

MINUTES OF MEETING
FOUNDERS RIDGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Founders Ridge Community Development District was held Thursday, March 27, 2025 at 11:00 a.m. in the Minneola City Hall, 800 N. U.S. Highway 27, Minneola, Florida.

Present and constituting a quorum were:

Aaron Blake	Chairman
Joe Zagame	Vice Chairman
Darby Shields	Secretary

Also present were:

George Flint	District Manager
Tucker Mackie	District Counsel <i>by telephone</i>

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

Mr. Flint stated I did administer the Oath of Office to Joe and Aaron prior to the meeting.

B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election

Mr. Flint stated at the Landowners' Election 250 votes were cast for Mr. Blake and 250 votes for Mr. Zagame. Those two individuals will serve four-year terms of office and there is one two-year term that will remain vacant until the Board appoints someone to that seat.

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election was approved.

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C. Consideration of Resolution 2025-02 Electing Officers

Mr. Flint stated every time you have an election it is required that you elect officers. At the current time Aaron is Chairman, Joe is Vice Chair, Darby is Secretary, I am Assistant Secretary, Jason Showe in my office is an Assistant Secretary and Jill Burns is Treasurer and Katie Costa Assistant Treasurer. We can take each seat individually or if the Board wants to make a motion to elect a slate of officers you can handle it in one motion.

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor Resolution 2025-02 was approved reflecting the same slate of officers.

FOURTH ORDER OF BUSINESS**Approval of the Minutes of the July 25, 2024 Meeting and Minutes of the November 21, 2024 Landowners' Meeting**

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the minutes of the July 25, 2024 meeting were approved as presented and the November 21, 2024 landowners' meeting minutes were accepted.

FIFTH ORDER OF BUSINESS**Authorization to Issue RFQ for Professional Engineering Services**

Mr. Flint stated item five is authorization to issue an RFQ for engineering services. Engineering services in Florida fall under the consultant's competitive negotiation act and that requires that we go through a legal process to select a District Engineer, and that selection needs to be made solely based on qualifications and then price would be negotiated once the selection is made. We included the form of RFQ that will be advertised in the newspaper.

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor staff was authorized to issue an RFQ for engineering services using the criteria less item five with the points shifted to no. 2.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2025-03 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing**

Mr. Flint stated this resolution approves the proposed budget and sets the date, place and time of the public hearing for its final consideration. We are recommending August 20, 2025 at 11:00 a.m. in the same location for the hearing. We timed the submittal of the engineering RFQ responses to coincide with that meeting so that could also be on that agenda. Attached as Exhibit

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A is the proposed budget. The only change is we increased insurance slightly. We don't know what the premium will be but assume there will be some increase and this number can be trued up at the hearing.

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor Resolution 2025-03 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2024

Mr. Flint stated that the agreement was signed to get the audit underway and done by the State deadline.

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the agreement with Grau & Associates to perform the Fiscal Year 2024 Audit was ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Manager

i. Balance Sheet and Income Statement

A copy of the financials was included in the agenda package. No Board action was required.

ii. Ratification of Funding Requests #11-#19

Mr. Flint presented the funding requests to the Board that were previously sent to the developer for payment.

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor funding requests #11-#19 were ratified.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors' Requests

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There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the meeting adjourned at 11:11 a.m.

DocuSigned by:

George Flint

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Secretary/Assistant Secretary

Signed by:

Garrett D. Blake

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Chairman/Vice Chairman