MINUTES OF MEETING
RYALS CREEK
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Ryals Creek Community Development District held Public Hearings and a Regular Meeting on July 8, 2025 at 9:30 a.m., at the office of England-Thims & Miller, Inc., located at 14775 Old St. Augustine Road, Jacksonville, Florida 32258.

Present:

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

Also present:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Kate Buchanan (via telephone)	District Counsel
Jason Crews	England-Thims & Miller, Inc.
Alex Jacob	England-Thims & Miller, Inc.
Jason Hall	England-Thims & Miller, Inc.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Torres called the meeting to order at 9:31 a.m. Supervisors Jones, Davis Skinner, Riley Skinner and Chip Skinner were present. Supervisor Eyrick 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**

The Construction Account Activity Report was included for informational purposes.

FOURTH ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

A. Proof/Affidavit of Publication

B. Consideration of Resolution 2025-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Torres presented Resolution 2025-09. An updated proposed Fiscal Year 2026 budget was provided. He reviewed the updated proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and compared to the earlier version of the proposed Fiscal Year 2026 budget.

Discussion ensued regarding the various versions of the proposed Fiscal Year 2026 budget, how the budget amounts were reached, checking actual expenses in relation to determining the Fiscal Year 2026 budget amounts, Field Operations line items, the prior Mailed Notice that accommodates the higher budget amount, and potential adjustments to the Professional & Administration expenses.

Mr. Torres will finalize the budget to correspond with changes reflected in the updated version of the proposed Fiscal Year 2026 budget, along with changes and adjustments discussed during the meeting, including the following:

Page 2 "Irrigation/reclaim" line item: Increase from $50,000 to $75,000

Page 2 "Phase 1A mulch" line item: Increase from $21,600 to $28,000

Page 2: Insert "Wetland monitoring" line item for $2,500

Mr. Torres stated that, with the changes, the "Field operations" budget increases from $334,300 to $368,200.

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

No affected property owners or members of the public spoke.

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

On MOTION by Mr. Davis Skinner and seconded by Mr. Jones, with all in favor, Resolution 2025-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026, as amended and in substantial form; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law**

A. Proof/Affidavit of Publication

B. Mailed Notice(s) to Property Owners

C. Consideration of Resolution 2025-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

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

No affected property owners or members of the public spoke.

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

On MOTION by Mr. Riley Skinner and seconded by Mr. Jones, with all in favor, Resolution 2025-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank**

Mr. Torres presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

Mr. Chip Skinner referred to Note D, on Page 22, and asked for “Developer” to be changed to “Landowner” and for the change to be made throughout the Audit, where necessary. Ms. Buchanan was unsure if the Auditor will make the change but she and Mr. Torres will inquire and make the request. Ms. Buchanan stated the audit was due to the State by June 30, 2025, so it was likely already submitted. Mr. Torres stated a revised Audit can be submitted if the Auditor is willing to revise it.

A. Consideration of Resolution 2025-11, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024

This item was tabled.

SEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of May 31, 2025**

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

EIGHTH ORDER OF BUSINESS **Approval of May 13, 2025 Public Hearing and Regular Meeting Minutes**

On MOTION by Mr. Chip Skinner and seconded by Mr. Jones, with all in favor, the May 13, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock, LLP

There was no report.

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

Regarding the land transfer, the Buckfield Circle Extension and Resolution Drive CDD Road Request for Proposals (RFP) will be available July 9, 2025, the pre-bid meeting will be July 16, 2025, bids are due and will be opened on August 6, 2025.

Discussion ensued regarding the scope of the RFP, RFP timeline, intent to consider the bids at the August 12, 2025 meeting, etc.

It was noted that the District Engineer recommended the landscaping be handled as a change order to the Vallencourt contract so there is no need to go through the RFP process. Vallencourt has agreed to put that under its contract for a fee of 5% of the job cost. Ms. Buchanan stated that approach is okay, as there is no legal limitations on how much can be change-ordered into a construction contract.

Discussion ensued regarding the process for this change order/plan change.

It was noted that planning is underway for Stillwood.

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

- **100 Registered Voters in District as of April 15, 2025**
- **UPCOMING MEETINGS**
  - ➢ **August 12, 2025 at 9:30 AM**
  - ➢ **September 9, 2025 at 9:30 AM**
  - ○ **QUORUM CHECK**

TENTH ORDER OF BUSINESS **Board Members' Comments/ Requests**

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

TWELFTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Davis Skinner and seconded by Mr. Jones, with all in favor, the meeting adjourned at 10:28 a.m.

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Secretary/Assistant Secretary

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Chair/Vice Chair