

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

The Board of Supervisors of the Ryals Creek Community Development District held a Regular Meeting on November 12, 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	District Manager
Katie Buchanan (via telephone)	District Counsel
Jason Hall	District Engineer
Jason Crews	England-Thims & Miller
Alex	

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. Chip Skinner reviewed the Construction Account Activity and stated every page but the last page has been settled; all the expenditures and retainage have been paid or transferred over. The total cash available is \$1,195,870.85.

Mr. Torres stated Staff would like to modify the agenda to introduce a Trip Purchase Agreement between the CDD and Sawmill Timber.

▪ **Peak Hour Trips Purchase Agreement Between the CDD and Sawmill Timber LLC**

This item was an addition to the agenda.

Referencing a handout, Ms. Buchanan presented the Peak Hour Trips Purchase Agreement between the CDD and Sawmill Timber LLC, which accomplishes the following:

- Conveys to Sawmill Timber LLC roughly \$5.467 million in peak hour trips.
- The CDD will convey over 1,374.74 peak hour trips in exchange for \$5.467 million.

Mr. Chip Skinner stated there were previous discussions about doing this in the form of a Note but it was determined that it would be cleaner and better for Sawmill Timber to purchase the trips from the CDD, and then potential buyers can purchase them from Sawmill Timber, as needed. The CDD will eventually have to take out a loan, depending on how much property it sells.

Asked if the Agreement is complete, Ms. Buchanan replied affirmatively and stated the intent is to have it executed today and for the funds to close tomorrow.

On MOTION by Mr. Riley Skinner and seconded by Mr. Jones, with all in favor, the Peak Hour Trips Purchase Agreement Between the CDD and Sawmill Timber LLC, was approved.

FIFTH ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisor [SEATS 1, 2, 4] (the following to be provided in a separate package)

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Malcolm Jones, Mr. Clayton (Riley) Skinner and Mr. Davis Skinner. As experienced Board Members, Mr. Jones, Mr. Riley Skinner and Mr. Davis Skinner are familiar with the following:

- A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- B. Membership, Obligation and Responsibilities**

- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Mr. Torres presented Resolution 2025-01, and recapped the Landowner's Election results, as follows:

Seat 1	Jan Malcolm Jones, III	468 votes	4-year Term
Seat 2	Clayton Riley Skinner	467 votes	2-year Term
Seat 4	David Godrey Skinner, Jr.	468 votes	4-year Term

On MOTION by Mr. Chip Skinner and seconded by Mr. Riley Skinner, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Torres presented Resolution 2025-02. Mr. Eyrick nominated the following:

Chip Skinner	Chair
Malcolm Jones	Vice Chair
Riley Skinner	Assistant Secretary
Davis Skinner	Assistant Secretary
Chris Eyrick	Assistant Secretary

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Ernesto Torres	Assistant Secretary

Craig Wrathell

Treasurer

Jeff Pinder

Assistant Secretary

On MOTION by Mr. Eyrick and seconded by Mr. Jones, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Conveyance of District Property

Ms. Buchanan stated the Conveyance of District Property was previously approved and conveyed.

This item will be removed from future agendas.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2024

On MOTION by Mr. Jones and seconded by Mr. Eyrick, with all in favor, the Unaudited Financial Statements as of September 30, 2024, were accepted.

TENTH ORDER OF BUSINESS

Approval of October 8, 2024 Regular Meeting Minutes

On MOTION by Mr. Jones and seconded by Mr. Eyrick with all in favor, the October 8, 2024 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock, LLP

There was no report.

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

Mr. Hall asked if Board Members received periodic updates from Vallencourt regarding the construction schedule. A Board Member stated the last update was received on October 24, 2024. Mr. Chip Skinner asked for copies of the update to be sent to the entire Board.

Mr. Hall reported the following:

- Going forward, Mr. Jason Allens, from the CEI side, will attend meetings.

- The project is progressing nicely; $\frac{3}{4}$ of the box culverts have been installed. Once that is completed, it will help to fill it and facilitate access.
- The pipes are being laid.

Discussion ensued regarding the construction schedule update, the NST program and the NST Agreement, Vallencourt's weather days, the permit for the Seven Pines area in regard to wetland impacts, Vallencourt's scope to dewater the lake, the plantings, installing the box culverts, elimination of Pond V, need to update the CDD's maps and the plan to create access via a box culvert crossing.

Mr. Hall stated, at the next meeting, Staff will provide updates regarding project timing, a cost for the pond adjustment over the berm weir from Vallencourt and what NST is responsible for with regard to liability.

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

- **NEXT MEETING DATE: December 10, 2024 at 9:30 AM**
 - **QUORUM CHECK**

The December 10, 2024 meeting will be cancelled. The next meeting will be held on January 14, 2025 at 9:30 a.m.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Member comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

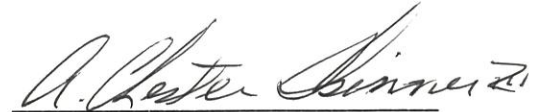
FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Chip Skinner and seconded by Mr. Eyrick, with all in favor, the meeting adjourned at 10:11 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair