

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

The Board of Supervisors of the Ryals Creek Community Development District held a Public Hearing and Regular Meeting on May 13, 2025 at 8:30 a.m., at the office of Skinner Bros. Realty, 2963 Dupont Ave, Jacksonville, Florida 32217.

Present:

J. Malcom Jones
Davis Skinner
Clayton (Riley) Skinner
Christopher Eyrick

Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Ernesto Torres
Kate Buchanan (via telephone)
Jason Crews (via telephone)
Felix Rodriguez
Chris Skinner

District Manager
District Counsel
England-Thims & Miller, Inc.
England-Thims & Miller, Inc.
Member of the public

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 8:32 a.m.

Supervisors Jones, Davis Skinner, Riley Skinner and Eyrick were present. Supervisor Chip Skinner was absent.

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. which is all related to Phase 2 of the project.

FOURTH ORDER OF BUSINESS**Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements [Portion of Phase 2 of Stillwood Pines Boulevard]**

Ms. Buchanan stated the initial intention was to levy a special assessment on the Phase 2 lands on the remainder of the Vallencourt Construction contract for the Phase 2a, 2b roadway. She presented the following:

A. Proof/Affidavit of Publication**B. Mailed Notice(s) to Property Owners**

These items are included for informational purposes.

C. Engineer's Report for Stillwood Pines Boulevard (for informational purposes)

Ms. Buchanan stated the Engineer's Report for Stillwood Pines Boulevard, dated April 10, 2025, is the same Report that was previously reviewed; there are no changes. She noted that the total estimated project costs are just under \$25 million.

D. Consideration of 2025 Project Special Assessment Methodology Report

Ms. Buchanan stated District Staff issued a revised Assessment Methodology, which reduces the amount of the special assessments from the roughly \$24.9 million to \$22 million. The project that the District is undertaking is roughly \$24.9 million but Staff expects the special assessment to pay only \$22 million of the project costs. This is at the request of the Landowner; anything above the \$22 million will be funded by the Landowner, pursuant to a Developer Funding Agreement. Ms. Buchanan stated that the analysis of the Methodology Report indicates that it complies with the requirements for special assessments, meaning that the assessments are fair and equitable and allocated on an equal acreage basis for these particular parcels. There are roughly 113 developable acres; a special assessment of \$193,338 will be imposed per developable acre. The expectation is that these lands will have the assessments paid on May 15, 2025 or at the option of the Landowner to spread the payments over two dates, with the majority being paid on May 15, 2025 and the balance being due on December 15, 2025.

On MOTION by Mr. Jones and seconded by Mr. Davis Skinner, with all in favor, the Public Hearing was opened.

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

No affected property owners or members of the public spoke.

- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**

The Board, sitting as an equalizing Board, made no changes to the assessment levels.

On MOTION by Mr. Eyrick and seconded by Mr. Riley Skinner, with all in favor, the Public Hearing was closed.

- E. Consideration of Resolution 2025-08, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Association and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date**

Ms. Buchanan presented Resolution 2025-08 and read Section 8 of the Resolution into the record as follows:

“The Special Assessments shall be due in full on May 15, 2025, provided however that the assessments may be paid according to the following schedule: \$16,500,000 due on May 15, 2025 and \$5,500,000 due on December 15, 2025.”

Ms. Buchanan noted that this assessment will not remain on any property that is turned into governmental entities or HOAs. It is intended only to be levied against developable property and a notice that the special assessment lien has been implemented will be recorded in the County's official records and, once it is paid, a release of lien will be recorded.

On MOTION by Mr. Jones and seconded by Mr. Eyrick, with all in favor, Resolution 2025-08, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Association and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of March 31, 2025**

On MOTION by Mr. Davis Skinner and seconded by Mr. Riley Skinner, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

SIXTH ORDER OF BUSINESS**Approval of April 10, 2025 Special Meeting
Minutes**

Mr. Torres presented the April 10, 2025 Special Meeting Minutes.

In response to a Board Member's question about potentially going out to bid for a landscaper in June, Mr. Crews stated the bid package is complete and will be forwarded to Ms. Buchanan for a cursory review. The dates are all established; the project manual will be available on May 26, 2025; a mandatory pre-bid meeting is scheduled for June 2, 2025; and the bids are due on Monday, June 30, 2025. Mr. Crews stated the project will likely be awarded in July.

Discussion ensued regarding a quorum for the July 8, 2025 meeting, the landscaping contract, if a bid bond will be required because of the value, a payment performance bond,

when the construction account activity will be updated, an \$11 million pay request from Vallencourt, the capital projects account, the balance sheet and retainage.

Mr. Torres will investigate the Vallencourt pay request and follow up with Mr. Chris Skinner.

The following change was made:

Line 63: Change “Mr. Eyrick” to “Mr. Chip Skinner”

On MOTION by Mr. Chip Skinner and seconded by Mr. Riley Skinner, with all in favor, the April 10, 2025 Special Meeting Minutes, as amended, were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock, LLP

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

There were no reports from District Counsel or the District Engineer.

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

- **NEXT MEETING DATE: June 10, 2025 at 9:30 AM [Adoption of FY2026 Budget & O&M Assessments]**
 - **QUORUM CHECK**

EIGHTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

NINTH ORDER OF BUSINESS

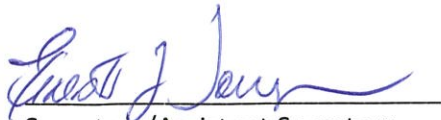
Public Comments

No members of the public spoke.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Riley Skinner and seconded by Mr. Jones, with all in favor, the meeting adjourned at 8:59 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair