

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

The Board of Supervisors of the Ryals Creek Community Development District held a Regular Meeting on October 8, 2024 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:

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

Also present:

Ernesto Torres (via telephone)	District Manager
Katie Buchanan (via telephone)	District Counsel
Jason Hall	District Engineer
Jason Crews	England-Thims & Miller

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 9:30 a.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Update: Construction Account Activity

Mr. Torres stated the monthly Construction Account Activity Report does not include six recently-received requisitions, which are being processed.

Mr. Chip Skinner explained why \$132,318.50, to CSS Landscaping Inc., was transferred into the Phase 1 account from another account.

FOURTH ORDER OF BUSINESS**Discussion: Inclusion of Additional Property Into the CDD**

Referencing a slide of an exhibit, Mr. Chip Skinner provided an update on lands or areas that have been transferred to the CDD, areas that will be platted and a few open items, such as the ponds that need to be transferred.

Discussion ensued regarding the status of the ponds, the legal descriptions, deeds, land use, CDD boundaries, areas that have already been transferred, recording the plats, roadway construction, an easement, the City and ratification of certain items at the next meeting.

Ms. Buchanan will draft the deed and transmit it to the Chair and the District Engineer to confirm that the correct legal descriptions are attached to it.

FIFTH ORDER OF BUSINESS**Consideration of Aquagenix Pond Maintenance Proposal [Pond D]**

Mr. Chip Skinner presented the Aquagenix Pond Maintenance Proposal for Pond D.

On MOTION by Mr. Eyrick and seconded by Mr. Riley Skinner, with all in favor, the Aquagenix Pond Maintenance Proposal for Pond D, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Torres presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. He presented the

Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

Ms. Buchanan stated the goals and objectives establish a standard operating procedure for a well-managed District, the goals are set for the fiscal year but can be modified for the subsequent fiscal years.

On MOTION by Mr. Jones and seconded by Mr. Davis Skinner, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

SEVENTH ORDER OF BUSINESS

Ratification Items

Mr. Chip Skinner presented the following:

- A. ETM Proposal for Design of Seven Pines - Buckfield Circle - Phase 2**
- B. ESC of Florida, LLC Change Order for Additional Studies Related to Stillwood Pines Phase II and NST Permit Approval**

On MOTION by Mr. Davis Skinner and seconded by Mr. Jones, with all in favor, the ETM Proposal for Design of Seven Pines - Buckfield Circle - Phase 2 and the ESC of Florida, LLC Change Order for Additional Studies Related to Stillwood Pines Phase II and NST Permit Approval, were ratified.

Mr. Chip Skinner asked if the bonding for Buckfield Circle is only for the construction costs and not for the platting. Mr. Hall replied affirmatively.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2024

On MOTION by Mr. Eyrick and seconded by Mr. Chip Skinner, with all in favor, the Unaudited Financial Statements as of August 31, 2024, were accepted.

NINTH ORDER OF BUSINESS

Approval of July 9, 2024 Public Hearing and Regular Meeting Minutes

On MOTION by Mr. Chip Skinner and seconded by Mr. Jones, with all in favor, the July 9, 2024 Public Hearing and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock, LLP

There was no report.

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

Referencing a slide exhibit, Mr. Hall discussed the ponds that are under construction, removal of suitables by Vallencourt, status of the parcels, the lift station, delivery and installation of the box culverts and the Seven Pines marketing signage.

Mr. Chip Skinner stated, generally, things seem to be going well. He recently asked Mr. Hall to keep track of the direct purchase items that have yet to be reflected on Vallencourt's construction draws to monitor sales tax savings.

Discussion ensued regarding the change orders and Vallencourt's schedules.

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

Mr. Torres stated the Board need not attend the Landowners' meeting and the next regular meeting will be held on November 12th.

- **UPCOMING MEETINGS**

- **November 5, 2024 at 9:00 AM [Landowners' Meeting]**

- **November 12, 2024 at 9:30 AM [Regular Meeting]**

- **QUORUM CHECK**

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Mr. Chip Skinner stated he will attend the November 5, 2024 Landowner's Meeting.

TWELFTH ORDER OF BUSINESS

Public Comments

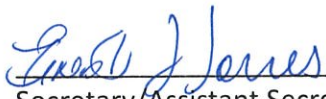
No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Riley Skinner and seconded by Mr. Chip Skinner, with all in favor, the meeting adjourned at 10:15 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair