

Orange Branch Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
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<https://orangebranchcdd.net/>

Juy 13, 2026

Board of Supervisors
Orange Branch Community Development District

Dear Board Members:

The Board of Supervisors of the Orange Branch Community Development District will hold a Public Hearing and Regular Meeting on July 20, 2026 at 11:00 a.m., at Del Webb Saint Johns, 57 Headstream Drive, St. Johns, Florida 32259. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearings on Amended Rules, Policies, and Fees Regarding Amenity Facilities
 - A. Proofs/Affidavits of Publication
 - B. Consideration of Resolution 2026-15, Adopting Amended Amenity Rules and Rates of the District; and Providing a Severability Clause; and Providing an Effective Date
4. Consideration of Resolution 2026-16, Ratifying the Action of the District Manager in Re-Setting the Date of the Public Hearings on the Proposed Budget and Operation & Maintenance Assessments for Fiscal Year 2027; Amending Resolution 2026-10 to Set the Public Hearings Thereon; Providing a Severability Clause; and Providing an Effective Date
5. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2025, Prepared by Grau & Associates
 - A. Consideration of Resolution 2026-17, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2025
6. Ratification Items
 - A. Keen on Klean LLC Amendment to Agreement for Janitorial Services
 - B. Freedom Pest Control Termite Repair and Retreatment Agreement
 - C. Abecca, LLC d/b/a First Coast Vendor Village Vendor Village License Agreement

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

7. Acceptance of Unaudited Financial Statements as of May 31, 2026

8. Approval of May 18, 2026 Regular Meeting Minutes

9. Staff Reports

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

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

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

- NEXT MEETING DATE: August 17, 2026 at 11:00 AM [Adoption of FY2027 Budget and O&M Assessments]

○ QUORUM CHECK

SEAT 1	JUSTIN DUDLEY	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	WILLIAM MESSINA III	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	TAYLOR LARZA	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	ZACH DECKER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	BRETT NORTH	☐ IN PERSON	☐ PHONE	☐ NO

- Performance Measures/Standards & Annual Reporting Form (*for informational purposes*)

10. Board Members' Comments/Requests

11. Public Comments

12. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (904) 295-5714 or Felix Rodriguez at (863) 510-8274.

Sincerely,



Ernesto Torres
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 782 134 6157