

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 Wednesday, September 10, 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>
Robert Zebro	Developer's Counsel

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

Approval of the Minutes of the March 27, 2025 Meeting

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the minutes of the March 27, 2025 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Review and Ranking of Engineering Responses

Mr. Flint stated we received one response to the request for proposals for engineering services from Clymer Farner Barley, Inc. You have the option of rejecting and rebidding or if the Board wants to consider the one response you can do that. You have ranking criteria and even though only one response was received, we typically like to have a scoring sheet.

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Founders Ridge CDD

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor Clymer Farner Barley was given all the points on the evaluation criteria and selected as the Engineer.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-04 Amending the Date & Time of the Public Hearing to Adopt the Fiscal Year 2026 Budget

Mr. Flint stated at your March meeting you approved the proposed budget and set the public hearing and we had to change the date of that hearing due to a lack of quorum and this resolution ratifies staff’s actions in readvertising that hearing for today.

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor Resolution 2025-04 Amending the Date & Time of the Public Hearing to Adopt the Fiscal Year 2026 Budget, was approved.

SIXTH ORDER OF BUSINESS

Public Hearing to Consider Resolution 2025-05 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor, the public hearing was opened.

There are no members of the public to provide comments.

Mr. Flint stated the budget contemplates that the District would continue to operate under a developer funding agreement. The budget has gone up by about \$1,200. The developer will only be responsible for the actual expenses not the budget amount.

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor Resolution 2025-05 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations, was approved.

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor, the public hearing was closed.

SEVENTH ORDER OF BUSINESS

Consideration of Fiscal Year 2026 Budget Funding Agreement

Mr. Flint stated the next item is the funding mechanism for the budget you just approved.

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Founders Ridge CDD

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the fiscal year funding agreement with Founders Ridge Development, LLC and Founders Ridge Development II, LLC was approved.

EIGHTH ORDER OF BUSINESS Review and Acceptance of Fiscal Year 2024 Audit

Mr. Flint stated each year the District as a government is required to have an annual independent audit and you selected Grau & Associates as your independent auditor. That report had to be filed with the state by June 30th so we have filed it. In the report to management there were no findings or recommendations. It is a clean audit.

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the Fiscal Year 2024 audit was accepted and transmittal to the State of Florida, was ratified.

NINTH ORDER OF BUSINESS Consideration of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2025

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the engagement letter with Grau & Associates to perform the Fiscal Year 2025 audit was approved in an amount not to exceed \$3,400.

TENTH ORDER OF BUSINESS District Goals and Objectives

A. Adoption of Fiscal Year 2026 Goals and Objectives

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the Fiscal Year 2026 Goals and Objectives were approved as amended eliminating item 2.

B. Presentation of Fiscal Year 2025 Goals and Objectives and Authorization to Chairman to Execute

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the Fiscal Year 2025 Goals and Objectives eliminating item 2 were accepted and the Chairman was authorized to execute.

ELEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

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Ms. Mackie stated we will prepare the form of engineering agreement and since the Engineer is familiar with that form, we see no issues.

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 #20 - #24

Mr. Flint presented the funding requests for ratification.

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor funding requests #20 - #24 were ratified.

iii. Presentation of Number of Registered Voters - 0

A copy of the letter from the Supervisor of Elections indicating there are no registered voters residing within the District was included in the agenda package.

iv. Approval of Fiscal Year 2026 Meeting Schedule

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the notice that the Board will meet on an as needed basis in Fiscal Year 2026, was approved.

TWELFTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS Supervisors' Requests

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS Adjournment

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On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the meeting adjourned at 11:13 a.m.

DocuSigned by:
George Flint
B61B5DF431644AD...

Secretary/Assistant Secretary

Signed by:
Clement D. Blake
B1BE16A7E6D3486...

Chairman/Vice Chairman