

**MINUTES OF MEETING
ORANGE BRANCH COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Orange Branch Community Development District held a Public Hearing and Regular Meeting on August 18, 2025 at 11:00 a.m., at the Del Webb Saint Johns, 91 Skipping Stone Court, St. Johns, Florida 32259.

Present:

Justin Dudley

Chair

Taylor Larza

Assistant Secretary

Zachary Decker

Assistant Secretary

Also present:

Ernesto Torres

District Manager

Felix Rodriguez

Wrathell, Hunt and Associates, LLC (WHA)

Chris Loy

District Counsel

Nicole Pare

PulteGroup

William Messina

Florida Land

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 11:01 a.m. Supervisors Dudley, and Decker and Larza were present. Supervisor Roberts was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Acceptance of Resignation of Austen Roberts [Seat 2]

On MOTION by Mr. Dudley and seconded by Mr. Larza, with all in favor, the resignation of Austen Roberts from Seat 2, was approved.

FOURTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 2; Term Expires November 2028

Mr. Dudley nominated Will Messina to fill Seat 2. No other nominations were made.

On MOTION by Mr. Dudley and seconded by Mr. Decker, with all in favor, the appointment of William Messina to Seat 2, was approved.

- **Administration of Oath of Office to Appointed Supervisor (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 William Messina. Mr. Messina is already familiar with the following:

- A. **Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. **Membership, Obligations 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**

FIFTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 5; Term Expires November 2026

- **Administration of Oath of Office to Appointed Supervisor**

This item was deferred.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Electing and Removing Officers of the District, and Providing for an Effective Date

Mr. Torres presented Resolution 2025-04. Mr. Dudley nominated the following:

Justin Dudley	Chair
William Messina	Vice Chair
David Taylor Larza	Assistant Secretary
Zachary Decker	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Austen Roberts	Vice Chair
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The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Ernesto Torres	Assistant Secretary
Felix Rodriguez	Assistant Secretary

Craig Wrathell

Treasurer

Jeff Pinder

Assistant Treasurer

On MOTION by Mr. Dudley and seconded by Mr. Larza, with all in favor, Resolution 2025-04, Electing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.

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

- A. **Proof/Affidavit of Publication**
- B. **Consideration of Resolution 2025-05, Relating to the Annual Appropriations and Adopting the Budget 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 2025-05. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget. This is a Landowner-contribution budget, with expenses funded as they are incurred.

On MOTION by Mr. Dudley and seconded by Mr. Larza, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Dudley and seconded by Mr. Larza, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Dudley and seconded by Mr. Larza, with all in favor, Resolution 2025-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS**Consideration of Fiscal Year 2025/2026 Budget Funding Agreement**

On MOTION by Mr. Dudley and seconded by Mr. Decker, with all in favor, the Fiscal Year 2025/2026 Budget Funding Agreement, was approved.

ORANGE BRANCH CDD
NINTH ORDER OF BUSINESS

August 18, 2025
Consideration of Landings at St. Johns
Phase 1C Acquisition Package

Mr. Loy presented the Acquisition Package. This facilitates the transfer of the completed Landings at St. Johns Phase 1C Phase construction improvements to the CDD. The cost of the improvements was \$4,374,383.35. This transfers wastewater, potable water, and reclaim water lines; roads; pavement; curbing; gutter; sidewalks; landscape; other physical improvements within the rights-of-way (ROWS); and drainage/surface water management systems.

Discussion ensued regarding whether the roads are to be conveyed to the CDD or HOA.

This item was tabled to the next meeting.

TENTH ORDER OF BUSINESS

Consideration of Special Districts
Performance Measures and Standards
Reporting FY2026

Mr. Torres presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. He noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

- **Authorization of Chair to Approve Findings Related to 2025 Special Districts Performance Measures and Standards Reporting**

On MOTION by Mr. Dudley and seconded by Mr. Decker, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Performance Measures and Standards Reporting, were approved.

ELEVENTH ORDER OF BUSINESS

Ratification Items

- England-Thims & Miller, Inc. Continuing Engineering Services Agreement**
- First Choice Aquatics Inc. Aquatic Management Services Agreement**
- FirstService Residential Florida, Inc., Agreement for Field Management Services**

On MOTION by Mr. Dudley and seconded by Mr. Decker, with all in favor, the England-Thims & Miller, Inc. Continuing Engineering Services Agreement; First Choice Aquatics Inc. Aquatic Management Services Agreement; and FirstService Residential Florida, Inc., Agreement for Field Management Services, were ratified.

ORANGE BRANCH CDD
TWELFTH ORDER OF BUSINESS

August 18, 2025
Acceptance of Unaudited Financial
Statements as of June 30, 2025

On MOTION by Mr. Dudley and seconded by Mr. Decker, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of May 28, 2025 Regular Meeting Minutes

On MOTION by Mr. Dudley and seconded by Mr. Decker, with all in favor, the May 28, 2025 Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. **District Counsel: Kilinski | Van Wyk PLLC**

Mr. Loy reminded the Board members to complete the required four hours of ethics training by December 31, 2025 or by December 31, 2026, depending on when they were elected or appointed to their seats. Completion will be reported when filing Form 1 in 2026.

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

There was no report.

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

- **0 Registered Voters in District as of April 15, 2025**
- **NEXT MEETING DATE: September 15, 2025 at 11:00 AM**
 - **QUORUM CHECK**

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.

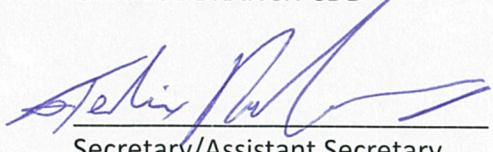
SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Dudley and seconded by Mr. Decker, with all in favor, the meeting adjourned at 11:18 a.m.

ORANGE BRANCH CDD

August 18, 2025



Signature of Secretary/Assistant Secretary

Secretary/Assistant Secretary



Signature of Chair/Vice Chair

Chair/Vice Chair