

**MINUTES OF MEETING  
PADDOCKS COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Paddocks Community Development District held a Public Hearing and Regular Meeting on August 22, 2025 at 11:00 a.m., at Hampton Inn & Suites Sarasota/Lakewood Ranch, 8565 Cooper Creek Blvd., Sarasota, Florida 34201.

**Present:**

Michael Dady	Chair
Andrew Greenwood	Vice Chair
Steve Beachy (via telephone)	Assistant Secretary
Joel Konz	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Wes Haber (via telephone)	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 11:06 a.m.

Supervisors Konz, Dady and Greenwood were present. Supervisor Beachy attended via telephone. Supervisor Shipley was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

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

- A. Affidavit of Publication**
- B. Consideration of Resolution 2025-03, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Adams reviewed the proposed Fiscal Year 2026 budget, which is the same as the version presented at the last meeting.

Discussion ensued regarding Professional and administrative expenses.

It was noted that the Debt Service capitalized period ended and the principal/interest bond payments are due in November 2025 and May 2026. The expectation is for assessments to start transitioning from off-roll to on-roll next year.

**Mr. Adams opened the Public Hearing.**

No affected property owners or members of the public spoke.

**Mr. Adams closed the Public Hearing.**

**On MOTION by Mr. Greenwood and seconded by Mr. Dady, with all in favor, Resolution 2025-03, Relating to the Annual Appropriations and Adopting the Budget 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 Resolution 2025-04, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2025-04. Mr. Dady asked for a clarification of on-roll and off-roll assessments. Mr. Adams stated that on-roll assessments are levied on platted units and off-roll assessments are levied on unplatted land on a gross acre basis.

**On MOTION by Mr. Dady and seconded by Mr. Konz, with all in favor, Resolution 2025-04, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-05, Making Certain Findings; Approving the Supplemental Assessment Report; Setting**

Forth the Terms of the Series 2024 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2024 Bonds; Levying and Allocating Assessments Securing Series 2024 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing For a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date

Mr. Adams presented Resolution 2025-05.

**On MOTION by Mr. Dady and seconded by Mr. Greenwood, with all in favor, Resolution 2025-05, Making Certain Findings; Approving the Supplemental Assessment Report; Setting Forth the Terms of the Series 2024 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2024 Bonds; Levying and Allocating Assessments Securing Series 2024 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing For a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

Consideration of Resolution 2025-06, Ratifying, Confirming and Approving the Sale of the Paddocks Community Development District Capital Improvement Revenue Bonds, Series 2024; Ratifying, Confirming and Approving the actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries and All District Staff Regarding the Sale and Closing of the Paddocks Community Development District Capital Improvement Revenue Bonds, Series 2024; Determining Such Actions as Being in Accordance With the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2025-06.

**On MOTION by Mr. Greenwood and seconded by Mr. Konz, with all in favor, Resolution 2025-06, Ratifying, Confirming and Approving the Sale of the Paddocks Community Development District Capital Improvement Revenue**

**Bonds, Series 2024; Ratifying, Confirming and Approving the actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries and All District Staff Regarding the Sale and Closing of the Paddocks Community Development District Capital Improvement Revenue Bonds, Series 2024; Determining Such Actions as Being in Accordance With the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Disclosure of Public Financing**

Mr. Adams presented the Disclosure of Public Financing, which will be recorded in the public record.

**On MOTION by Mr. Greenwood and seconded by Mr. Dady, with all in favor, the Disclosure of Public Financing, was approved.**

**EIGHTH ORDER OF BUSINESS**

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

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

**On MOTION by Mr. Greenwood and seconded by Mr. Konz, 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. Adams noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives. The District Engineer Annual Inspection of the District's infrastructure is due within the next 30 days.

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

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of July 31, 2025**

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2025.

The financials were accepted.

**TENTH ORDER OF BUSINESS**

**Approval of May 23, 2025 Regular Meeting Minutes**

A request was made to move this agenda item behind public comments.

**On MOTION by Mr. Dady and seconded by Mr. Greenwood, with all in favor, the May 23, 2025 Regular Meeting Minutes, as presented, were approved.**

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

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

**B. District Engineer: ZNS Engineering**

There were no District Counsel or District Engineer reports.

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

- **0 Registered Voters in District as of April 15, 2025**
- **NEXT MEETING DATE: September 26, 2025 at 11:00 AM**
  - **QUORUM CHECK**

The next meeting will be on September 26, 2025, unless canceled.

**ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TWELFTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Greenwood and seconded by Mr. Dady, with all in favor, the meeting adjourned at 11:26 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair