

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

The Board of Supervisors of the Ryals Creek Community Development District held a Regular Meeting on May 2, 2023 at 10:00 a.m., at the office of England-Thims & Miller, Inc., located at 14775 Old St. Augustine Road, Jacksonville, Florida 32258.

Present were:

A. Chester (Chip) Skinner, III	Chair
J. Malcom Jones	Vice Chair
Clayton (Riley) Skinner	Assistant Secretary
Chris Eyrick	Assistant Secretary
Davis Skinner	Assistant Secretary

Also present, were:

Ernesto Torres	District Manager
Katie Buchanan (via telephone)	District Counsel
Jason Crews	Project Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 10:03 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Ratification of DeAngelo Contracting Services, LLC, d/b/a Aquagenix Agreement for Aquatic Management Services

Mr. Torres presented the DeAngelo Contracting Services, LLC, d/b/a Aquagenix Agreement for Aquatic Management Services for pond treatment of two ponds.

On MOTION by Mr. Eyrick and seconded by Mr. Jones, with all in favor, the DeAngelo Contracting Services, LLC, d/b/a Aquagenix Agreement for Aquatic Management Services, in the amount of \$450 per month for a total annual amount of \$5,400 for treatment of two ponds, was ratified.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Torres presented Resolution 2023-02. He reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes.

Discussion ensued regarding the landscaping and stormwater management, etc., including what areas will be maintained, when maintenance will commence in certain areas.

Ms. Buchanan discussed the annual true-up mechanism that is part of the Interlocal Agreement for shared costs and the possibility that the Agreement will need to be modified if any ponds are added to the cost-share arrangement.

The following changes were made to the proposed Fiscal Year 2024 budget:

Page 2, "Phase 1A" line item: Increase to \$45,500

Page 2, "Phase 2B" line item: Increase to \$38,500

Page 2, "Stormwater management" line item: Increase to \$10,000

Page 2: Add "Stormwater treatment & monitoring" line item for \$24,000

Page 2: Add "Pond mowing (pond D)" line item for \$10,000

Page 2: Add "landscape buckfield circle" for \$15,000

With the changes, Mr. Torres estimated total expenditures of \$394,435 and recommended rounding up to \$395,000.

On MOTION by Mr. Riley Skinner and seconded by Mr. Davis Skinner, with all in favor, Resolution 2023-02, Approving a Proposed Budget for Fiscal Year 2023/2024, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for July 11, 2023 at 9:30 a.m., at the office of England-Thims & Miller, Inc., located at 14775 Old St. Augustine Road, Jacksonville, Florida 32258; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

Ms. Buchanan noted that, as the proposed Fiscal Year 2024 budget amount increases the budget, a Mailed Notice must be sent to each property owner notifying them of the increase and sets forth the amount.

FIFTH ORDER OF BUSINESS

Update: Construction Account Activity

Mr. Torres presented the Construction Account Activity related to the Boggy Branch Interlocal Agreement.

Discussion ensued regarding the “Total Available/(Shortfall): Assuming all Obligations Paid” amount, retainage amount, etc.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2023

Mr. Torres presented the Unaudited Financial Statements as of March 31, 2023.

On MOTION by Mr. Jones and seconded by Mr. Riley Skinner, with all in favor, the Unaudited Financial Statements as of March 31, 2023, were accepted.

SEVENTH ORDER OF BUSINESS

Approval of February 7, 2023 Regular Meeting Minutes

Mr. Torres presented the February 7, 2023 Regular Meeting Minutes. The following changes were made:

Lines 133 and 169: Change “Eyrick” to “Skinner”

On MOTION by Mr. Eyrick and seconded by Mr. Jones, with all in favor, the February 7, 2023 Regular Meeting Minutes, as amended, were approved.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock, LLP**

There was no report.

B. District Engineer: England-Thims & Miller, Inc.

A Board Member asked if the water bill amount was a surprise. Mr. Crews replied affirmatively. A suggestion was made to research which entities were responsible for the water at specific times and when the entities hooked up to the system.

Discussion ensued regarding the water bills and bill amounts and water usage amounts.

Mr. Crews reported the following related to the turnover and construction:

- JEA Electric (JEA) is the primary cause of the delay on the project.
- When the project was designed and went to construction, Phase 1A was completely separate from Phase 1B.
- When construction commenced, it was clear that JEA was to fully energize everything for Phase 1A and then proceed to energize Phase 1B; however, JEA did not energize all of Phase 1A.
- Without consulting anyone, JEA made the decision to hold off on finishing Phase 1A until it is time for them to work on Phase 1B.
- JEA is now delayed in Phase 1B due to equipment and JEA designing the wrong transformer for the lift station, so changes were necessary.
- Vallencourt is finished and all the inspections and signoffs necessary should be completed to put it in the que for JEA's subcontractor to start work; it will take about three weeks to get to that point.
- During a call, JEA was clearly told what they should be working on and to not delay work. He will meet with JEA on site this week.
- Regarding the Pond D dirt, Spectrum wants Vallencourt to finish excavation; the dirt will be stockpiled at no cost to the CDD.

Discussion ensued regarding whether a buyer of the property with stockpiled dirt would become the owner of that dirt; it might be necessary to include this in the sales contract if the property is sold.

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

- **__ Registered Voters in District as of April 15, 2022**
- **NEXT MEETING DATE: July 11, 2023 at 9:30 a.m.**
 - **QUORUM CHECK**

NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members comments and requests

TENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Riley Skinner and seconded by Mr. Chip Skinner, with all in favor, the meeting adjourned at 11:01 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair