

**BRADDOCK LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Braddock Lakes Community Development District held Public Hearings, a Regular Meeting and Audit Committee Meeting on July 1, 2025, immediately following adjournment of the Landowners’ Meeting scheduled to commence at 10:00 a.m., at Richmond American Homes, 10255 Fortune Parkway, Suite 150, Jacksonville, Florida 32256.

Present:

Alex Allison	Chair
Linda Richardson	Vice Chair
Mark Iskandar	Assistant Secretary
Ashland Laurion	Assistant Secretary
Jamie France	Assistant Secretary

Also 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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 10:14 a.m. The Landowners’ Election was held just before this meeting. The results of the Landowners’ Election were as follows:

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

▪ **Administration of Oath of Office to Elected Supervisors**

This item, previously the Third Order of Business, was presented out of order.

Mr. Wrathell, a Notary of the State of Florida, and duly authorized, administered the Oath of Office to Alex Allison, Linda Richardson, Mark Iskandar, Ashland Laurion and Jamie France.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors (the following to be provided under separate cover)

This item was addressed during the First Order of Business. Mr. Wrathell provided and explained the following:

- A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- B. Membership, Obligations and Responsibilities**
- C. Guide to the 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**

Mr. Wrathell stated that Form 8B will be held and utilized, should a conflict arise.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-33, 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. Wrathell presented Resolution 2025-33. The results of the Landowners' Election, noted earlier in the meeting, will be inserted into Sections 1 and 2 of Resolution 2025-33.

On MOTION by Ms. Richardson and seconded by Mr. Allison, with all in favor, Resolution 2025-33, 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.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-34, Electing and Removing Certain Officers of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2025-34. Mr. Allison nominated the following slate:

Alex Allison	Chair
Linda Richardson	Vice Chair
Mark Iskandar	Assistant Secretary
Ashland Laurion	Assistant Secretary
Jamie France	Assistant Secretary

No other nominations were made. This Resolution removes the following:

Stephen Ledbetter	Assistant Secretary
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The following prior appointments by the Board remain unchanged by this Resolution:

Craig Wrathell	Secretary
Ernesto Torres	Assistant Secretary
Felix Rodriguez	Assistant Secretary
Craig Wrathell	Treasurer
Jeffrey Pinder	Assistant Treasurer

On MOTION by Mr. Iskandar and seconded by Ms. France, with all in favor, Resolution 2025-34, Electing, as nominated, and Removing Certain Officers of the District, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

- A. Affidavit/Proof of Publication**
- B. Consideration of Resolution 2025-35, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Braddock Lakes Community Development District in Accordance**

with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Mr. Wrathell presented Resolution 2025-35.

On MOTION by Ms. Laurion and seconded by Ms. France, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Ms. Laurion and seconded by Ms. France, with all in favor, the Public Hearing was closed.

On MOTION by Ms. France and seconded by Ms. Laurion, with all in favor, Resolution 2025-35, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Braddock Lakes Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

- A. Affidavit/Proof of Publication**
- B. Mailed Notice to Property Owner(s)**

These items were included for informational purposes.

- C. Master Engineer’s Report (for informational purposes)**

The previously approved Master Engineer’s Report was included for informational purposes; it is unchanged since it was last presented.

Ms. Leaptrott presented the Master Engineer’s Report and stated that the CDD consists of approximately 278.27 acres with 432 single-family residential lots. She discussed the phases of the project including the proposed land uses and infrastructure, and the status of permitting and initial work. Mr. Wrathell asked if the Capital Improvement Plan (CIP) costs total \$37,946,894.03. Ms. Leaptrott replied affirmatively.

D. Master Special Assessment Methodology Report (for informational purposes)

The previously approved Master Special Assessment Methodology Report was included for informational purposes; it is unchanged since it was last presented.

Mr. Wrathell presented the Master Special Assessment Methodology Report. He discussed the Development Program, CIP, Financing Program, amenities, assigning debt, special and peculiar benefits, lienability tests, True-up Mechanism and the Appendix Tables.

Mr. Wrathell reviewed the Appendix Tables and noted the following:

- The CIP contemplates 432 single-family residential units.
- The CIP costs are estimated at \$37,946,894.03.
- The proposed financing plan provides for the issuance of bonds in the approximate principal amount of \$52,245,000 to finance approximately \$37,946,894.03 in CIP costs.

On MOTION by Ms. Richardson and seconded by Ms. France, with all in favor, the Public Hearing was opened.

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

No affected property owners or members of the public spoke.

- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**

The Board, sitting as the Equalizing Board, made no changes to the assessment levels.

On MOTION by Mr. Iskandar and seconded by Ms. Laurion, with all in favor, the Public Hearing was closed.

Ms. Buchanan asked the District Engineer to confirm that the project costs are reasonable and proper. Ms. Leaptrott replied affirmatively, stating “Yes, I believe that the project costs are reasonable and proper.”

Ms. Buchanan asked the District Manager to confirm that he believes the special assessments comply with Florida law, provide a special benefit and are fairly and equitably allocated. Mr. Wrathell replied affirmatively, stating “Yes, I do.”

- E. Consideration of Resolution 2025-36, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer’s Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date**

Mr. Wrathell presented Resolution 2025-36 and read the title.

On MOTION by Ms. Richardson and seconded by Mr. Iskandar, with all in favor, Resolution 2025-36, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer’s Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2024/2025 Budget

- A. Affidavit of Publication**
- B. Consideration of Resolution 2025-37, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2025-37. He reviewed the proposed Fiscal Year 2025 budget line items. This is a partial-year Developer-contribution budget, with expenses funded as they are incurred. The following change was made to the Fiscal Year 2025 budget:

Page 1, “Supervisors” line item: Insert amount

On MOTION by Mr. Iskandar and seconded by Ms. Richardson, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Ms. France and seconded by Ms. Laurion, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Iskandar and seconded by Ms. Richardson, with all in favor, Resolution 2025-37, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025, as amended; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

- A. Affidavit of Publication**
- B. Consideration of Resolution 2025-38, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2025-38. He reviewed the proposed Fiscal Year 2026 budget line items and noted changes and adjustments compared to the Fiscal Year 2025 budget. This is a Developer-contribution budget, with expenses funded as they are incurred.

The following change was made to the Fiscal Year 2026 budget:

Page 1, "Supervisors" line item: Insert amount

On MOTION by Ms. France and seconded by Ms. Laurion, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Iskandar and seconded by Ms. France, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Iskandar and seconded by Ms. France, with all in favor, Resolution 2025-38, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026, as amended; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-39, Amending Resolution 2025-23 to Re-Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure and Amenity Rates and Disciplinary Rules; and Providing an Effective Date

This item was presented following the Eighteenth Order of Business.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-24, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

This item was deferred.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2025-25, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

This item was deferred.

THIRTEENTH ORDER OF BUSINESS

Recess Regular Meeting/Commencement of Audit Selection Committee Meeting

On MOTION by Ms. Laurion and seconded by Ms. France, with all in favor, recessing the Regular Meeting and commencing the Audit Selection Committee Meeting, was approved.

- A. Affidavit of Publication**
- B. RFP Package**
- C. Respondent(s)**

Mr. Wrathell stated that all three respondents are qualified; however, at times, the Berger, Toombs, Elam, Gaines & Frank audits have not been completed timely.

Mr. Wrathell discussed his personal scores and ranking of the respondents.

I. Berger, Toombs, Elam, Gaines & Frank

Bid: \$3,400 for Fiscal Year 2025 and \$3,500 for Fiscal Years 2026 and 2027, plus an additional fee of \$1,400 per bond issuance.

II. DiBartolomeo, McBee, Hartley & Barnes, P.A.

Bid: \$2,850 for Fiscal Year 2025, \$2,950 for Fiscal Year 2026, \$3,100 for Fiscal Year 2027, \$3,250 for Fiscal Year 2028 and \$3,400 for Fiscal Year 2029, plus an additional fee of \$1,250 with bond issuance.

III. Grau & Associates

Bid: \$3,000 for Fiscal Year 2025, \$3,100 for Fiscal Year 2026 and \$3,200 for Fiscal Year 2027, plus an additional \$1,500 with bond issuance.

D. Auditor Evaluation Matrix/Ranking

The Board Members, sitting as the Audit Selection Committee Members, agreed to Mr. Wrathell's scores and ranking of the respondents, as follows:

#1	Grau & Associates	99 Points
#2	DiBartolomeo, McBee, Hartley & Barnes, P.A.	95 Points
#3	Berger, Toombs, Elam, Gaines & Frank	87 Points

FIFTEENTH ORDER OF BUSINESS

Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting

On MOTION by Ms. France and seconded by Ms. Laurion, with all in favor, terminating the Audit Selection Committee Meeting and reconvening the Regular Meeting, was approved.

SIXTEENTH ORDER OF BUSINESS

Consider Recommendation of Audit Selection Committee

On MOTION by Ms. Laurion and seconded by Ms. France, with all in favor, accepting the Audit Selection Committee scores, ranking and recommendation as the Board’s own, ranking Grau & Associates as the #1 ranked respondent to the RFP for Annual Audit Services, with 99 points; ranking DiBartolomeo, McBee, Hartley & Barnes, P.A. as the #2 ranked respondent, with 95 points; and ranking Berger, Toombs, Elam, Gaines & Frank as the #3 ranked respondent, with 87 points, was approved.

• Award of Contract

On MOTION by Mr. Iskandar and seconded by Ms. Richardson, with all in favor, awarding the Annual Audit Services Contract to Grau & Associates, the #1 ranked respondent to the RFP for Annual Audit Services, was approved.

SEVENTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2025

On MOTION by Ms. France and seconded by Mr. Iskandar, with all in favor, the Unaudited Financial Statements as of May 31, 2025, were accepted.

EIGHTEENTH ORDER OF BUSINESS

Approval of April 29, 2025 Organizational Meeting Minutes

The following changes were made:

Line 9: Delete line

Line 10: Change “Assistant Secretary” to “Chair”

Line 11: Change “Assistant Secretary” to “Vice Chair”

Lines 23, 91 and throughout, as necessary: Change “Jaime” to “Jamie”

On MOTION by Ms. Laurion and seconded by Ms. France, with all in favor, the April 29, 2025 Organizational Meeting Minutes, as amended, were approved.

- Consideration of Resolution 2025-39, Amending Resolution 2025-23 to Re-Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure and Amenity Rates and Disciplinary Rules; and Providing an Effective Date

This item, previously the Tenth Order of Business, was presented out of order.

Mr. Wrathell presented Resolution 2025-39.

On MOTION by Mr. Iskandar and seconded by Ms. Richardson, with all in favor, Resolution 2025-39, Amending Resolution 2025-23 to Re-Designate Date, Time and Place of Public Hearing for August 19, 2025, at 10:00 a.m. at Richmond American Homes, 10255 Fortune Parkway, Suite 150, Brooksville, Jacksonville, Florida 32256 and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure and Amenity Rates and Disciplinary Rules; and Providing an Effective Date, was adopted.

NINETEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Ms. Buchanan discussed the financing timeline. The bonds are anticipated to close in September 2025. Mr. Wrathell stated that the bond validation hearing will be on July 17, 2025.

B. District Engineer (Interim): Connelly & Wicker | PRIME AE

There was no report.

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

- **NEXT MEETING DATE: TBD**
 - **QUORUM CHECK**

The next meeting will be held on August 19, 2025.

TWENTIETH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWENTY-FIRST ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWENTY-SECOND ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Allison and seconded by Ms. France, with all in favor, the meeting adjourned at 11:16 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair