

**MINUTES OF MEETING
RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The Ryals Creek Community Development District Board of Supervisors held a Regular Meeting on January 4, 2022 at 9:30 a.m., at the office of England-Thims & Miller, Inc., located at 14775 Old St. Augustine Road, Jacksonville, Florida 32258.

Present were:

J. Malcolm Jones, III	Vice Chair
Christopher J. Eyrick	Assistant Secretary
Clayton (Riley) Skinner	Assistant Secretary
David (Davis) Godfrey Skinner, Jr.	Assistant Secretary

Also present, were:

Craig Wrathell (via telephone)	District Manager
Kristen Suit (via telephone)	Wrathell, Hunt and Associates, LLC
Katie Buchanan (via telephone)	District Counsel
Jason Hall	England-Thims & Miller, Inc. (ETM)
Jason Ellis	England-Thims & Miller, Inc. (ETM)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 9:36 a.m. Supervisors Jones, Eyrick, Riley Skinner and Davis Skinner were present, in person. Supervisor Chip Skinner was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2022-07, 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 an Effective Date

Mr. Wrathell presented Resolution 2022-07 and read the title.

On MOTION by Mr. Jones and seconded by Mr. Riley Skinner, with all in favor, Resolution 2022-07, Designating a Date, Time, and Location of February 1, 2022 at 9:30 a.m., at the office of England-Thims & Miller, Inc., located at 14775 Old St. Augustine Road, Jacksonville, Florida 32258, for 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 an Effective Date, was adopted.

Mr. Wrathell stated the advertisement would run four successive Thursdays beginning on Thursday January 6, 2022.

Mr. Riley Skinner asked if the parcels to be added to the tax roll would be designated. Mr. Wrathell stated that the designation would be made when the budget process begins later in the year; the tax roll from the Property Appraiser would be received in June.

Mr. Riley Skinner stated that a multi-family parcel was closed on in December, so two parcels, the Baptist site and the multi-family site, need to be taken off the tax roll.

Mr. Wrathell stated those properties should be included on the tax roll received from the Property Appraiser in June. When the updated tax roll is received it would be reviewed to see which owner is listed and properties not owned by the Master Developer, Sawmill Timber, would be assessed via the County tax bill in November.

FOURTH ORDER OF BUSINESS

Consideration of Fourth Addendum to Purchase Agreement (State of Florida Department of Transportation)

Ms. Buchanan presented the Fourth Addendum to the Purchase Agreement, which modifies the Purchase Agreement to reflect the simplification of the True-Up between the Florida Department of Transportation (FDOT) and the CDD.

On MOTION by Mr. Eyrick and seconded by Mr. Riley Skinner, with all in favor, the Fourth Addendum to Purchase Agreement with the State of Florida Department of Transportation, was approved.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2021

Mr. Wrathell presented the Unaudited Financial Statements as of November 30, 2021.

MOTION by Mr. Davis Skinner and seconded by Mr. Jones, with all in favor, the Unaudited Financial Statements as of November 30, 2021, were accepted.

SIXTH ORDER OF BUSINESS

Approval of Minutes

Mr. Wrathell presented the following Meeting Minutes:

- A. November 2, 2021 Landowners’ Meeting**
- B. November 16, 2021 Public Hearing and Regular Meeting**

On MOTION by Mr. Eyrick and seconded by Mr. Riley Skinner, with all in favor, the November 2, 2021 Landowners’ Meeting and the November 16, 2021 Public Hearing and Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: *Kutak Rock, LLP***
There was no report.
- B. District Engineer: *England-Thims & Miller, Inc.***

The following report was provided:

- Phase 1A paving was completed.

- The bulk of the JA final acceptance package was submitted; the as-builts were approved.
- The JA electrical final inspection was not acceptable due to placement of structures on the site; easements and Rights-of-Way required correction.

Discussion ensued regarding adjustments to easements, electrical work, completion dates and subcontractors.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE: February__, 2022 at 9:30 a.m.**
 - **QUORUM CHECK**

The next meeting would be held on February 1, 2022.

EIGHTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

NINTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TENTH ORDER OF BUSINESS

Adjournment

<p>On MOTION by Mr. Riley Skinner and seconded by Mr. Davis Skinner, with all in favor, the meeting adjourned at 9:53 a.m.</p>

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair