

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

Multiple Public Hearings and a Regular Meeting of the Board of Supervisors of the Hunter's Ridge Oaks Community Development District No. 1 were held on Tuesday, October 31, 2017 at 9:00 a.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	Chair
Joe Brinson	Assistant Secretary
Wayne Griffin	Assistant Secretary
Sydney Booker (<i>via telephone</i>)	Assistant Secretary

Also present were:

Howard McGaffney	District Manager
Kim Booker (<i>via telephone</i>)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. McGaffney called the meeting to order at 9:52 a.m. Supervisors Buck, Brinson and Wayne Griffin were present, in person. Supervisor Booker was attending, via telephone. Supervisor Tonya Griffin was not present.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2018-01, Re-Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing for an Effective Date

Mr. McGaffney presented Resolution 2018-01.

On MOTION by Ms. Buck and seconded by Mr. Griffin, with all in favor, Resolution 2018-01, Re-Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing for an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

A. Affidavit/Proof of Publication

Mr. McGaffney presented the affidavit of publication for today's Public Hearing and Regular Meeting.

- B. Consideration of Resolution 2018-02, Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted By Section 197.3632, Florida Statutes; Expressing the Need For the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries That May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing For an Effective Date**

Mr. McGaffney presented Resolution 2018-02.

******Mr. McGaffney opened the Public Hearing.******

No members of the public spoke.

******Mr. McGaffney closed the Public Hearing.******

On MOTION by Mr. Griffin and seconded by Mr. Brinson, with all in favor, Resolution 2018-02, Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted By Section 197.3632, Florida Statutes; Expressing the Need For the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries That May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing For an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2018-03, Resetting A Public Hearing For The Purpose of Hearing Public Comment on Assessing, Imposing and Levying Non Ad Valorem Assessments (Relating to Special Assessment Bonds, Series 2017 Bonds) on Certain Property Within the District in Accordance With Chapters 170, 190 And 197, Florida Statutes Providing that Such District Non Ad Valorem Assessments (Including Benefit Special Assessments, Maintenance Special Assessments and Special Assessments Authorized By Chapter 190 and Also By Chapter 70, Florida Statutes) Constitute a Lien on the Property From the Date of Imposition Until Paid Coequal With the Lien of State, County, Municipal and School Board Taxes; and Providing for an Effective Date

Mr. McGaffney presented Resolution 2018-03.

On MOTION by Ms. Buck and seconded by Mr. Brinson, with all in favor, Resolution 2018-03, Resetting A Public Hearing For The Purpose of Hearing Public Comment on Assessing, Imposing and Levying Non Ad Valorem Assessments (Relating to Special Assessment Bonds, Series 2017 Bonds) on Certain Property Within the District in Accordance With Chapters 170, 190 And 197, Florida Statutes Providing that Such District Non Ad Valorem Assessments (Including Benefit Special Assessments, Maintenance Special Assessments and Special Assessments Authorized By Chapter 190 and Also By Chapter 70, Florida Statutes) Constitute a Lien on the Property From the Date of Imposition Until Paid Coequal With the Lien of State, County, Municipal and School Board Taxes; and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Engineer's Report (for informational purposes)

Mr. McGaffney presented the Engineer's Report prepared by Allan Engineering Group. The Engineer's Report contained a project description, outlined the District's boundaries and

included all other pertinent information required for the Master Special Assessment Methodology and Bond Validation process.

SEVENTH ORDER OF BUSINESS

Master Special Assessment Methodology Report (for informational purposes)

Mr. McGaffney presented the Master Special Assessment Methodology Report. The Report contained an 80/20 breakdown; with 20% of the master infrastructure allocated to the non-residential portions of the District and 80% of the value and benefit allocated to the residential portion.

EIGHTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

A. Affidavit/Proof of Publication

Mr. McGaffney presented the affidavit of publication for today's Public Hearing.

B. Mailed Notice to Property Owners

Mr. McGaffney presented a sample of the Mailed Notices to property owners.

- Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and finding them with special assessments on the property.
- Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.

Mr. McGaffney opened the Public Hearing.

No members of the public spoke.

Mr. McGaffney closed the Public Hearing.

C.

Consideration of Resolution 2018-04, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Lots or Parcels of Land Within the District Specially Benefitted By Such Projects To Pay the Cost Thereof; Providing For the Payment and the Collection of Such Special Assessments By the

Methods Provided For By Chapters 170, 190, and 197 Florida Statutes; Confirming the District's Intention To Issue Special Assessment Bonds; Providing For True-Up Payments; Making Provisions Relating To the Transfer of Real Property To Governmental Bodies; Providing For the Recording of an Assessment Notice; Providing For Severability, Conflicts and an Effective Date

Mr. McGaffney presented Resolution 2018-04.

On MOTION by Mr. Griffin and seconded by Ms. Buck, with all in favor, Resolution 2018-04, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Lots or Parcels of Land Within the District Specially Benefitted By Such Projects To Pay the Cost Thereof; Providing For the Payment and the Collection of Such Special Assessments By the Methods Provided For By Chapters 170, 190, and 197 Florida Statutes; Confirming the District's Intention To Issue Special Assessment Bonds; Providing For True-Up Payments; Making Provisions Relating To the Transfer of Real Property To Governmental Bodies; Providing For the Recording of an Assessment Notice; Providing For Severability, Conflicts and an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2018-05, Adopting the Annual Meeting Schedule for Fiscal Year 2017/2018

Mr. McGaffney presented Resolution 2018-05.

On MOTION by Ms. Buck and seconded by Mr. Griffin, with all in favor, Resolution 2018-05, Adopting the Annual Meeting Schedule for Fiscal Year 2017/2018, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2018-06, Designating the Location of the District Records Office and Providing an Effective Date

This item was deferred as a local office was yet to be determined. Ms. Buck would secure a location.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2017

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

On MOTION by Ms. Buck and seconded by Mr. Brinson, with all in favor, the Unaudited Financial Statements as of September 30, 2017, were approved.

TWELFTH ORDER OF BUSINESS

Approval of September 1, 2017 Public Hearing and Regular Meeting Minutes

Mr. McGaffney presented the September 1, 2017 Public Hearing and Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Griffin and seconded by Ms. Buck, with all in favor, the September 1, 2017 Public Hearing and Regular Meeting Minutes, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Booker stated that the Bond Validation was scheduled for November 30, 2017.

B. District Engineer

There being no report, the next item followed.

C. District Manager

There being no report, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Mr. McGaffney asked Mr. Griffin to forward the County's written request for maintenance of the area near Airport Road.

FIFTEENTH ORDER OF BUSINESS

Audience Comments

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

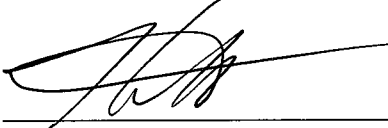
SIXTEENTH ORDER OF BUSINESS

Adjournment

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

**On MOTION by Mr. Brinson and seconded by Mr. Griffin,
with all in favor, the meeting adjourned at 10:13 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair