

**MINUTES OF MEETING
ORMOND CROSSINGS WEST
COMMUNITY DEVELOPMENT DISTRICT**

The Ormond Crossings West Community Development District held a Regular Meeting on October 28, 2025 at 11:00 a.m., at the Hampton Inn Daytona/Ormond Beach, 155 Interchange Boulevard, Ormond Beach, Florida 32174.

Present:

Clint Smith
Greg Ulmer
Bill Livingston
Franklin Green

Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Cindy Cerbone
Chris Conti
Jonathan Johnson (via telephone)
Jeff Trimble (via telephone)
Brad Kline (via telephone)

District Manager
Wrathell, Hunt and Associates (WHA)
District Counsel
District Engineer
Developer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Conti called the meeting to order at 11:04 a.m.

Supervisors Smith, Ulmer, Livingston, and Green were present. Supervisor Susewitt was absent.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Kline expressed excitement to get started on the project. Contracts for the utilities in Section 1 were signed.

THIRD ORDER OF BUSINESS

Presentation of First Supplemental Engineer's Report (Master Infrastructure Project) (for informational purposes)

Mr. Trimble presented the First Supplemental Engineer's Report for the Master Infrastructure Project, which includes the Tymber Creek Road realignment and the associated roadway, structural/bridge, and utility improvements; U.S. Highway 1 intersection improvements; and other improvements.

FOURTH ORDER OF BUSINESS**Presentation of First Supplemental Special Assessment Methodology Report (for informational purposes)**

Mr. Conti presented the First Supplemental Special Assessment Methodology Report, which was previously presented. He noted the following:

- The Capital Improvement Plan (CIP) anticipates 2,550 residential units.
- The total of the estimated costs for the Master Infrastructure Project is \$39,391,275.
- The District intends to issue Series 2025 Special Assessment Bonds in the estimated principal amount of \$20,000,000 to fund a portion of the Master Improvement Project costs in the estimated total amount of \$16,596,863.44. It is anticipated that any costs of the Master Improvement Project not funded by the Series 2025 Bonds will be completed or funded by the Developer.

Mr. Conti reviewed Appendix Tables 1 through 6 detailing the Development Plan Master Improvement Project, Capital Improvement Plan Master Infrastructure Project, Preliminary Sources and Uses of Funds, Benefit Allocation, Cost Allocation, and Bond Assessment Apportionment.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-03, Setting Forth The Specific Terms of the District's Capital Improvement Revenue Bonds, Series 2025; Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds;**

Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date

Mr. Johnson presented Resolution 2026-03, known as the Delegation Resolution, which will be the final step required prior to issuing the bonds. This Resolution authorizes District Management and Staff to insert the actual terms and conditions of the bond pricing.

On MOTION by Mr. Smith and seconded by Mr. Ulmer, with all in favor, Resolution 2026-03, Setting Forth The Specific Terms of the District’s Capital Improvement Revenue Bonds, Series 2025; Certain Additional Findings and Confirming and/or Adopting an Engineer’s Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2025

On MOTION by Mr. Ulmer and seconded by Mr. Smith, with all in favor, the Unaudited Financial Statements as of September 30, 2025, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of October 10, 2025 Regular Meeting Minutes

On MOTION by Mr. Green and seconded by Mr. Smith, with all in favor, the October 10, 2025 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Johnson recalled that the Board previously approved a Delegated Award Resolution, which approved the form of the Bond Purchase Contract. Several of the documents required by the Bond Purchase Contract can be executed in conjunction with the pre-closing on the bonds. Work is underway to get the Acquisition Agreement executed. The CDD has an existing contract with Poulos & Bennett and, with some of the scope of work previously engaged by the Developer relative to the CDD's Improvement Program and given the upcoming closing, preparations are underway to move that to under the Poulos & Bennett contract with the CDD, for which a Work Authorization is necessary.

On MOTION by Mr. Green and seconded by Mr. Smith, with all in favor, authorizing the Chair and Assistant Secretary to execute the Work Authorization and other documents associated with the closing between meetings, subject to ratification at a future meeting, was approved.

B. District Engineer: Poulos & Bennett, LLC

Mr. Trimble stated that most items are in permitting; no construction has commenced.

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

- **Property Insurance on Vertical Assets**
- **Form 1 Submission and Ethics Training**
- **Goals and Objectives Reporting**

Mr. Conti stated that information was sent to Mr. Trimble. Ms. Cerbone stated that, for the required Engineer's Inspection, Mr. Trimble can simply state that the CDD did not have any physical infrastructure improvements in Fiscal Year 2025. Ms. Cerbone noted that she or Mr. Conti will work with the Chair regarding the Fiscal Year 2025 Goals and Objectives Reporting, which must be posted on the website no later than December 1, 2025.

- **NEXT MEETING DATE: January 27, 2026 at 11:00 AM**

○ **QUORUM CHECK**

It was noted that a Special Meeting can be scheduled in November or December 2025, if necessary.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

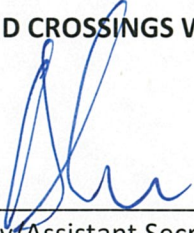
No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Smith and seconded by Mr. Ulmer, with all in favor, the meeting adjourned at 11:21 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair