

**MINUTES OF MEETING  
CRYSTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Crystal Ridge Community Development District held a Special Meeting on June 9, 2025 at 11:00 a.m., at 275 S Rock Crusher Rd., Homosassa, Florida, 34448.

**Present:**

Scott Prewitt  
Rockdale Skair  
James Brunton

Chair  
Vice Chair  
Assistant Secretary

**Also present:**

Ernesto Torres  
Felix Rodriguez (via telephone)  
Joe Brown (via telephone)  
Chuck Pigeon  
James Dicks

District Manager  
Wrathell, Hunt and Associates, LLC  
District Counsel  
Interim District Engineer  
DIX Developments

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order at 11:01 a.m. Supervisors Prewitt, Skair, and Brunton were present. Supervisor Dalrymple was absent. One seat was 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 1; Term Expires November  
2028**

This item was deferred.

- **Administration of Oath of Office to Appointed Supervisor (the following will be provided in a separate package)**
  - 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 2025-01 Electing and Removing Officers of the District, and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-01. Mr. Brunton nominated the following:

Scott Prewitt	Chair
Rockdale Skair	Vice Chair
James Brunton	Assistant Secretary
Brian Dalrymple	Assistant Secretary
Felix Rodriguez	Assistant Secretary

No other nominations were made.

The following prior appointments by the Board remain unchanged by this Resolution:

Craig Wrathell	Secretary
Ernesto Torres	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

**On MOTION by Mr. Brunton and seconded by Mr. Skair, with all in favor, Resolution 2025-01 Electing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-02, 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. Torres presented Resolution 2025-02. 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. This is a Landowner-contribution budget with expenses funded as they are incurred.

**On MOTION by Mr. Skair and seconded by Mr. Brunton, with all in favor, Resolution 2025-02, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 27, 2025 at 11:00 a.m., at 275 S. Rock Crusher Road, Crystal River, Florida 34448; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-03, 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**

This item was deferred.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Citrus County Property Appraiser Interlocal Agreement for Use of Uniform Method of Collecting Non-Ad Valorem Assessments**

Mr. Torres presented the Citrus County Property Appraiser Interlocal Agreement for Use of Uniform Method of Collecting Non- Ad Valorem Assessments.

**On MOTION by Mr. Prewitt and seconded by Mr. Brunton, with all in favor, the Citrus County Property Appraiser Interlocal Agreement for Use of Uniform Method of Collecting Non-Ad Valorem Assessments, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Citrus County Tax Collector Interlocal Agreement Regarding Collection of Non-Ad Valorem Assessments**

Mr. Torres presented the Citrus County Tax Collector Interlocal Agreement Regarding Collection of Non-Ad Valorem Assessments.

**On MOTION by Mr. Prewitt and seconded by Mr. Skair, with all in favor, the Citrus County Tax Collector Interlocal Agreement Regarding Collection of Non-Ad Valorem Assessments, was approved.**

**NINTH 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 the Remainder of Fiscal Year 2024/2025 and Providing for an Effective Date**

This item was deferred.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-05, Designating the Location of the Local District Records Office and Providing an Effective Date**

Mr. Torres presented Resolution 2025-05.

**On MOTION by Mr. Brunton and seconded by Mr. Skair, with all in favor, Resolution 2025-05, Designating 275 S. Rock Crusher Road, Crystal River, Florida 34448, as the Location of the Local District Records Office and Providing an Effective Date, was adopted.**

**ELEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of April 30, 2025**

**On MOTION by Mr. Prewitt and seconded by Mr. Brunton, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.**

**TWELFTH ORDER OF BUSINESS**

**Approval of August 2, 2024 Public Hearings and Regular Meeting Minutes**

**On MOTION by Mr. Brunton and seconded by Mr. Skair, with all in favor, the August 2, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.**

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

There was no report.

**B. District Engineer (Interim): Pigeon-Ardurra, LLC**

Mr. Pigeon reported that the Phases 1A, 1B and 2A are designed and permitted. Phase 3 is under design and permitting will occur this summer. Phase 1 is under construction.

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

- **0 Registered Voters in District as of April 15, 2025**
- **NEXT MEETING DATE: TBD**

The next meeting will be held on August 27, 2025 at 11 a.m.

**FOURTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**FIFTEENTH ORDER OF BUSINESS**

**Public Comments**

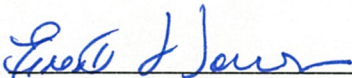
No members of the public spoke.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Prewitt and seconded by Mr. Skair, with all in favor, the meeting adjourned at 11:07 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair