

**MINUTES OF MEETING
CEDAR CROSSINGS COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Cedar Crossings Community Development District held Public Hearings and a Regular Meeting on July 23, 2025 at 1:00 p.m., at the Oakland Neighborhood Center, 915 Ave. E, Haines City, Florida 33844.

Present:

Jeff Myers	Assistant Secretary
Sammy Chakhachiro	Assistant Secretary
Stephen White	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jordan Lansford	Wrathell, Hunt and Associates, LLC
Jennifer Kilinski (via telephone)	District Counsel
Alex Sorondo (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 1:00 p.m. Supervisors Myers, Chakhachiro and White were present. Supervisors McConn and Dare were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget**

<p>On MOTION by Mr. Myers and seconded by Mr. White, with all in favor, the Public Hearing was opened.</p>

- A. Affidavit of Publication**
- B. Consideration of Resolution 2025-09, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Suit presented Resolution 2025-09. After the last meeting, reductions were made to the proposed Fiscal Year 2026 budget with the goal of keeping the Operation and Maintenance (O&M) portion of the assessments at \$900 per on-roll units. This budget reflects both on and off-roll assessments and a Landowner contribution.

On MOTION by Mr. Myers and seconded by Mr. White, with all in favor, the Public Hearing was closed.

On MOTION by Mr. White and seconded by Mr. Myers, with all in favor, Resolution 2025-09, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law

On MOTION by Mr. Myers and seconded by Mr. White, with all in favor, the Public Hearing was opened.

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**
- C. Consideration of Resolution 2025-10, District Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**
No property owners or members of the public spoke.

On MOTION by Mr. Myers and seconded by Mr. White, with all in favor, the Public Hearing was closed.

Ms. Suit presented Resolution 2025-10 and read the title.

On MOTION by Mr. White and seconded by Mr. Myers, with all in favor, Resolution 2025-10, District Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2026; Providing for the Collection and

Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-11, Ratifying, Confirming, and Approving the Actions of the Chairperson, Vice Chairperson, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing Of \$24,380,000 Cedar Crossings Community Development District Special Assessment Bonds, Series 2025; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2025-11 and read the title.

On MOTION by Mr. Myers and seconded by Mr. White, with all in favor, Resolution 2025-11, Ratifying, Confirming, and Approving the Actions of the Chairperson, Vice Chairperson, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing Of \$24,380,000 Cedar Crossings Community Development District Special Assessment Bonds, Series 2025; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Fiscal Year 2026 Budget Deficit Funding Agreement

Ms. Suit presented the Fiscal Year 2026 Budget Deficit Funding Agreement.

On MOTION by Mr. White and seconded by Mr. Myers, with all in favor, the Fiscal Year 2026 Budget Deficit Funding Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-12, Electing and Removing Officers of the District and Providing for an Effective Date

Ms. Suit presented Resolution 2025-12. Mr. Myers nominated the following slate:

- | | |
|-------------------|---------------------|
| Steve McConn | Chair |
| Casey Dare | Vice Chair |
| Jeff Myers | Assistant Secretary |
| Sammy Chakhachiro | Assistant Secretary |

Stephen White	Assistant Secretary
Jordan Lansford	Assistant Secretary

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

Aaron Reid	Assistant Secretary
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The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Kristen Suit	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Myers and seconded by Mr. White, with all in favor, Resolution 2025-12, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

NINTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Ms. Suit presented the Goals and Objectives Reporting for Fiscal Year 2026 Performance Measures and Standards. She noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives Reporting.

On MOTION by Mr. Myers and seconded by Mr. Chakhachiro, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to 2025 Goals and Objectives Reporting, was approved.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2025

On MOTION by Mr. Myers and seconded by Mr. White, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of April 23, 2025 Special Meeting Minutes

On MOTION by Mr. Myers and seconded by Mr. White, with all in favor, the April 23, 2025 Special Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk PLLC

Ms. Kilinski stated that Form 1 was due by July 1, 2025; it should be filed immediately if not done. The required four hours of ethics training must be completed by December 31, 2025.

A Board Member asked about holding an ethics training session like last year.

Ms. Kilinski will coordinate it with Mr. McConn.

B. District Engineer: Poulos & Bennett, LLC

There was no report.

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

- **NEXT MEETING DATE: August 27, 2025 at 1:00 PM**

- **QUORUM CHECK**

The August 27, 2025 meeting will be cancelled.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

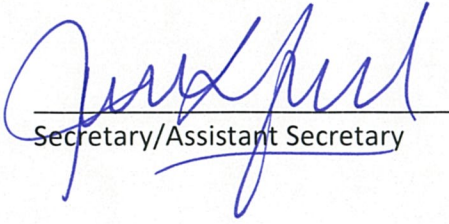
Public Comments

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Myers and seconded by Mr. White, with all in favor, the meeting adjourned at 1:15 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair