MINUTES OF MEETING
INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT

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

Present:

Kristen Miller (via telephone)	Chair
Matt Howell	Vice Chair
Sophie Sumner	Assistant Secretary
Jason Eaves	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Chris Conti	Wrathell, Hunt and Associates, LLC
Katie Buchanan (via telephone)	District Counsel
Matt Zinke (via telephone)	Interim District Engineer
Bob Jacobs	DR Horton
Chloe 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 2:37 p.m., Central Time.

Supervisors Sumner, Howell and Eaves were present. Supervisor Miller attended via telephone. One seat is vacant.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD 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

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

This item was deferred.

FIFTH ORDER OF BUSINESS **Consider Termination of Avcon, Inc.**

Mr. Conti discussed the Board's desire to terminate the current District Engineer, Avcon, Inc.

On MOTION by Mr. Eaves and seconded by Ms. Sumner, with all in favor, termination of the Agreement with Avcon, Inc., and authorizing Staff to prepare the Notice of Termination, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Interim Engineering Services Agreement [Jenkins Engineering, Inc]**

Mr. Conti presented the Jenkins Engineering, Inc., Interim Engineering Services Agreement.

On MOTION by Ms. Howell and seconded by Ms. Sumner, with all in favor, the Jenkins Engineering, Inc. Interim Engineering Services Agreement and authorization to execute, was approved.

SEVENTH ORDER OF BUSINESS **Consider Authorization of RFQ for Engineering Services**

Mr. Conti presented the Request for Proposals (RFQ) for Engineering Services and Competitive Selection Criteria and point values.

On MOTION by Ms. Sumner and seconded by Mr. Eaves, with all in favor, the RFQ for Engineering Services and Competitive Selection Criteria and authorizing Staff to advertise, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2025-08, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

NINTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of July 31, 2025**

On MOTION by Ms. Sumner and seconded by Mr. Howell, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted.

TENTH ORDER OF BUSINESS **Approval of August 5, 2025 Public Hearing and Regular Meeting Minutes**

The following change was made to the August 5, 2025 Meeting Minutes:

Line 22: Change "Kat" to "Cat"

On MOTION by Ms. Sumner and seconded by Mr. Howell, with all in favor, the August 5, 2025 Public Hearing and Regular Meeting Minutes, as amended, were approved.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Ms. Buchanan stated the Engineer's Report is being refined. This will establish the project and, once it is finalized, bond validation and the bond process can proceed.

B. District Engineer: Avcon, Inc.

The District Engineer name will be changed to "Jenkins Engineering, Inc." going forward.

Mr. Zinke stated that work on the Engineer's Report will commence.

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

- **Property Insurance on Vertical Assets**

Mr. Conti 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**

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

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

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 Ms. Howell and seconded by Mr. Eaves, with all in favor, the meeting adjourned at 2:49 p.m. (Central Time).

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair