

**MINUTES OF MEETING
BEDNER FARMS COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Bedner Farms Community Development District was held on May 29, 2025, at 10:00 a.m., at the Susan Broom Kilmer Branch Library, 101 Melody Lane, Fort Pierce, Florida 34950.

Present:

Michael Folstein
Derek Youngblood
Sonja Pedretti

Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Cindy Cerbone
Chris Conti
Bennett Davenport (via telephone)
Julie Thomas (via telephone)
Johnny Lynch (via telephone)

District Manager
Wrathell, Hunt and Associates (WHA)
District Counsel
Hamburg Place
Supervisor-Elect/DR Horton

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:00 a.m. The Oath of Office was administered to Sonja Pedretti, Michael Folstein and Derek Youngblood before the meeting. The Oath was not administered to Johnny Lynch, as he is attending via telephone; therefore, Mr. Lynch may not participate in the meeting as a Board Member but he can participate as a member of the public since he has not been sworn in. Katie Romancheck was not present.

Supervisors Pedretti, Folstein and Youngblood were present. Supervisor-Elect Lynch attended via telephone but will only participate as a member of the public. Supervisor-Elect Romancheck was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

PART 1: GENERAL DISTRICT ITEMS

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Board of Supervisors (the following will be provided in a separate package)

This item was discussed during the First Order of Business. The following items were provided and explained before the meeting:

- 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**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-01. The results of the Landowners' Election were as follows:

Seat 1	Johnny Lynch	100 Votes	4-year Term
Seat 2	Sonja Pedretti	100 Votes	4-year Term
Seat 3	Katie Romancheck	80 Votes	2-year Term
Seat 4	Michael Folstein	80 Votes	2-year Term
Seat 5	Derek Youngblood	80 Votes	2-year Term

On MOTION by Ms. Pedretti and seconded by Mr. Youngblood, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Electing Certain Officers of the District, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-02. Ms. Pedretti nominated the following:

Johnny Lynch

Chair

Michael Folstein	Vice Chair
Craig Wrathell	Secretary
Derek Youngblood	Assistant Secretary
Sonja Pedretti	Assistant Secretary
Chris Conti	Assistant Secretary
Cindy Cerbone	Assistant Secretary
Craig Wrathell	Treasurer
Jeffrey Pinder	Assistant Treasurer

No other nominations were made.

On MOTION by Mr. Youngblood and seconded by Mr. Folstein, with all in favor, Resolution 2025-02, Electing Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

PART 2: CONSENT AGENDA (ORGANIZATIONAL ITEMS, BANKING ITEMS & BUDGETARY ITEMS)

ORGANIZATIONAL ITEMS

SIXTH ORDER OF BUSINESS

**Consideration of the Following Consent
Agenda Organizational Items:**

The following Consent Agenda Items were presented:

- A. Resolution 2025-03, Appointing and Fixing the Compensation of the District Manager; Appointing a Methodology Consultant; and Providing an Effective Date**
 - **Agreement for District Management Services: Wrathell, Hunt and Associates, LLC**
- B. Resolution 2025-04, Appointing Legal Counsel for the District, Authorizing Compensation and Providing for an Effective Date**
 - **Fee Agreement: Kutak Rock LLP**
- C. Resolution 2025-05, Designating a Registered Agent and Registered Office of the District and Providing for an Effective Date**
- D. Resolution 2025-06, Appointing an Interim District Engineer for the Bedner Farms Community Development District, Authorizing its Compensation and Providing for an Effective Date**
 - **Interim Engineering Services Agreement: _____**

This item was deferred.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

This item was deferred.

F. Board Member Compensation: 190.006 (8), F.S.

The Board Members declined compensation.

G. Resolution 2025-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

H. Resolution 2025-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date

- **Authorization to Obtain General Liability and Public Officers' Insurance**

I. Resolution 2025-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date

J. Resolution 2025-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date

K. Resolution 2025-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date

L. Resolution 2025-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the District; and Providing for an Effective Date

M. Authorization of Request for Proposals (RFP) for Annual Audit Services

- **Designation of Board of Supervisors as Audit Committee**

This item was deferred.

N. Strange Zone, Inc., Quotation #M24-1036 for District Website Design, Maintenance and Domain Web-Site Design Agreement

O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

- P. Resolution 2025-13, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**
- Q. Goals and Objectives Reporting [HB7013 – Special Districts Performance Measures and Standards Reporting]**

BANKING ITEMS

SEVENTH ORDER OF BUSINESS

Consideration of the following Consent Agenda Banking Items:

The following Consent Agenda Items were presented:

- A. Resolution 2025-14, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; and Providing an Effective Date**
- B. Resolution 2025-15, Authorizing the District Manager or Treasurer to Execute the Public Depositors Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date**

BUDGETARY ITEMS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Consent Agenda Budgetary Items:

The following Consent Agenda Items were presented:

- A. Fiscal Year 2024/2025 Budget Funding Agreement**
- B. Fiscal Year 2025/2026 Budget Funding Agreement**
- C. Resolution 2025-16, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, and Providing an Effective Date**
- D. Resolution 2025-17, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date**
- E. Resolution 2025-18, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

- F. Resolution 2025-19, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**
- G. Resolution 2025-20, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

On MOTION by Ms. Pedretti and seconded by Mr. Youngblood, with all in favor, the Consent Agenda Items in the Sixth, Seventh and Eighth Orders of Business, with the exception of deferred Items 6D, 6E and 6M and acknowledging that the Board is not accepting Board Member Compensation, as listed in Item 6F, were approved and/or adopted.

PART 3: NON-CONSENT AGENDA (ORGANIZATIONAL ITEMS, BANKING ITEMS & BUDGETARY ITEMS)

ORGANIZATIONAL ITEMS

NINTH ORDER OF BUSINESS

Consideration of the Following Non-Consent Agenda Organizational Items:

- A. Resolution 2025-21, Designating the Location of the Local District Records Office and Providing an Effective Date**
This item was deferred.
- B. Resolution 2025-22, to Designate the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date**
 - I. Rules of Procedure**
 - II. Notices of Rule Development and Rulemaking**This item was deferred.
- C. Resolution 2025-23, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date**
This item was deferred.
- D. Resolution 2025-24, 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.

BANKING ITEMS**TENTH ORDER OF BUSINESS**

Consideration of the Following Non-Consent Agenda Banking Item:

- A. Resolution 2025-25, Designating a Public Depository for Funds of the District; and Providing an Effective Date**

On MOTION by Mr. Youngblood and seconded by Mr. Folstein, with all in favor, Resolution 2025-25, Designating Truist Bank as a Public Depository for Funds of the District; and Providing an Effective Date, was adopted.

BUDGETARY ITEMS**ELEVENTH ORDER OF BUSINESS**

Consideration of the following Non-Consent Agenda Budgetary Items:

- A. Resolution 2025-26, Approving Proposed Budget(s) for FY 2025; Setting a Public Hearing Thereon and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date**

Ms. Cerbone presented Resolution 2025-26. She reviewed the proposed Fiscal Year 2025 budget and discussed the line items.

On MOTION by Ms. Pedretti and seconded by Mr. Youngblood, with all in favor, Resolution 2025-26, Approving Proposed Budget(s) for FY 2025; Setting a Public Hearing Thereon for August 27, 2025 at 3:00 p.m., at the Susan Broom Kilmer Branch Library, 101 Melody Lane, Fort Pierce, Florida 34950, and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date, was adopted.

- B. Resolution 2025-27, Approving Proposed Budget(s) for FY 2026; Setting a Public Hearing Thereon and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date**

Ms. Cerbone presented Resolution 2025-27. She 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.

On MOTION by Mr. Folstein and seconded by Mr. Youngblood, with all in favor, Resolution 2025-27, Approving Proposed Budget(s) for FY 2026; Setting a Public Hearing Thereon for August 27, 2025 at 3:00 p.m., at the Susan Broom Kilmer Branch Library, 101 Melody Lane, Fort Pierce, Florida 34950, and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date, was adopted.

It was noted that funding requests should be sent to Mr. Lynch.

- C. Resolution 2025-28, Authorizing an Individual Designated by the Board of Supervisors to Act as the District's Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District's Infrastructure Improvements as Provided in the District's Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date

This item was deferred.

PART 4: FINANCING & PROJECT ITEMS

FINANCING MATTERS

TWELFTH ORDER OF BUSINESS

Consideration of the following Financing Item(s):

- A. Resolution 2025-29, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

This item was deferred.

PROJECT RELATED ITEMS

THIRTEENTH ORDER OF BUSINESS

Consideration of the following Project Related Items:

- A. Temporary Construction Easement**
- B. Acquisition Agreement**

These items were deferred.

FOURTEENTH ORDER OF BUSINESS

**Approval of December 20, 2024
Landowners' Meeting Minutes**

On MOTION by Ms. Pedretti and seconded by Mr. Folstein, with all in favor, the December 20, 2024 Landowners' Meeting Minutes, as presented, were approved.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP**

There was no report.

- B. District Engineer (Interim): _____**

There was no report.

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

The next meeting will be held on August 27, 2025 at 3:00 p.m.

SIXTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Folstein and seconded by Mr. Youngblood, with all in favor, the meeting adjourned at 10:42 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair