

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

February 3, 2026

Coastal Ridge CDD

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

February 3, 2026

Coastal Ridge CDD

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.

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Jim Oliver
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Secretary/Assistant Secretary

Signed by:
Maurice Rudolph
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Chairman/Vice Chairman