

**MINUTES OF MEETING
DP1
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the DP1 Community Development District held a Public Hearing and Regular Meeting on August 26, 2025 at 11:00 a.m., at the Grand Cypress Apartments, 125 Big Cypress Drive, St. Johns, Florida 32259.

Present:

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

Also present:

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|--------------------------------|------------------------------------|
| Daniel Rom | District Manager |
| Raymond Passaro | Wrathell, Hunt and Associates, LLC |
| Katie Buchanan (via telephone) | District Counsel |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:00 a.m.

Supervisors Cahoon, Hildebrand, Yuhas and Bennett were present. Supervisor Loughry attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Public Hearing on Adoption of the Fiscal Year 2025/2026 Budget

A. Proof/Affidavit of Publication

B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Rom presented Resolution 2025-08. 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.

Discussion ensued regarding the amount budgeted for the District Engineer for Fiscal Year 2026, the lack of Engineering expenditures year-to-date for Fiscal Year 2025 and whether anything will be expended for Engineering in Fiscal Year 2025.

On MOTION by Mr. Cahoon and seconded by Mr. Hildebrand, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Cahoon and seconded by Mr. Bennett, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Hildebrand and seconded by Mr. Bennett, with all in favor, Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Fiscal Year 2025/2026 Funding Agreement

On MOTION by Ms. Yuhas and seconded by Mr. Cahoon, with all in favor, the Fiscal Year 2025/2026 Funding Agreement, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

Mr. Rom presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Bennett and seconded by Mr. Cahoon, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Rom noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

On MOTION by Mr. Cahoon and seconded by Mr. Hildebrand, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

SIXTH ORDER OF BUSINESS

Presentation of Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank

Mr. Rom presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 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 2025-09, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024**

On MOTION by Ms. Yuhas and seconded by Mr. Cahoon, with all in favor, Resolution 2025-09, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2025

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

EIGHTH ORDER OF BUSINESS

Approval of April 22, 2025 Regular Meeting Minutes

On MOTION by Mr. Cahoon and seconded by Mr. Hildebrand, with all in favor, the April 22, 2025 Regular Meeting Minutes, as presented, were approved.

NINTH 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

Mr. Rom reminded the Board Members to complete the required four hours of ethics training by December 31, 2025.

- **NEXT MEETING: April 28, 2026 at 11:00 AM [Presentation of FY2027 Budget]**
 - **QUORUM CHECK**

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 Ms. Yuhas and seconded by Mr. Cahoon, with all in favor, the meeting adjourned at 11:12 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair