

**BRADDOCK LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Braddock Lakes Community Development District held a Special Meeting on October 27, 2025 at 9:00 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:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Katie Buchanan (via telephone)	District Counsel
Misty Taylor	Bryant Miller Olive

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 9:02 a.m.
All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Presentation of Master Engineer's Report
(for informational purposes)**

Mr. Torres explained the bond issuance process, the Reports, and the steps that will be taken to effectuate bond issuance. This and the next few items finalize the closing and issuance of the Series 2025 Bonds supporting the anticipated 432 single-family residential units.

Mr. Torres stated the initial Master Engineer’s Report and Assessment Methodology Report were presented in detail at the September meeting and approved. The current Reports contain any adjustments that were necessary in relation to finalizing the bond issuance.

FOURTH ORDER OF BUSINESS

Presentation of Final Supplemental Special Assessment Methodology Report (for informational purposes)

Mr. Torres presented the Supplemental Special Assessment Methodology Report. The only change to the Methodology Report since it was approved was to reflect the par amount of bonds of \$21,710,000 and the annual debt service amount was adjusted accordingly.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Setting Forth the Specific Terms of the Braddock Lakes Community Development District Special Assessment Revenue Bonds, Series 2025; Confirming the District’s Provision of the Project and Adopting an Engineer’s Report; Confirming and Adopting a Supplemental Assessment Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Series 2025 Bonds; Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Series 2025 Special Assessments; Providing for Conflicts, Severability and an Effective Date

Ms. Buchanan presented Resolution 2026-01, known as the Supplemental Assessment Resolution, which accomplishes the following:

- Incorporates the terms of the Series 2025 bonds that were issued.
- Incorporates the Master Engineer’s Report and Final Supplemental Special Assessment Methodology Report.
- Confirms the maximum assessment lien on the property for the Series 2025 bonds.

➤ Sets forth the allocation of the assessments securing the Series 2025 bonds, identifies the Master Trust Indenture applicable to the deal, and includes the debt service payment schedule.

➤ Incorporates the application of True-Up payments.

Ms. Buchanan reviewed the Bond Summary Statistics reflecting the final results of the bond pricing for the Series 2025, the Sources and Uses of Bond Funds for the Series 2025 bonds, and the Bond Debt Service Schedule for the Series 2025 bonds.

On MOTION by Mr. Allison and seconded by Ms. France, with all in favor, Resolution 2026-01, Setting Forth the Specific Terms of the Braddock Lakes Community Development District Special Assessment Revenue Bonds, Series 2025; Confirming the District’s Provision of the Project and Adopting an Engineer’s Report; Confirming and Adopting a Supplemental Assessment Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Series 2025 Bonds; Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Series 2025 Special Assessments; Providing for Conflicts, Severability and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Issuer’s Counsel Documents

Ms. Buchanan presented and explained the purpose of each of the following:

- A. Acquisition Agreement**
- B. Collateral Assignment**
- C. Completion Agreement**
- D. Declaration of Consent**
- E. True-Up Agreement**

Discussion ensued regarding termination language in the Agreement.

Ms. Buchanan stated that these documents were reviewed by District Counsel and suggested approval and authorizing execution.

On MOTION by Ms. France and seconded by Mr. Iskadar, with all in favor, the Acquisition Agreement, Collateral Assignment, Completion Agreement, Declaration of Consent and True-Up Agreement, and authorizing execution, were approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, 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 Providing an Effective Date

Mr. Torres presented Resolution 2026-02. This redesignates the Public Hearing to January 14, 2026.

On MOTION by Ms. Laurion and seconded by Ms. France, with all in favor, Resolution 2026-02, 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 Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, 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

Mr. Torres presented Resolution 2026-03. The following change was made to the Fiscal Year 2025/2026 Meeting Schedule:

LOCATION: Change "1255 Fortune Parkway" to "10255 Fortune Parkway"

On MOTION by Mr. Iskadar and seconded by Ms. France, with all in favor, Resolution 2026-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of First Coast Contract Maintenance Services, LLC Proposal for Amenity and Facility Management

Mr. Torres stated that proposals were requested from three companies and First Coast Contract Maintenance Services, LLC (First Coast) was the only respondent. He presented the First Coast Proposal for Amenity and Facility Management. The Agreement will be updated to provide biweekly service during the dormant period through February 2026 and transitioning to weekly service beginning March 2026.

On MOTION by Mr. Allison and seconded by Mr. Iskadar, with all in favor, the First Coast Contract Maintenance Services, LLC Proposal for Amenity and Facility Management, as amended, was approved.

TENTH ORDER OF BUSINESS

Ratification of Florida ULS Operating, LLC d/b/a United Land Services Agreement for the Provision of Landscape and Irrigation Maintenance Services

Mr. Torres presented the Agreement for the Provision of Landscape and Irrigation Maintenance Services.

On MOTION by Mr. Allison and seconded by Ms. France, with all in favor, the Florida ULS Operating, LLC d/b/a United Land Services Agreement for the Provision of Landscape and Irrigation Maintenance Services, was ratified.

ELEVENTH ORDER OF BUSINESS

Consideration of Acquisition Package (to potentially be provided under separate cover)

Ms. Buchanan discussed the Acquisition Package and plan. This Acquisition will include all the Phase 1A improvements and some others, in a total amount of approximately \$1,452,000; the Phase 1B improvements in a total amount of approximately \$12,634,000; a portion of Phase 2 in a total amount of approximately \$6,427,000; a portion of the Phase 3 improvements in a total amount of approximately \$1,329,000; for a total amount just under \$22,000,000. After backing out retainage, the total Acquisition Package amount is approximately \$19,659,669. This will entirely exhaust the Construction Fund that has \$19,653,022.

Ms. Buchanan suggested authorizing the Chair to finalize the Acquisition Agreement for the improvements discussed and to authorize a requisition for payment once the acquisition documents are complete.

On MOTION by Ms. Richardson and seconded by Mr. Iskadar, with all in favor, the Acquisition Package, including authorization to proceed with partial acquisition of the improvements, as described; approval of the requisition for the amount of the full Construction Account; authorizing the Chair to finalize the Acquisition Agreement for the improvements discussed; and authorizing the Chair to authorize a requisition for payment once the acquisition documents are complete, was approved.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2025

On MOTION by Ms. Laurion and seconded by Ms. France, with all in favor, the Unaudited Financial Statements as of September 30, 2025, were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of September 23, 2025 Special Meeting Minutes

On MOTION by Ms. France and seconded by Ms. Laurion, with all in favor, the September 23, 2025 Special Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Ms. Buchanan stated that finalizing the Acquisition Package is underway.

B. District Engineer (Interim): PRIME AE Group, Inc.

There was no report.

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

- **NEXT MEETING DATE: November 12, 2025 at 10:00 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

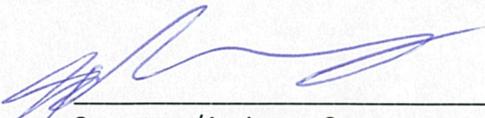
No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

**On MOTION by Ms. Laurion and seconded by Mr. Iskandar, with all in favor,
the meeting adjourned at 9:35 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair