BRADDOCK LAKES
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Braddock Lakes Community Development District held a Regular on May 13, 2026 at 10:00 a.m., at Richmond American Homes, 10255 Fortune Parkway, Suite 150, Jacksonville, Florida 32256.

Present:

Alex Allison (via telephone)	Chair
Linda Richardson	Vice Chair
Mark Iskandar	Assistant Secretary
Ashland Laurion	Assistant Secretary

Also present:

Felix Rodriguez	District Manager
Ernesto Torres	Wrathell, Hunt and Associates, LLC
Katie Buchanan (via telephone)	District Counsel
Tony Shiver	First Coast CMS

FIRST ORDER OF BUSINESS — **Call to Order/Roll Call**

Mr. Rodriguez called the meeting to order at 10:00 a.m.

Supervisors Richardson, Iskandar, and Laurion were present. Supervisor Allison attended via telephone. Supervisor France was not present.

SECOND ORDER OF BUSINESS — **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS — **Consideration of Resolution 2026-06, Approving Proposed Budget(s) for FY 2027; Setting a Public Hearing Thereon and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date**

Mr. Rodriguez presented Resolution 2026-06. He reviewed the proposed Fiscal Year 2027 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2026 budget, and explained the reasons for any changes. This is proposed to be a Developer-contribution budget with expenses funded as they are incurred.

Discussion ensued regarding the proposed “Field operations” portion of the budget, when the amenities will come online, and reducing some “Field operations” line items.

The following changes were made to the proposed Fiscal Year 2027 budget:

Page 1: Add “Engineer’s report” line item for $3,500

Page 1: “Field operations” category: Adjust downward if possible, based on when amenities will come online.

Page 1, “Field operations” category: Add “Insurance” line item for $6,500

Discussion ensued regarding sold homes, if the homeowners will be assessed or if this will be fully funded by the Developer, and the process to put assessments on roll.

On MOTION by Ms. Richardson and seconded by Mr. Iskadar, with all in favor, Resolution 2026-06, Approving Proposed Budget(s) for FY 2027, as amended; Setting a Public Hearing Thereon for July 15, 2026 at 10:00 a.m., at Richmond American Homes, 10255 Fortune Parkway, Suite 150, Jacksonville, Florida 32256, and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date**

Mr. Rodriguez presented Resolution 2026-07.

On MOTION by Ms. Richardson and seconded by Mr. Iskadar, with all in favor, Resolution 2026-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-08, to 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**

A. Rules of Procedure

Mr. Rodriguez presented Resolution 2026-08 and the Rules of Procedure. Ms. Buchanan stated that these Rules of Procedure are standard.

On MOTION by Mr. Iskadar and seconded by Mr. Allison, with all in favor, Resolution 2026-08, to Designate July 15, 2026 at 10:00 a.m., at Richmond American Homes, 10255 Fortune Parkway, Suite 150, Jacksonville, Florida 32256 as the 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.

SIXTH ORDER OF BUSINESS **Ratification of Addendum to The Lake Doctors, Inc. Water Management Agreement**

Mr. Rodriguez presented the Addendum to The Lake Doctors, Inc. Water Management Agreement.

On MOTION by Ms. Laurion and seconded by Mr. Iskadar, with all in favor, the Addendum to The Lake Doctors, Inc. Water Management Agreement, was ratified.

SEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2026**

On MOTION by Mr. Iskadar and seconded by Ms. Richardson, with all in favor, the Unaudited Financial Statements as of March 31, 2026, were accepted.

EIGHTH ORDER OF BUSINESS **Approval of January 14, 2026 Public Hearing and Regular Meeting Minutes**

On MOTION by Ms. Laurion and seconded by Ms. Richarson, with all in favor, the January 14, 2026 Public Hearing and Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer: PRIME AE Group, Inc.

There were no District Counsel or District Engineer reports.

C. Field Operations: First Coast CMS

Mr. Shiver stated he noticed delivery of a trash can beside a park area; he will confer with District Management to make sure it is serviced. A utility contractor dug a trench in the Right-of-Way (ROW) along a sidewalk; it has been open for a little over a month. He will confer with someone on site to make sure it is finished. The contractor also cut an irrigation line, and a temporary repair is planned.

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

- **NEXT MEETING DATE: July 15, 2026 at 10:00 AM [Adoption of FY2027 Budget]**
  - **QUORUM CHECK**
- **Performance Measures/Standards & Annual Reporting Form (for informational purposes)**

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 Mr. Iskadar, with all in favor, the meeting adjourned at 10:25 a.m.

Secretary/Assistant Secretary

Chair/Vice Chair