

**MINUTES OF MEETING
DP1
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the DP1 Community Development District held a Regular Meeting on April 22, 2025 at 11:00 a.m., at the Grand Cypress Apartments, 125 Big Cypress Drive, St. Johns, Florida 32259.

Present:

Bobby Bennett (via telephone)	Chair
Lucas Hildebrand	Vice Chair
Melissa Yuhas	Assistant Secretary
Logan Cahoon	Assistant Secretary
Jamie Loughry	Assistant Secretary

Also present:

Daniel Rom	District Manager
Katie Buchanan (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:08 a.m. The Oath of Office was administered to Jamie Loughry, Melissa Yuhas and Logan Cahoon before the meeting. Supervisors Cahoon, Hildebrand, Yuhas and Loughry were present. Supervisor Bennett attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors (Jamie Loughry - Seat 3, Melissa Yuhas - Seat 4, Logan Cahoon - Seat 5) (the following to be provided under separate cover)

This item was addressed during the First Order of Business. All are familiar with the following:

- A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. Membership, Obligation 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 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Mr. Rom presented Resolution 2025-01. The results of the Landowners' Election were as follows:

Seat 3	Jamie Loughry	140 Votes	2-year Term
Seat 4	Melissa Yuhas	145 Votes	4-year Term
Seat 5	Logan Cahoon	145 Votes	4-year Term

On MOTION by Mr. Cahoon and seconded by Ms. Yuhas, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Rom presented Resolution 2025-02. Mr. Cahoon nominated the following:

Bobby Bennett	Chair
Lucas Hildebrand	Vice Chair
Melissa Yuhas	Assistant Secretary
Logan Cahoon	Assistant Secretary
Jamie Loughry	Assistant Secretary
Kristen Thomas	Assistant Secretary

No other nominations were made.

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

Craig Wrathell	Secretary
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Daniel Rom

Assistant Secretary

Craig Wrathell

Treasurer

Jeff Pinder

Assistant Treasurer

On MOTION by Mr. Cahoon and seconded by Ms. Yuhas, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, 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

Mr. Rom presented Resolution 2025-03. He reviewed the proposed Fiscal Year 2026 budget, highlighting any increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

On MOTION by Mr. Hildebrand and seconded by Ms. Loughry, with all in favor, Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 26, 2025 at 11:00 a.m., at the Grand Cypress Apartments, 125 Big Cypress Drive, St. Johns, Florida 32259; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, 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

On MOTION by Mr. Cahoon and seconded by Mr. Hildebrand, with all in favor, Resolution 2025-04, 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.

EIGHTH ORDER OF BUSINESS**Presentation of Annual Financial Report
for the Fiscal Year Ended September 30,
2023, Prepared by Berger, Toombs, Elam,
Gaines & Frank**

Mr. Rom presented the Audited Financial Report for the Fiscal Year Ended September 30, 2023 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

**A. Consideration of Resolution 2025-05, Hereby Accepting the Audited Financial Report
for the Fiscal Year Ended September 30, 2023**

**On MOTION by Mr. Cahoon and seconded by Ms. Yuhas, with all in favor,
Resolution 2025-05, Hereby Accepting the Audited Financial Report for the
Fiscal Year Ended September 30, 2023, was adopted.**

NINTH ORDER OF BUSINESS**Consideration of Resolution 2025-06,
Approving the Florida Statewide Mutual
Aid Agreement; Providing for Severability;
and Providing for an Effective Date**

Mr. Rom presented Resolution 2025-06. He discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

**On MOTION by Mr. Cahoon and seconded by Mr. Bennett, with all in favor,
Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement;
Providing for Severability; and Providing for an Effective Date, was adopted.**

TENTH ORDER OF BUSINESS**Consideration of Resolution 2025-07,
Designating the Location of the Local
District Records Office and Providing an
Effective Date**

Mr. Rom recalled that, at the last meeting, the Board decided to designate the meeting location as the local District Records Office; therefore, this item is no longer necessary.

ELEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of March 31, 2025**

On MOTION by Mr. Hildebrand and seconded by Mr. Cahoon, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

TWELFTH ORDER OF BUSINESS**Approval of Minutes**

- A. August 27, 2024 Public Hearing and Regular Meeting**
- B. January 28, 2025 Landowners' Meeting**

On MOTION by Mr. Bennett and seconded by Ms. Yuhas, with all in favor, the August 27, 2024 Public Hearing and Regular Meeting Minutes and the January 28, 2025 Landowners' Meeting Minutes, both as presented, were approved.

THIRTEENTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer: Prosser, Inc.**

There were no District Counsel or District Engineer reports.

- C. District Manager: Wrathell, Hunt and Associates, LLC**
 - **NEXT MEETING: August 26, 2025 at 11:00 AM [Adoption of FY2026 Budget]**
 - **QUORUM CHECK**

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

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Cahoon and seconded by Mr. Hildebrand, with all in favor, the meeting adjourned at 11:23 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair