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# 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, September 1, 2026, at 11:00 a.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida.

Present and constituting a quorum were:

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| Maurice Rudolph | Chairman |
| John Hewins | Vice Chairman |
| Chris Price | Supervisor |
| David Ray | Supervisor |
| Greg Barbour | Supervisor |

Also present were:

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| Jim Oliver | District Manager |
| Katie Buchanan *by phone* | District Counsel |
| Daniel Welch *by phone* | District Engineer |
| Rick Foster | PARC Group |
| Dana Harden | Vesta Property Services |
| Marcy Pollicino | Vesta Property Services |
| Matt Biagetti | GMS, LLC |

The following is a summary of the discussions and actions taken at the September 1, 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 August 4, 2026 Meeting**

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

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| On MOTION by Mr. Ray seconded by Mr. Hewins, with all in favor, the August 4, 2026 Minutes were approved as presented. |

**FOURTH ORDER OF BUSINESS** **Consideration of Acquisition of Improvements**

**A. Rustic Ridge Drive Landscape Improvements**
**B. EverRange Parkway Phase 1 Landscape Improvements**
**C. EverRange Monument Signs**
**D. Requisitions**

Ms. Buchanan stated that the goal is to acquire the listed improvements as they are close to completion or already completed. It was noted the acquisition requires the District to pay for the work as bond proceeds are available. The enclosed documents included a description of the improvements. Once the documents are executed, it is anticipated staff would move forward with requisitions for the amounts included in the packages. Reimbursements of roughly $300,000, $2 million, and $635,000 would be expected.

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| On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, the acquisition documents were approved in substantial form. |

**FIFTH ORDER OF BUSINESS** **Public Hearing for the Purpose of Adopting Amenity Rules and Rates; Consideration of Resolution 2026-06**

Mr. Oliver presented the proposed policies for review, noting changes were made to remove the word patrons, and to define residents while stating that other people will also have the same benefits and restrictions as residents for consistency. A few points required board direction, including hours for the pickleball courts.

Mr. Rudolph suggested 7am to 10pm.

Ms. Buchanan asked for confirmation that the back and covered patios will be available for rent, and that the Board is okay with allowing catch and release fishing in the ponds.

Next, Mr. Oliver informed the Board the rates that were noticed were $4,500 for a non-resident annual user fee, $100 for the back patio rental fee, $100 for use of the pool during a rental, $50 for a rental security deposit and $25 for returned checks.

Mr. Hewins questioned the alcohol requirements for rentals.

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Mr. Oliver responded that he would work with Ms. Buchanan for the appropriate language regarding insurance coverage and requirement for a bartender for alcohol service.

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| On MOTION by Mr. Ray seconded by Mr. Rudolph, with all in favor, the amenity policies were approved in substantial form. |

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| On MOTION by Mr. Ray seconded by Mr. Rudolph, 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.

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

Ms. Buchanan stated that the rates being adopted would incorporate the amenity rates and rental rates just discussed. The suspension policies give amenity facility staff the ability to remove access depending on the type of event until the Board can review the suspension. The different events that might cause suspension were detailed.

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| On MOTION by Mr. Rudolph seconded by Mr. Ray, with all in favor, the suspension and termination of privilege policies and rates were approved. |

**SIXTH ORDER OF BUSINESS** **Consideration of Lease Agreement for Use of Amenity Center**

Mr. Oliver stated that the lease agreement is for use of the amenity center by onsite staff, as well as for the information center.

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| On MOTION by Mr. Ray seconded by Mr. Rudolph, with all in favor, the lease agreement with EvrDev, LLC was approved. |

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**SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2026-07, Amending the District's Boundaries**

Ms. Buchanan stated that when the District was initially established it was always contemplated there would be additional expansion parcels added to the district. The landowner has asked the District to move forward with amending the boundaries. The first step is identifying the parcels and adopting a resolution authorizing the inclusion of the parcels in the District's boundaries. The resolution authorizes staff to file a petition for a boundary amendment with the City of Jacksonville and authorizes the Chair, Vice Chair and District Counsel to act as agents during that process. A sketch of the parcels was included in the agenda package. Issuing bonds is being contemplated for the future.

> On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, Resolution 2026-07, amending the District's boundaries was approved.

**EIGHTH ORDER OF BUSINESS** **Staff Reports**

**A. District Counsel**

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

**B. District Engineer – Approval of Requisition Summary**

A requisition summary including requisition numbers 113 through 117 was presented to the Board for their review.

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

Ms. Buchanan asked if the requisitions associated with the acquisition of improvements should be processed from the outstanding bond proceeds.

Mr. Rudolph responded that they should.

> On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, the requisitions associated with the acquisition of improvements were approved in substantial form.

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**C. District Manager**

There being nothing to report, the next item followed.

**D. General Manager**

**1. Report**

A copy of the General Manager's report was included in the agenda package for the Board's review. Ms. Pollicino informed the Board of how the grand opening event went. Next, Ms. Pollicino presented quotes for holiday lighting and pest control.

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| On MOTION by Mr. Barbour seconded by Mr. Ray, with all in favor, the proposal from Trad's Pest Control totaling $194 per month was approved. |

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| On MOTION by Mr. Hewins seconded by Mr. Ray, with all in favor, the proposal from M&G Lighting for the roof line and six palm trees totaling $2,957.82 was approved. |

**2. Proposal from Vak Pak for Pool Equipment Preventative Maintenance**

Ms. Pollicino presented the proposal totaling $838.66 per quarter.

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| On MOTION by Mr. Rudolph seconded by Mr. Hewins, with all in favor, the proposal from Vak Pak was approved. |

**NINTH ORDER OF BUSINESS Financial Reports**

**A. Financial Statements as of July 31, 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 $931,780.66 was included in the agenda package for the Board's review.

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

**C. Ratification of Construction Funding Request Nos. 7 and 8**

Copies of construction funding request numbers seven and eight totaling $7,451.46 and $105,239.34 were presented to the Board for their review.

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| On MOTION by Mr. Hewins seconded by Mr. Ray, with all in favor, construction funding request numbers seven and eight were approved. |

**TENTH ORDER OF BUSINESS** **Supervisor's Requests and Audience Comments**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS** **Next Scheduled Meeting – October 6, 2026, at 11:00 a.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida**

**TWELFTH ORDER OF BUSINESS** **Adjournment**

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| On MOTION by Mr. Rudolph seconded by Mr. Ray, 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