

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, May 5, 2026, at 11:00 a.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida.

Present and constituting a quorum were:

Maurice Rudolph	Chairman
John Hewins	Vice Chairman
Chris Price	Supervisor
David Ray (by phone)	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan <i>by phone</i>	District Counsel
Daniel Welch <i>by phone</i>	District Engineer
Joe Muhl	PARC Group
Matt Biagetti	GMS

The following is a summary of the discussions and actions taken at the May 5, 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.

Mr. Oliver informed the Board there is construction funding agreement to be considered and asked if the Board would amend the agenda.

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, amending the agenda to include the construction funding agreement with EvrDev, LLC was approved.
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THIRD ORDER OF BUSINESS**Approval of Minutes of the April 7, 2026 Meeting**

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

On MOTION by Mr. Hewins seconded by Mr. Rudolph, with all in favor, the April 7, 2026 Minutes were approved as presented.

FOURTH ORDER OF BUSINESS**Consideration of Amendment to Sun State Agreement**

Mr. Oliver presented the agreement with Sun State, noting it adds Phase 2 to the landscape and irrigation maintenance contract for a total of \$249,300 for the year.

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, the amendment to the agreement with Sun State Nursery was approved.

FIFTH ORDER OF BUSINESS**Acceptance of the Fiscal Year 2025 Audit Report**

Mr. Oliver presented the audit report for fiscal year 2025 noting there were no deficiencies or negative findings to report.

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, the fiscal year 2025 audit report was accepted.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2026-01, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date**

Mr. Oliver presented the proposed budget for fiscal year 2027, noting there are increases to lake maintenance and landscape maintenance, and costs for amenity management have been added. The budget as presented includes an increase in assessments.

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, Resolution 206-01, approving the proposed budget for fiscal

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year 2027 and setting a public hearing for July 7, 2026 at 11:00 a.m. was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2026-02,
Setting a Public Hearing to Adopt Amended
and Restated Rules of Procedure**

Ms. Buchanan stated that every few years her firm incorporates statutory updates in the District's rules of procedure. The current changes include ensuring what is necessary for public participation in voting, public procurement procedure updates and general modifications to the rules of procedure.

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, Resolution 2026-02, setting a public hearing for July 7, 2026 at 11:00 a.m. to adopt amended and restated rules of procedure was approved.

EIGHTH ORDER OF BUSINESS**Discussion of Amenity Policies**

Mr. Oliver informed the Board that staff is working on putting together a set of amenity policies to be presented for the Board's consideration at a future meeting.

NINTH ORDER OF BUSINESS**Consideration of Construction Funding
Agreement**

Ms. Buchanan stated that the District has construction contracts in place for the site improvements, transportation improvements and amenity center. The construction funding agreement would obligate the developer to continue to fund the open contracts so there is a guaranteed funding source when the bonds are exhausted. The District is obligated to repay the developer should the District issue bonds in the future.

On MOTION by Mr. Hewins seconded by Mr. Price, with all in favor, the construction funding agreement with EvrDev, LLC was approved in substantial form.

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

There being nothing to report, the next item followed.

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B. District Engineer – Approval of Requisition Summary

A requisition summary including requisitions 87 through 92 was presented to the Board for their review.

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

C. District Manager – Report on the Number of Registered Voters (0)

Mr. Oliver informed the Board there are zero registered voters reported to be residing within the District's boundaries.

Next, Mr. Oliver reminded the board members to file their Form 1 prior to July 1st.

ELEVENTH ORDER OF BUSINESS Financial Report

A. Financial Statements as of March 31, 2026

Mr. Oliver presented the financial statements as of March 31, 2026, copies of which were included in the agenda package for the Board's review. It was noted assessments are now 78% collected.

B. Approval of Check Register

A copy of the January check register totaling \$78,365.44 was included in the agenda package for the Board's review.

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

TWEFLTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

Mr. Rudolph provided an update on the development status.

THIRTEENTH ORDER OF BUSINES Next Scheduled Meeting – June 2, 2026, at 11:00 a.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida

FOURTEENTH ORDER OF BUSINESS Adjournment

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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