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, June 2, 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	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan *by phone*	District Counsel
Daniel Welch *by phone*	District Engineer
Rick Foster	PARC Group
Joe Muhl	PARC Group
Dana Harden	Vesta Property Services
Matt Biagetti	GMS

The following is a summary of the discussions and actions taken at the June 2, 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 May 5, 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 May 5, 2026 Minutes were approved as presented.

FOURTH ORDER OF BUSINESS **Consideration of Construction Funding Agreement with EvrDev, LLC**

Ms. Buchanan presented the construction funding agreement which obligates 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. Ray seconded by Mr. Rudolph, with all in favor, the construction funding agreement with EvrDev, LLC was approved.

FIFTH ORDER OF BUSINESS **Ratification of Carlton Construction Change Order No. 5**

Mr. Oliver presented Carlton Construction Change Order No. 5, which includes pay application numbers 27 through 33 for pool equipment changes, curbing, signage changes, landscaping changes, cart path changes and owner direct purchases.

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, Carlton Construction Change Order No. 5 was ratified.

SIXTH ORDER OF BUSINESS **Consideration of Acquisition Documents**

This item was tabled.

SEVENTH ORDER OF BUSINESS **Consideration of Agreement with Vesta Property Services for Onsite Management**

Ms. Buchanan stated that there were two major changes to the form of agreement that would be made. The first is reciprocal indemnity, which makes Vesta responsible for their negligence or reckless behavior, and the District would be responsible for their negligence. The second change is a specific scope of work to be included as an exhibit that will be provided by each position.

> On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, the agreement with Vesta Property Services was approved in substantial form.

EIGHTH ORDER OF BUSINESS **Review of the Fiscal Year 2027 Budget**

Mr. Oliver reminded the Board the budget is scheduled to be adopted at the July 7 meeting. Mr. Oliver went on to state that he has been working with Mr. Rudolph and Mr. Foster on finetuning the budget. The on-site staffing and services fees from the Vesta agreement have been included into the budget.

NINTH ORDER OF BUSINESS **Consideration of Amenity Policies**

Mr. Oliver presented draft policies, noting the policies will continue to be reviewed and revised for future Board approval.

TENTH 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 requisition 93 payable to Fortline was presented to the Board for their review. Mr. Oliver asked if the expense was amenity related, as it should be paid for through the construction funding request process, if that is the case.

Mr. Foster stated that he would look at it.

No action was taken on this item.

C. District Manager

Mr. Oliver reminded the board members to complete their Form 1 by July 1st and to complete four hours of ethics training by December 31st.

ELEVENTH ORDER OF BUSINESS **Financial Report**

A. Financial Statements as of April 30, 2026

Mr. Oliver presented the financial statements as of April 30, 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 $1,000,999.37 was included in the agenda package for the Board's review. It was noted a large portion of that amount is a transfer of funds from the general fund to the debt service fund.

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

C. Consideration of Construction Funding Request No. 1-3

Copies of construction funding request numbers one through three were presented to the Board for their review. Mr. Oliver noted most of the construction funding request items will be amenity related, with developer to be reimbursed for eligible costs when the next bond series is issued.

> On MOTION by Mr. Ray seconded by Mr. Hewins, with all in favor, construction funding request numbers one through three were 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 – July 7, 2026, at 11:00 a.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida**

FOURTEENTH ORDER OF BUSINESS **Adjournment**

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

DocuSigned by:
Jim Oliver
D1BA5E5E7410418...
Secretary/Assistant Secretary

Signed by:
Maurice Rudolph
9190F2D0B9CD478...
Chairman/Vice Chairman