

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

The Board of Supervisors of the Orange Branch Community Development District held a Regular Meeting on January 13, 2026 at 11:30 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
Willam Messina (via telephone)	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC (WHA)
Chris Loy	District Counsel
George Katsaras (via telephone)	ETM

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 11:30 a.m. Supervisors Dudley, Decker and Larza were present. Supervisor Messina attended via telephone. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

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

Mr. Dudley nominated Brett North to fill Seat 5. No other nominations were made.

On MOTION by Mr. Dudley and seconded by Mr. Decker, with all in favor, the appointment of Brett North to Seat 5, was approved.

- **Administration of Oath of Office to Appointed Supervisor (the following to be provided in a separate package)**

Mr. Torres stated, as Mr. North is not present, the Oath of Office will be administered at or before the next meeting.

- 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**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Electing and Removing Officers of the District and Providing for an Effective Date

This item was tabled.

FIFTH ORDER OF BUSINESS

Authorization of Request for Proposals for Landscape and Irrigation Services

- A. Consideration of Resolution 2026-02, Approving Request for Proposal Documents for Landscape and Irrigation Maintenance Services; Providing a Severability Clause; and Providing an Effective Date**

Mr. Torres presented Resolution 2026-02.

On MOTION by Mr. Dudley and seconded by Mr. Decker, with all in favor, Resolution 2026-02, Approving Request for Proposal Documents for Landscape and Irrigation Maintenance Services; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Special Warranty Deeds

Mr. Loy presented the following:

- A. Landings at St. Johns Phase 1
- B. Landings at Greenbriar Phase 1A

On MOTION by Mr. Dudley and seconded by Mr. Decker, with all in favor, the Special Warranty Deeds for Landings at St. Johns Phase and Landings at Greenbriar Phase 1A, were approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Designating a Date, Time and Location for Landowners’ Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date [Seats 3, 4 & 5]

Mr. Torres presented Resolution 2026-03. Seats 3, 4 and 5 will be up for election at the Landowners’ Election.

On MOTION by Mr. Dudley and seconded by Mr. Decker, with all in favor, Resolution 2026-03, Designating November 3, 2026 at 3:00 p.m., at the St. Augustine Airport, 4900 US-1N, St. Augustine, Florida 32095, as the Date, Time and Location for Landowners’ Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form

Mr. Torres presented the following:

- A. **October 1, 2024 - September 30, 2025**
- B. **October 1, 2025 - September 30, 2026**

On MOTION by Mr. Dudley and seconded by Mr. Decker, with all in favor, the Fiscal Year 2025 Goals and Objectives Reporting, was ratified, and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

NINTH ORDER OF BUSINESS

Ratification Items

Mr. Torres presented the following:

- A. **FPL LED Lighting Agreement [Phase I A2 & Spine Rd]**
- B. **Saltwise Construction, LLC Agreement for Fountain Maintenance Services**

On MOTION by Mr. Dudley and seconded by Mr. Decker, with all in favor, the FPL LED Lighting Agreement for Phase I A2 & Spine Rd, and the Saltwise Construction, LLC Agreement for Fountain Maintenance Services, were ratified.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2025

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

ELEVENTH ORDER OF BUSINESS

Approval of August 18, 2025 Public Hearing and Regular Meeting Minutes

The following change was made:

Line 16: Insert "Pare" after "Nicole"

On MOTION by Mr. Dudley and seconded by Mr. Decker, with all in favor, the August 18, 2025 Public Hearing and Regular Meeting Minutes, as amended, were approved.

TWELFTH 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, 2026. Completion of the requirement will be reported when filing Form 1 in 2027.

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

There was no report.

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

- **NEXT MEETING DATE: February 9, 2026 at 11:00 AM**

○ **QUORUM CHECK**

The February 9, 2026 meeting was rescheduled to February 23, 2026 at 11:30 a.m.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

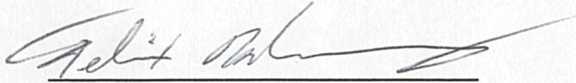
No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Dudley and seconded by Mr. Decker, with all in favor, the meeting adjourned at 11:43 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair