

DP1 Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
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<https://dp1cdd.net>

April 21, 2026

Board of Supervisors
DP1 Community Development District

Dear Board Members:

The Board of Supervisors of the DP1 Community Development District will hold a Regular Meeting on April 28, 2026 at 11:00 a.m., at the Grand Cypress Apartments, 125 Big Cypress Drive, St. Johns, Florida 32259. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2026-01, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
4. Consideration of Resolution 2026-02, Designating a Date, Time and Location for a Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date [Seats 1, 2 & 3]
5. Consideration of Resolution 2026-03, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date
 - A. Rules of Procedure
6. Consideration of Resolution 2026-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
7. Consideration of Resolution 2026-05, Designating the Location of the Local District Records Office and Providing an Effective Date
8. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Note: Meeting Time

Board of Supervisors
 DP1 Community Development District
 April 28, 2026, Regular Meeting Agenda

- A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
9. Acceptance of Unaudited Financial Statements as of March 31, 2026
10. Approval of August 26, 2025 Public Hearing and Regular Meeting Minutes
11. Staff Reports
- A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Prosser, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 0 Registered Voters in District as of April 15, 2026
 - NEXT MEETING DATE: August 25, 2026 at 11:00 AM [Adoption of FY2027 Budget]

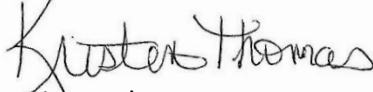
○ QUORUM CHECK

SEAT 1	BOBBY BENNETT	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	LUCAS HILDEBRAND	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	JAMIE LOUGHRY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	MELISSA YUHAS	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	LOGAN CAHOON	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

- 12. Board Members' Comments/Requests
- 13. Public Comments
- 14. Adjournment

Please do not hesitate to contact me directly at (561) 517-5111 with any questions.

Sincerely,



Kristen Thomas
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 866 4977