

**BRADDOCK LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Braddock Lakes Community Development District held a Public Hearing and Regular on January 14, 2026 at 10:00 a.m., at Richmond American Homes, 10255 Fortune Parkway, Suite 150, Jacksonville, Florida 32256.

Present:

Alex Allison
Linda Richardson
Mark Iskandar
Ashland Laurion
Jamie France

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Felix Rodriguez
Ernesto Torres
Katie Buchanan (via telephone)
Hunter Hurley (via telephone)
Tony Shiver
Beth Leaptrott

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
Kutak Rock LLP
First Coast CMS
Prime AE Group

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rodriguez called the meeting to order at 10:00 a.m.
All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes

- A. Affidavits of Publication
- B. Consideration of Resolution 2026-04, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date

Mr. Rodriguez presented Resolution 2026-04 and presented the Rules of Procedure. Ms. Buchanan stated that these Rules of Procedure are standard.

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

On MOTION by Mr. Iskadar and seconded by Mr. Allison, with all in favor, Resolution 2026-04, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-05, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date

Mr. Rodriguez presented Resolution 2026-05. Mr. Torres explained that, since the CDD was established in an odd number year, this is necessary to align the CDD’s elections with the General Election cycle.

On MOTION by Ms. Laurion and seconded by Ms. France, with all in favor, Resolution 2026-05, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

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

A. October 1, 2024 - September 30, 2025

Mr. Rodriguez presented the 2025 Goals and Objectives Reporting; then version in the agenda is not the completed version.

B. October 1, 2025 - September 30, 2026

Mrs. Adams presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

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

SIXTH ORDER OF BUSINESS

Ratification of First Coast Contract Maintenance Services, LLC Agreement for Field Services Management

Mr. Rodriguez presented the First Coast Contract Maintenance Services, LLC (First Coast) Agreement for Field Services Management. This version reflects the requested change at the last meeting 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 Ratification of First Coast Contract Maintenance Services, LLC Agreement for Field Services Management, was ratified.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2025

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

EIGHTH ORDER OF BUSINESS

Approval of October 27, 2025 Special Meeting Minutes

On MOTION by Mr. Allison and seconded by Mr. Iskadar, with all in favor, the October 27, 2025 Special Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Ms. Buchanan stated that her firm will be emailing a legislative update of matters that might impact special districts.

Ms. Buchanan stated that finalizing the Acquisition Package is underway and she would like authority to work with the Chair to finalize the Disclosure of Financing, which will be recorded so it shows up in the title documents when homes close.

On MOTION by Ms. France and seconded by Mr. Iskadar, with all in favor, authorizing District Counsel to work with the Chair to complete and finalize the required public financial disclosures, with the completed disclosures being presented for ratification at a future meeting, was approved.

B. District Engineer: PRIME AE Group, Inc.

There was no report.

C. Field Operations: First Coast CMS

Mr. Torres noted that Mr. Shiver will present proposals. He reminded the Board that this is a Landowner-contribution budget, with expenses funded as they are incurred.

Mr. Shiver stated that the Field Operations Report was included for informational purposes. He noted that United is being monitored to ensure performance of work.

Mr. Shiver distributed and presented proposals from SOLitude and The Lake Doctors for Aquatic Pond Maintenance. The Lake Doctors proposes monthly service for eight lakes, including the large recreational lake. SOLitude proposes the same services, plus debris pickup.

Discussion ensued regarding removing treatment of the recreational lake, response time of each vendor, adding debris removal to the contract if The Lake Doctors is selected.

On MOTION by Ms. Laurion and seconded by Mr. Allison, with all in favor, The Lake Doctors Proposal for Aquatic Pond Maintenance, as amended to include debris cleanup from the CDD ponds and removing treatment of the recreational pond, in a not-to-exceed amount of \$700 per month, was approved.

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

- **NEXT MEETING DATE: March 11, 2026 at 10:00 AM**
 - **QUORUM CHECK**

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Laurion and seconded by Ms. France, with all in favor, the meeting adjourned at 10:24 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair