MINUTES OF MEETING
INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Independence Community Development District held a Regular Meeting on June 3, 2025 at 2:30 p.m. (Central Time), at the Holiday Inn Express & Suites, 125 Cracker Barrel Road, Crestview, Florida 32536-2230.

Present:

Robert Isakson	Chair
Sophie Sumner	Assistant Secretary
Jason Eaves	Assistant Secretary
Kristen Miller	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Chris Conti	Wrathell, Hunt and Associates LLC
Katie Buchanan (via telephone)	District Counsel
Bob Jacobs	DR Horton
Chole Kelly	DR Horton
Michael Holdship	DR Horton
Matt Howell	DR Horton

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

Ms. Cerbone called the meeting to order at 2:32 p.m., Central Time and stated the Oath of Office was administered to Ms. Kristen Miller prior to the meeting commencing.

Supervisors Isakson, Sumner, Miller and Eaves were present. Mr. Kucera was absent.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Appointed Supervisor [Kristen Miller - Seat 4] (the following to be provided under separate cover)**

This item was addressed during the First Order of Business.

Ms. Cerbone provided and she and Ms. Buchanan explained the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS **Ratification of Resolution 2024-05, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2024-05.

On MOTION by Mr. Isakson and seconded by Mr. Eaves, with all in favor, Resolution 2024-05, Electing and Removing Officers of the District and Providing for an Effective Date, was ratified.

FIFTH ORDER OF BUSINESS **Acceptance of Resignation of Tony Kucera [Seat 1]**

Ms. Cerbone presented the resignation of Tony Kucera from Seat 1.

On MOTION by Mr. Isakson and seconded by Ms. Sumner, with all in favor, the resignation of Tony Kucera from Seat 1, was accepted.

SIXTH ORDER OF BUSINESS **Consider Appointment to Fill Unexpired Term of Seat 1; Term Expires November 2028**

Mr. Isakson nominated Mr. Matt Howell to fill Seat 1.

No other nominations were made.

On MOTION by Mr. Isakson and seconded by Ms. Sumner, with all in favor, the appointment of Mr. Matt Howell to fill Seat 1, was approved.

- **Administration of Oath of Office to Appointed Supervisor**

Mr. Conti, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Matt Howell.

Ms. Cerbone provided a new Supervisor packet to Mr. Howell and stated explanations of the contents will be emailed to Mr. Howell.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2025-01.

Mr. Isakson nominated the following slate:

Robert Isakson	Chair
Matt Howell	Vice Chair
Sophie Sumner	Assistant Secretary
Jason Eaves	Assistant Secretary
Kristen Miller	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Tony Kucera	Vice Chair

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Chris Conti	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Isakson and seconded by Ms. Sumner, with all in favor, Resolution 2025-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Discussion: District Engineering Services**

Ms. Cerbone stated Avcon is the current District Engineering firm and Mr. Keith Jenkins served as the District Engineer. With his departure, Avcon is still the District Engineer of record. She asked what action the Board would like to take.

Discussion ensued regarding terminating the contract with Avcon, the termination date, engaging an Interim District Engineer and publicizing a Request for Qualifications (RFQ).

On MOTION by Mr. Eaves and seconded by Mr. Isakson, with all in favor, terminating the Avcon, Inc., Engineering Services Agreement based on the termination clause, effective once an Interim District Engineering Services Agreement is in place with a new District Engineer, was approved.

On MOTION by Ms. Sumner and seconded by Ms. Miller, with all in favor, authorizing Staff to advertise a RFQ for Engineering Services, using the same evaluation ranking criteria as the original RFQ, was approved.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2025-02, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2025-02. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

On MOTION by Mr. Isakson and seconded by Mr. Eaves, with all in favor, Resolution 2025-02, Approving a Proposed Budget for Fiscal Year 2025/2026

and Setting a Public Hearing Thereon Pursuant to Florida Law for August 5, 2025 at 2:30 p.m., at the Holiday Inn Express & Suites, 125 Cracker Barrel Road, Crestview, Florida 32536-2230; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2025-03, 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**

Ms. Cerbone presented Resolution 2025-03.

On MOTION by Mr. Howell and seconded by Ms. Sumner, with all in favor, Resolution 2025-03, 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, was adopted.

ELEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-04, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2025-04.

On MOTION by Mr. Isakson and seconded by Ms. Miller, with all in favor, Resolution 2025-04, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS **Update: Financing**

Ms. Cerbone noted the Board’s goal to issue bonds in June 2026 and stated that it will take four to six months. She recommended starting the process at the August 2025 budget adoption meeting. She discussed the bond timing and bond issuance process, including the need to produce a District Engineer’s Report by mid-July 2025, along with a Master Assessment

Methodology Report. Thereafter, Staff can set a public hearing to levy the debt on the properties of the District, followed by a bond validation hearing, all with the involvement and assistance from District Counsel, Bond Counsel, Bond Underwriter and Developer Counsel.

THIRTEENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of April 30, 2025**

On MOTION by Mr. Isakson and seconded by Mr. Howell, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

FOURTEENTH ORDER OF BUSINESS **Approval of August 5, 2024 Public Hearings and Regular Meeting Minutes**

This item was deferred to the next meeting.

FIFTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Ms. Buchanan stated she should be contacted once the CDD reaches a point where it is ready to turn over the utilities or improvements to the County, City or utility authority so she can make sure the CDD is eligible for funding.

B. District Engineer: Avcon, Inc.

There was no report.

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

- **NEXT MEETING DATE: August 5, 2025 at 2:30 PM (Central Time)**
  - **QUORUM CHECK**

SIXTEENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Eaves and seconded by Ms. Sumner, with all in favor, the meeting adjourned at 3:14 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair