

**MINUTES OF MEETING
HUNTER'S RIDGE OAKS
COMMUNITY DEVELOPMENT DISTRICT NO. 1**

A Special Meeting of the Board of Supervisors of the Hunter's Ridge Oaks Community Development District No. 1 was held on Friday, June 9, 2017 at 4:00 p.m., at the Flagler County Public Library, Meeting Room, 2500 Palm Coast Parkway NW, Palm Coast, Florida 32137.

Present at the meeting were:

Kim Buck (<i>via telephone</i>)	Chair
Tonya Griffin	Vice Chair
Joe Brinson	Assistant Secretary
Wayne Griffin	Assistant Secretary
Sydney Booker (<i>via telephone</i>)	Assistant Secretary

Also present were:

Howard McGaffney	Wrathell, Hunt & Associates
Kim Booker	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. McGaffney called the meeting to order at 5:30 p.m. Supervisors Wayne Griffin, Tonya Griffin and Joe Brinson were present, in person. Supervisors Kim Buck and Sydney Booker were attending, via telephone.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2017-18,
Approving a Proposed Budget for Fiscal
Year 2017/2018 and Setting a Public
Hearing Thereon Pursuant to Florida
Law and Providing for an Effective Date**

Mr. McGaffney presented Resolution 2017-18. The proposed Fiscal Year 2018 budget had a slight increase. Should the District proceed with issuing bonds, there would be associated fees, such as Trustee, Dissemination Agent and audit, which would be contingent upon moving

forward with the bonds. District Manager Fees would also increase. Currently, there was little activity. Landowner contributions would be \$119,102 and expenditures would equal that amount.

On MOTION by Mr. Wayne Griffin and seconded by Mr. Joe Brinson, with all in favor, Resolution 2017-18, Approving a Proposed Budget for Fiscal Year 2017/2018 and Setting a Public Hearing Thereon Pursuant to Florida Law for September 7, 2017 at 3:30 p.m., at this location, and Providing for an effective date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Landowners' Fiscal Year 2017/2018 Funding Agreement

Mr. McGaffney presented the Landowners' Fiscal Year 2017/2018 Funding Agreement. The landowner must fund the operations of the District since there were no bonds.

On MOTION by Mrs. Tonya Griffin and seconded by Mr. Joe Brinson, with all in favor, the Landowners' Fiscal Year 2017/2018 Funding Agreement, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Hunter's Ridge Homeowner's Association, Inc., Infrastructure Maintenance Agreement

Mr. McGaffney requested that the Board defer this agenda item until the next meeting, pursuant to the request of Mr. Wrathell, who spoke with Ms. Booker in this regard. It was not advantageous for the District to own any other assets at this time. The District does not have the funds for maintenance and there could be a concern, should there be a code enforcement issue.

Ms. Booker spoke with Mr. Wrathell concerning the Interlocal Agreement and there was really no purpose for it, since the District would not assume maintenance for something that it does not own, or possess. Ms. Buck stated her concern was that the District has maintenance responsibility for it and asked Ms. Booker how that affected this. Ms. Booker stated that this was the Interlocal Agreement with the HOA, for maintenance that is not part of the HOA.

This item was deferred to the next meeting.

SIXTH ORDER OF BUSINESS

**Consideration of US Capital Alliance
Right of Way, Pond and Roadway
Improvements Development Acquisition
Agreement**

This item was deferred to the next meeting.

SEVENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of April 30, 2017**

Mr. McGaffney presented the Unaudited Financial Statements as of April 30, 2017.

Ms. Booker stated that approximately \$47,000 was sent and should have been received on Monday. Funding should go through June, 2017.

On MOTION by Mr. Wayne Griffin and seconded by Mr. Joe Brinson, with all in favor, the Unaudited Financial Statements as of April 30, 2017, were approved.

EIGHTH ORDER OF BUSINESS

**Approval of March 28, 2017 Regular
Meeting and Public Hearing Minutes**

Mr. McGaffney presented the March 28, 2017 Regular Meeting and Public Hearing Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Joe Brinson and seconded by Mrs. Tonya Griffin, with all in favor, the March 28, 2017 Regular Meeting and Public Hearing Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no report, the next item followed.

B. District Engineer

There being no report, the next item followed.

C. District Manager

There being no report, the next item followed.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Ms. Buck received a request to send the District's monthly statements to the lender. Ms. Booker stated that the District sends regular funding requests, which she always forwards to the lender. Ms. Buck indicated that the lender would like the statements by the first week of the month. Mr. McGaffney stated that the financials would not be updated by the first week of the month, if that was what the lender wanted.

ELEVENTH ORDER OF BUSINESS

Audience Comments

There being no members of the audience present, the next item followed.

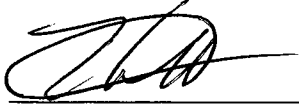
TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned.

On MOTION by Mrs. Tonya Griffin and seconded by Mr. Joe Brinson, with all in favor, the meeting adjourned at 5:45 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

A handwritten signature in black ink, appearing to be 'JDA', written above a horizontal line.

Secretary/Assistant Secretary

A handwritten signature in black ink, appearing to be 'JDA', written above a horizontal line.

Chair/Vice Chair