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, August 4, 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
Greg Barbour	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
Armin Mujcinovic	Vesta Property Services
Scott Smith	Vesta Property Services

The following is a summary of the discussions and actions taken at the August 4, 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 July 7, 2026 Meeting**

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

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

FOURTH ORDER OF BUSINESS Consideration of Conveyance Documents

This item was tabled.

FIFTH ORDER OF BUSINESS Consideration of Proposal for Pool Cleaner

Mr. Oliver presented a proposal from Crown Pools for the recommended pool cleaning device for a total of $4,500.

On MOTION by Mr. Hewins seconded by Mr. Ray, with all in favor, the proposal from Crown Pools for a pool cleaner totaling $4,500 was approved.

SIXTH ORDER OF BUSINESS Consideration of Carlton Construction Change Order No. 8

Mr. Foster presented change order number eight including an irrigation booster pimp, additional tuff coating allowance for the splash pad, pavers, and chases for WAP internet for a total of $32,000 in changes, however it was noted contractor contingencies are being used for a net zero change overall.

On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, Carlton Construction change order number 8 was approved.

SEVENTH ORDER OF BUSINESS Update Regarding Amenity Policies

A copy of the redline policies including suggested revisions was presented to the board.

Mr. Ray suggested changing the definition for who gets access as it currently reads that the resident gets access, and the resident is defined as the fee simple owner and that does not address a spouse, kids, nanny, etc.

Mr. Rudolph asked that the definitions used in the Tolomato CDD’s policies be brought to the next meeting for the Board’s review.

Mr. Rudolph stated that the proposed pickleball court hours are still under consideration.

The policies will be discussed further at the next meeting.

EIGHTH ORDER OF BUSINESS **Project Update / Grand Opening**

Mr. Rudolph reported that the grand opening has been held and the first home was closed on within the past week.

NINTH ORDER OF BUSINESS **Acceptance of the 2026 Audit Engagement Letter with Grau & Associates**

Mr. Oliver reminded the Board Grau & Associates was previously chosen as the audit firm through the audit RFP process. The fee for fiscal year 2026 is $5,200, which matches the budget.

> On MOTION by Mr. Ray seconded by Mr. Rudolph, with all in favor, the engagement letter with Grau & Associates for fiscal year 2026 was accepted.

TENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Ms. Buchanan stated that the developer has requested use of a portion of the amenity center for an information center for the community. A form of agreement for the use of the facility is under review by bond counsel. Ms. Buchanan asked if the board would be willing to delegate authority to the Chair to provide final authorization on the agreement between meetings.

> On MOTION by Mr. Hewins seconded by Mr. Price, with all in favor, authorizing the Chairman to give final approval on the agreement regarding use of the facility for an information center was approved.

Next, Ms. Buchanan reported that staff is working with the developer to transfer some of the utilities over to the CDD, which will then be transferred to JEA.

B. District Engineer – Approval of Requisition Summary

A requisition summary including requisition numbers 105 through 112 was presented to the Board for their review.

Mr. Oliver stated that requisition numbers 110 through 112 will be funded by the developer and the expenses will be reimbursed through a future bond issue.

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

C. District Manager

1. Consideration of Meeting Schedule for Fiscal Year 2027

Mr. Oliver presented a meeting schedule for fiscal year 2027 including meetings on the first Tuesday of each month at 11:00 a.m. at the Southeast Regional Library.

On MOTION by Mr. Hewins seconded by Mr. Ray, with all in favor, the meeting schedule for fiscal year 2027 was approved as presented.

2. Consideration of Goals & Objectives for Fiscal Year 2027

Mr. Oliver presented a list of proposed goals and objectives for the CDD to meet for fiscal year 2027 as required by Florida Statutes.

On MOTION by Mr. Hewins seconded by Mr. Rudolph, with all in favor, the goals and objectives for fiscal year 2027 were approved as presented.

ELEVENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of June 30, 2026

Mr. Oliver presented the financial statements, 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 $964,340.75 was included in the agenda package for the Board's review.

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

C. Ratification of Construction Funding Request Nos. 5 and 6

Copies of construction funding request numbers five and six totaling $163,553.16 and $281,604.07 were presented to the Board for their review.

> On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, construction funding request numbers five and six were approved.

Mr. Oliver informed the Board that Vesta has obtained a proposal from Waste Pro for trash removal service for a monthly fee of $145.

> On MOTION by Mr. Ray seconded by Mr. Hewins, with all in favor, trash removal service at a fee of $145 per month was approved.

TWELFTH 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 – September 1, 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
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Secretary/Assistant Secretary

Signed by:
Maurice Rudolph
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Chairman/Vice Chairman