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, July 7, 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 *by phone*	PARC Group
Joe Muhl	PARC Group
Dana Harden	Vesta Property Services
Marcy Pollicino	Vesta Property Services
Greyson Peugh	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 June 2, 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 June 2, 2026 Minutes were approved as presented.

FOURTH ORDER OF BUSINESS **Public Hearings for the Purpose of Adopting the Fiscal Year 2027 Budget and Imposing Special Assessments**

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, the public hearings were opened.

There being no members of the public present, a motion to close the public hearing followed.

On MOTION by Mr. Rudolph seconded by Mr. Ray, with all in favor, the public hearings were closed.

Mr. Oliver presented the fiscal year 2027 budget, noting there are several increases due to the amenity facilities being opened later this month and fully operational for FY27. The increase in the overall budget results in an increase in total operations and maintenance assessments. Mr. Oliver stated that the assessments are based on an ERU basis going forward, with an ERU of 1.0 for all single-family homes and an ERU of .8 for multi-family homes. The FY27 O&M net assessments will be $1,127.31 per single family unit and $901.84 per multi-family unit. An assessment methodology will be brought to a future meeting to commemorate that change.

A. Consideration of Resolution 2026-03, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2027

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, Resolution 2026-04, relating to annual appropriations and adopting the fiscal year 2027 budget was approved.

B. Consideration of Resolution 2026-04, Imposing Special Assessments and Certifying an Assessment Roll

> On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, Resolution 2026-04, imposing special assessments and certifying an assessment roll was approved.

FIFTH ORDER OF BUSINESS **Public Hearing for the Purpose of Adopting Updated Rules of Procedure; Consideration of Resolution 2026-05**

> On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, the public hearing was opened.

There being no members of the public present, a motion to close the public hearing followed.

> On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, the public hearing was closed.

Ms. Buchanan reminded the Board that the changes to the rules of procedure are administrative in nature and related to statutory changes. A copy of the redlined rules of procedure was presented to the Board.

> On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, Resolution 2026-05, adopting updated rules of procedure was approved.

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

Ms. Buchanan stated that staff is working with the developer on finalizing acquisition documents related to the landscape and irrigation improvements installed on Rustic Ridge Road. She suggested authorizing a not to exceed amount if the Board is inclined and then the final documents can be brought back for ratification.

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, authorizing acquisition of landscape and irrigation improvements identified in the capital improvement plan in an amount not to exceed $3 million with the Chairman authorized to execute the acquisition package was approved.

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

Mr. Oliver stated that the enclosed redline amenity policies were modeled after a similar community's and staff has been working on making any necessary changes to ensure the policies best fit the District's needs.

Ms. Buchanan stated that the non-resident user fee and any other fees would need to be adopted by rule

The Board discussed additional changes to the pickleball court hours, alcohol policies and rental policies.

A public hearing would be held in September to adopt the user fees and rental rates.

EIGHTH ORDER OF BUSINESS **Consideration of Carlton Construction Change Order Nos. 6 and 7**

Mr. Foster presented change order number 6 for accounting reconciliations related to the owner direct purchase program for unused purchase order amounts being shifted back to the contractor. Next, Mr. Foster presented change order 7 for various additions related to lighting, landscaping, additional signage, and curb adjustments. It was noted the additions would be funded by contractor contingencies.

On MOTION by Mr. Hewins seconded by Mr. Rudolph, with all in favor, Carlton Construction Change Order Nos. 6 and 7 were approved.

NINTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

1. Approval of Requisition Summary

A requisition summary including requisition numbers 94 through 104 was presented to the Board for their review.

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

2. Acceptance of the 2026 Public Facilities Report

Mr. Oliver noted that the public facilities report had to be completed within two years of the establishment of the District per Florida Statutes.

Mr. Welch added that the report includes an overview of improvements that have been done and accepted such as the roadway and amenity center.

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, the public facilities report was accepted.

C. District Manager

There being nothing further to report, the next item followed.

TENTH ORDER OF BUSINESS Financial Report

A. Financial Statements as of May 31, 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 $86,481.34 was included in the agenda package for the Board's review.

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

C. Consideration of Construction Funding Request No. 4

A copy of construction funding request number four totaling $842,321.46 was presented to the Board for their review.

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, construction funding request number four was approved.

ELEVENTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

Mr. Rudolph provided an update on the development status.

TWELFTH ORDER OF BUSINES Next Scheduled Meeting – August 4, 2026, at 11:00 a.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida

THIRTEENTH 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