

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

The Board of Supervisors of the Ryals Creek Community Development District held a Special Meeting on April 10, 2025 at 4:00 p.m., at the office of Skinner Bros. Realty, 2963 Dupont Ave, Jacksonville, Florida 32217.

Present:

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

Also present:

Ernesto Torres	District Manager
Kate Buchanan (via telephone)	District Counsel
Jason Crews	England-Thims & Miller, Inc.
Felix Rodriguez	England-Thims & Miller, Inc.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 4:00 p.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (3 Minutes Per Speaker)

No members of the public spoke.

THIRD ORDER OF BUSINESS

Update: Construction Account Activity

Mr. Torres presented the Construction Account Activity Report. He stated a few items were circulated in March. Everything else was previously approved or funded.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2026; Declaring Special Assessments to Fund the Proposed Budget Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date

This item was presented following the Eighth Order of Business.

FIFTH ORDER OF BUSINESS

Presentation of Engineer's Report for Stillwood Pines Boulevard

Ms. Buchanan stated the Landowner has requested or, at least, advised that he does not want to participate in the Funding Agreement for the Phase 2 construction costs. That leaves the CDD with the alternative of levying a special assessment, which will be accomplished over the course of two meetings. For the purposes of today's meeting, Staff will identify the project via the Engineer's Report, present the Assessment Methodology and identify the date of the Public Hearing.

Mr. Chip Skinner stated it was determined that this is a better method to raise the funds necessary to construct the Phase 2 project on Stillwood Pines Boulevard. The Board spent a lot of time determining what was spent to date, the amount of remaining funds, change orders, etc. The District Engineer and Mr. Chip Skinner coordinated with Vallencourt to make sure the final number is adhered to as much as possible and the Board decided to divide the project into two payments. Thus, Saw Mill Timber will fund \$16.8 million before May 15, 2025 and the balance will be funded at the end of December 2025.

Mr. Crews presented the Engineer's Report for Stillwood Pines Boulevard and discussed the construction expenditures, including contingencies and allowances that were put into the contract, a deduction based on removal of allowances not needed, for a reduction amount of approximately \$20 million. Vallencourt is not installing the landscape and hardscape so there is a budgetary item for that expense, separate of another \$1.5 million. The total estimated project costs are \$24,888,536.

SIXTH ORDER OF BUSINESS**Presentation of 2025 Project Special Assessment Methodology Report**

Mr. Torres presented the 2025 Project Special Assessment Methodology Report dated April 10, 2025. He discussed the Development Plan for Phase 2, including the 113.79 developable acres, benefit allocations and 2025 assessments apportionment. The total estimated costs of the project are \$24,888,536.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of This Resolution

Ms. Buchanan presented Resolution 2025-04, which accomplishes the following:

- Declares the District's desire and consent to levy special assessments.
- Adopts the Engineer's and Assessment Methodology Reports.
- Points out that the improvements cost \$24,888,536.
- Directs Staff to publish this notice and provide mail notices required by law.

On MOTION by Mr. Jones and seconded by Mr. Riley Skinner, with all in favor, Resolution 2025-04, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special
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Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of This Resolution, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Setting a Public Hearing to be Held on May 13, 2025, at 9:30 A.M. at 14775 Old St. Augustine Road, Jacksonville, FL 32258, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Ryals Creek Community Development District in Accordance with Chapters 170, 190 And 197, Florida Statutes

Ms. Buchanan presented Resolution 2025-05. It was noted that the Public Hearing time and location are being changed. The following changes were made to Resolution 2025-05:

Title and where necessary: Change "9:30" to "8:30" and change "14775 Old St. Augustine Road, Jacksonville, FL 32258" to "2963 Dupont Ave, Jacksonville, Florida 32217"

On MOTION by Mr. Jones and seconded by Mr. Riley Skinner, with all in favor, Resolution 2025-05, Setting a Public Hearing to be Held on May 13, 2025, at 8:30 A.M., 2963 Dupont Ave, Jacksonville, Florida 32217, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Ryals Creek Community Development District in Accordance with Chapters 170, 190 And 197, Florida Statutes, was adopted.

- **Consideration of Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2026; Declaring Special Assessments to Fund the Proposed Budget Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date**

This item, previously the Fourth Order of Business, was presented out of order.

Mr. Torres presented Resolution 2025-03. He reviewed the Proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

The following change will be made:

Under Field Operations: Insert "Miscellaneous" for "\$10,000"

"Total expenditure" will increase from \$427,204 to \$437,284.

On MOTION by Mr. Davis Skinner and seconded by Riley Skinner, with all in favor, Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2026, as amended; Declaring Special Assessments to Fund the Proposed Budget Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings for July 8, 2025 at 9:30 a.m. at the office of Skinner Bros. Realty, 2963 Dupont Ave, Jacksonville, Florida 32217; Addressing Publication; Addressing Severability; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Mr. Torres presented Resolution 2025-06. The November date will remain open.

On MOTION by Mr. Jones and seconded by Mr. Davis Skinner, with all in favor, Resolution 2025-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Torres presented Resolution 2025-07.

On MOTION by Mr. Eyrick and seconded by Mr. Chip Skinner, with all in favor, Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

Mr. Jones, III left the meeting.

ELEVENTH ORDER OF BUSINESS

Consideration of Construction Funding Agreement

Ms. Buchanan recalled that the Construction Funding Agreement was approved at the previous meeting.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2025

On MOTION by Mr. Riley Skinner and seconded by Mr. Eyrick, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of March 18, 2025 Regular Meeting Minutes

On MOTION by Mr. Chip Skinner and seconded by Mr. Riley Skinner, with all in favor, the March 18, 2025 Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock, LLP

There was no report.

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

Mr. Crews responded to questions regarding Vallencourt's progress, whether the contract includes stabilization after mass grading is completed, how a significant grade elevation in an area will be handled, how to prevent erosion in an embankment area and when the CDD should go out to bid for landscaping services.

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

- **NEXT MEETING DATE: May 13, 2025 at 9:30 AM**

The next meeting will be held on May 13, 2025 at 8:30 a.m. instead of at 9:30 a.m.

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the May 13, 2025 meeting.

FIFTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SIXTEENTH ORDER OF BUSINESS

Public Comments

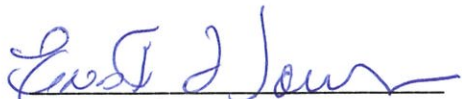
No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Riley Skinner and seconded by Mr. Chip Skinner, with all in favor, the meeting adjourned at 4:38 p.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair