS CAPITAL PARTNERS MASTER FUND	90	130,498.49	87,412.50	217,910.99
TOTAL DIRECT INVOICES (1)(2)	1,101	2,159,375.00	1,231,683.76	3,391,058.76
ASSESSED REVENUE TAX ROLL	0	-	-	-
TOTAL ASSESSED	1,101	2,159,375.00	1,231,683.76	3,391,058.76

DUE/RECEIVED	BALANCE DUE	SERIES 2025 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
EVRDEV LLC	2,109,715.66	-	465,309.68	465,309.68
MASTERCRAFT BULDER GROUP LLC	185,430.48	-	-	-
TDC LB EVERRANGE LLC	338,044.45	-	74,647.50	74,647.50
KENNEDY LEWIS CAPITAL PARTNERS MASTER FUND	217,910.99	-	-	-
TOTAL DIRECT RECEIVED	2,851,101.58	-	539,957.18	539,957.18
TAX ROLL DUE / RECEIVED	-	-	-	-
TOTAL DUE / RECEIVED	2,851,101.58	-	539,957.18	539,957.18

(1) D/S Direct Assessments are due: 60% 4/1/26 and 40% 9/30/26.

(2) O&M is due 25% by 10/15/25, 1/1/26, 4/1/26, and 7/1/26.

B.

Coastal Ridge
Community Development District
 Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund	2/10/26	47-49	\$9,794.29
	2/24/26	50-51	400,100.00
Total General Fund Checks			\$409,894.29
Total Paid Checks			\$409,894.29

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/10/26	00001	2/01/26	14	202602	310	51300	34000		FEB MANAGEMENT FEES	*	3,750.00		
2/01/26		14		202602	310	51300	35300		FEB WEBSITE ADMIN	*	125.00		
2/01/26		14		202602	310	51300	35100		FEB INFORMATION TECH	*	125.00		
2/01/26		14		202602	310	51300	31200		FEB DISSEMINATION SVCS	*	250.00		
2/01/26		14		202602	310	51300	51000		OFFICE SUPPLIES	*	.21		
2/01/26		14		202602	310	51300	42000		POSTAGE	*	5.18		
2/01/26		14		202602	310	51300	42500		COPIES	*	126.90		
2/01/26		14		202602	310	51300	41000		TELEPHONE	*	10.50		
GOVERNMENTAL MANAGEMENT SERVICES											4,392.79	000047	
2/10/26	00008	1/31/26	3690213	202512	310	51300	31500		DEC GENERAL COUNSEL	*	401.50		
KUTAK ROCK LLP											401.50	000048	
2/10/26	00009	2/01/26	430576	202602	330	53800	34100		AMENITY MGMT SERVICES-FEB	*	5,000.00		
VESTA PROPERTY SERVICES INC											5,000.00	000049	
2/24/26	00016	2/23/26	02232026	202602	300	15100	10000		2/23 EXCESS FUNDS	*	400,000.00		
COASTAL RIDGE CDD C/O US BANK											400,000.00	000050	
2/24/26	00005	2/19/26	26-00993	202602	310	51300	48000		NOTICE OF MEETING-3/3/26	*	100.00		
JACKSONVILLE DAILY RECORD											100.00	000051	
TOTAL FOR BANK A											409,894.29		
TOTAL FOR REGISTER											409,894.29		

Governmental Management Services, LLC
 475 West Town Place, Suite 114
 St. Augustine, FL 32092

Invoice

Invoice #: 14
Invoice Date: 2/1/26
Due Date: 2/1/26
Case:
P.O. Number:

Bill To:
 Coastal Ridge CDD
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - February 2026		3,750.00	3,750.00
Website Administration - February 2026		125.00	125.00
Information Technology - February 2026		125.00	125.00
Dissemination Agent Services - February 2026		250.00	250.00
Office Supplies		0.21	0.21
Postage		5.18	5.18
Copies		126.90	126.90
Telephone		10.50	10.50

Total \$4,392.79

Payments/Credits \$0.00

Balance Due \$4,392.79

RECEIVED

By Tara Lee at 8:08 am, Feb 05, 2026

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

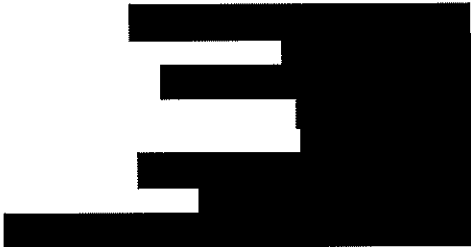
Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 31, 2026

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157



Coastal Ridge CDD
Governmental Management Services
Suite 114
475 West Town Place
St. Augustine, FL 32092

RECEIVED
By Tara Lee at 10:00 am, Feb 02, 2026

Invoice No. 3690213
58523-1

Re: General Counsel

For Professional Legal Services Rendered

12/02/25	K. Buchanan	0.50	182.50	Prepare for and attend board meeting
12/29/25	K. Buchanan	0.30	109.50	Review agenda package and confer with district manager
12/30/25	K. Buchanan	0.30	109.50	Review open items
TOTAL HOURS		1.10		
TOTAL FOR SERVICES RENDERED				\$401.50
TOTAL CURRENT AMOUNT DUE				<u>\$401.50</u>



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 430576
Date 02/01/2026

Terms
Due Date 03/02/2026
Memo

Bill To
James Oliver
Coastal Ridge CDD
c/o GMS LLC
475 West Town Place, Ste 114
St. Augustine FL 32092

Description	Quantity	Rate	Amount
Consulting services	1	5,000.00	5,000.00
Total			5,000.00

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By Tara Lee at 10:48 am, Jan 28, 2026

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

February 19, 2026

Date

Attn: Courtney Hogge
GMS, LLC
475 West Town Place, Ste 114
Saint Augustine FL 32092

Serial #	26-00993D	PO/File #		\$100.00
	Notice of Meeting of the Board of Supervisors			Payment Due
	Coastal Ridge Community Development District			\$100.00
				Publication Fee
Case Number				Amount Paid
Publication Dates	2/19			
County	Duval			

Payment Due Upon Receipt
For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment.

If your payment is being mailed, please reference Serial # 26-00993D on your check or remittance advice.

Payment is due before the Proof of Publication is released.

RECEIVED

By Tara Lee at 11:37 am, Feb 19, 2026

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Terms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter. Please remit any payment due upon receipt of this invoice.

Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

Please read copy of this advertisement and advise us of any necessary corrections before further publications.

**COASTAL RIDGE
COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF MEETING OF
THE BOARD OF
SUPERVISORS**

Notice is hereby given that the Coastal Ridge Community Development District ("District") will be hold a regular meeting ("Meeting") of the Board of Supervisors ("Board") on Tuesday, March 3, 2026 at 11:00 a.m. at the Publo Creek Regional Library, 13295 Beach Boulevard, Jacksonville, Florida 32246, where the Board may consider any business that may properly come before it. A copy of the agenda may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("District Manager's Office").

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at meeting. There may be occasions when Board Supervisors or District Staff will participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Jim Oliver
District Manager
Feb. 19 00 (26-00993D)