

**MINUTES OF MEETING
THE OAK HILL TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of The Oak Hill Town Center Community Development District held a Regular Meeting on April 14, 2026 at 1:00 p.m., at the Storch Law Firm, 420 S Nova Rd, Daytona Beach, Florida 32114.

Present:

Bradley Bauknecht	Chair
Harry Newkirk	Vice Chair
Justin Payne	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Chris Conti	Wrathell, Hunt and Associates (WHA)
Michelle Rigoni (via telephone)	District Counsel

**DUE TO TECHNICAL DIFFICULTIES, AUDIO WAS NOT AVAILABLE
MINUTES TRANSCRIBED FROM THE MEETING NOTES**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 1:00 p.m.

Supervisors Newkirk, Bauknecht and Payne were present. Supervisors-Elect Bogart and Schroeder were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Board of Supervisors [Cody Bogart – Seat 3 and Shamus Schroeder – Seat 4] (the following will be provided in a separate package)

This item was deferred.

- A. **Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- 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**
- **Acceptance of Resignation of Shamus Schroeder [Seat 4] & Consideration of Appointment to Fill Unexpired Term of Seat 4**

This item was an addition to the agenda.

On MOTION by Mr. Bauknecht and seconded by Mr. Payne, with all in favor, the resignation of Shamus Schroeder from Seat 4, was accepted.

Mr. Bauknecht nominated Allen McClimon to fill Seat 4. No other nominations were made.

On MOTION by Mr. Newkirk and seconded by Mr. Payne, with all in favor, the appointment of Allen McClimon to fill Seat 4, was approved.

The Oath of Office will be administered to Allen McClimon at or before the next meeting.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Electing and Removing Officers of the District, and Providing for an Effective Date

This item was deferred.

FIFTH ORDER OF BUSINESS

Discussion/Update: Memorandum Regarding Estimated Timelines for Bond Validation and Issuance of Bonds

Ms. Rigoni reviewed the Memorandum Regarding Estimated Timelines for Bond Validation and Issuance of Bonds.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, 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

Ms. Cerbone presented Resolution 2026-02. She reviewed the proposed Fiscal Year 2026/2027 budget, highlighting increases, decreases and adjustments and explained the reasons for any changes.

On MOTION by Mr. Bauknecht and seconded by Mr. Payne, with all in favor, Consideration of Resolution 2026-02, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law for June 9, 2026 at 1:00 p.m., at the Offices of Storch Law Firm, 420 S Nova Road, Daytona Beach, Florida 32114; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, 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

Ms. Cerbone presented Resolution 2026-03.

On MOTION by Mr. Bauknecht and seconded by Mr. Payne, with all in favor, Resolution 2026-03, 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, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2026-04, 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

Ms. Cerbone presented Resolution 2026-04 and the Rules of Procedure.

On MOTION by Mr. Bauknecht and seconded by Mr. Payne, with all in favor, Resolution 2026-04, to Designate June 9, 2026 at 1:00 p.m., at the Offices of Storch Law Firm, 420 S Nova Road, Daytona Beach, Florida 32114, as the 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, was adopted.

NINTH ORDER OF BUSINESS

**Discussion/Consideration/Ratification:
Performance Measures/Standards &
Annual Reporting Form**

A. October 1, 2024 - September 30, 2025 [Posted]

Ms. Cerbone noted that the 2025 Goals and Objectives Reporting was completed.

B. October 1, 2025 - September 30, 2026

Ms. Cerbone presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Weinberg and seconded by Mr. Badessa, with all in favor, the 2025 Goals and Objectives Reporting, was ratified; and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

TENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of February 28, 2026**

On MOTION by Mr. Bauknecht and seconded by Mr. Payne, with all in favor, the Unaudited Financial Statements as of February 28, 2026, were accepted.

ELEVENTH ORDER OF BUSINESS

**Approval of September 9, 2025 Public
Hearings and Regular Meeting Minutes**

On MOTION by Mr. Bauknecht and seconded by Mr. Payne, with all in favor, the September 9, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

There was no report.

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

- **Property Insurance on Vertical Assets**
- **Form 1 Submission and Ethics Training**
- **NEXT MEETING DATE: May 12, 2026 at 1:00 PM**

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments


No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

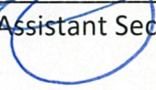
Adjournment

<p>On MOTION by Mr. Payne and seconded by Mr. Newkirk, with all in favor, the meeting adjourned at 2:15 p.m.</p>

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair

