MINUTES OF MEETING
INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Independence Community Development District held a Public Hearing and a Regular Meeting on August 5, 2025 at 2:30 p.m. (Central Time), at the Holiday Inn Express & Suites, 125 Cracker Barrel Road, Crestview, Florida 32536-2230.

Present:

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 (via telephone)	DR Horton
Chole Kelly (via telephone)	68 Ventures
Cat Holladay (via telephone)	68 Ventures

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

Mr. Conti called the meeting to order at 2:30 p.m., Central Time.

Supervisors Sumner, Miller and Eaves were present. Supervisors Howell and Isakson were not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Acceptance of Resignation of Robert Isakson**

On MOTION by Mr. Eaves and seconded by Ms. Sumner, with all in favor, the resignation of Robert Isakson from Seat 5, was accepted.

FOURTH ORDER OF BUSINESS **Consider Appointment to Fill Unexpired Term of Seat 5; Term Expires November 2026**

This item was deferred.

- **Administration of Oath of Office to Appointed Supervisor (the following will be provided under separate cover)**

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**

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-05, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Conti presented Resolution 2025-05. Ms. Miller nominated the following:

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

No other nominations were made.

This Resolution removes the following from the Board:

Robert Isakson	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 Ms. Sumner and seconded by Mr. Eaves, with all in favor, Resolution 2025-05, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

A. Affidavit of Publication

B. Consideration of Resolution 2025-06, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Conti presented Resolution 2025-06. He 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. Ms. Cerbone stated that this is a Landowner-contribution budget, with expenses funded as they are incurred.

On MOTION by Mr. Eaves and seconded by Ms. Sumner, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Ms. Miller and seconded by Mr. Eaves, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Miller and seconded by Ms. Sumner, with all in favor, Resolution 2025-06, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Fiscal Year 2026 Budget Funding Agreement**

Mr. Conti presented the Fiscal Year 2026 Budget Funding Agreement.

> **On MOTION by Mr. Eaves and seconded by Ms. Miller, with all in favor, the Fiscal Year 2026 Budget Funding Agreement, was approved.**

EIGHTH 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**

Mr. Conti presented the Goals and Objectives Reporting for Fiscal Year 2026 and noted that the Chair needs to be authorized to approve the Fiscal Year 2025 Goals and Objectives Report.

> **On MOTION by Ms. Sumner and seconded by Ms. Miller, with all in favor, the Goals and Objectives Reporting for Fiscal Year 2026 and authorizing the Chair to approve the findings in the 2025 Goals and Objectives Reporting, were approved.**

NINTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of June 30, 2025**

> **On MOTION by Ms. Miller and seconded by Mr. Eaves, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.**

TENTH ORDER OF BUSINESS **Approval of Minutes**

A. August 5, 2024 Public Hearing and Regular Meeting

B. June 3, 2025 Regular Meeting

> **On MOTION by Ms. Sumner and seconded by Ms. Miller, with all in favor, the August 5, 2024 Public Hearing and Regular Meeting Minutes and the June 3, 2025 Regular Meeting Minutes, both as presented, were approved.**

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

There was no report.

B. District Engineer: Avcon, Inc.

Ms. Cerbone noted interest in discussing District Engineering services in the future.

Ms. Cerbone discussed the bond validation and issuance process, and the reports and documents that will be needed in order to start the process. This could be a four-to-six-month process. She suggested holding a meeting in September so that the process can start.

On MOTION by Mr. Eaves and seconded by Ms. Sumner, with all in favor, scheduling a meeting for September 3, 2025 at 2:30 p.m., was approved.

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

- **Property Insurance on Vertical Assets**

Ms. Cerbone stated this is a placeholder reminder that securing property insurance for the CDD's vertical assets, needs to be considered once they are constructed.

- **Form 1 Submission and Ethics Training**

Ms. Cerbone reminded the Board to file Form 1 and to complete the required four hours of ethics training.

- **Hard Copy Agendas vs Tablets**

The Board prefers to receive hard copy agendas.

- **NEXT MEETING DATE: October 7, 2025 at 2:30 PM (Central Time**
  - **QUORUM CHECK**

The next meeting will be on September 3, 2025, rather than on October 7, 2025.

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

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Eaves and seconded by Ms. Sumner, with all in favor, the meeting adjourned at 2:50 p.m. (Central Time).

____
Secretary/Assistant Secretary

____
Chair/Vice Chair