

**MINUTES OF MEETING
BRADDOCK LAKES
COMMUNITY DEVELOPMENT DISTRICT**

A Landowners' Meeting of Braddock Lakes Community Development District was held on July 1, 2025 at 10:00 a.m., at Richmond American Homes, 10255 Fortune Parkway, Suite 150, Jacksonville, Florida 32256.

Present:

Craig Wrathell	District Manager
Ernesto Torres	Wrathell, Hunt and Associates, LLC
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Katie Buchanan (via telephone)	District Counsel
Beth Leaptrott (via telephone)	Interim District Engineer
Tawfik Madoukh (via telephone)	Jefferies
Will Sealey (via telephone)	MBS Capital Markets, LLC
Matthew Stark	Richmond American Homes of Florida LP
Alex Allison	Richmond American Homes of Florida LP
Linda Richardson	Richmond American Homes of Florida LP
Mark Iskandar	Richmond American Homes of Florida LP
Ashland Laurion	Richmond American Homes of Florida LP
Jamie France	Richmond American Homes of Florida LP

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 10:05 a.m.

Mr. Matthew L. Stark is an officer of the Landowner, Richmond American Homes of Florida LP, which owns 278.27 acres, equating to 279 voting units. Mr. Stark is eligible to cast up to 279 votes per seat.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

Mr. Wrathell served as Chair to conduct the meeting.

FOURTH ORDER OF BUSINESS

Election of Supervisors [All Seats]

A. Nominations

Mr. Stark nominated the following:

- Seat 1 Alex Allison
- Seat 2 Linda Richardson
- Seat 3 Mark Iskandar
- Seat 4 Ashland Laurion
- Seat 5 Jamie France

No other nominations were made.

B. Casting of Ballots

• **Determine Number of Voting Units Represented**

Mr. Wrathell reiterated that Mr. Matthew L. Stark is an officer of the Landowner, Richmond American Homes of Florida LP, which owns 278.27 acres, equating to 279 voting units. Mr. Stark is eligible to cast up to 279 votes per seat.

A total of 279 voting units were represented.

• **Determine Number of Voting Units Assigned by Proxy**

None of the voting units were assigned by proxy.

Mr. Stark cast the following votes:

- Seat 1 Alex Allison 279 votes
- Seat 2 Linda Richardson 279 votes
- Seat 3 Mark Iskandar 200 votes
- Seat 4 Ashland Laurion 200 votes
- Seat 5 Jamie France 200 votes

C. Ballot Tabulation and Results

Mr. Wrathell reported the following ballot tabulation, results and term lengths:

- Seat 1 Alex Allison 279 votes 4-Year Term

Seat 2	Linda Richardson	279 votes	4-Year Term
Seat 3	Mark Iskandar	200 votes	2-Year Term
Seat 4	Ashland Laurion	200 votes	2-Year Term
Seat 5	Jamie France	200 votes	2-Year Term

FIFTH ORDER OF BUSINESS

Landowners' Questions/Comments

There were no Landowners' questions or comments.

SIXTH ORDER OF BUSINESS

Adjournment

The meeting adjourned at 10:09 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair