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MINUTES OF MEETING
OAKRIDGE
COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of the Oakridge Community Development District was held on June 3, 2026 at 6:00 p.m. at the Driftwood Community Center, 3000 N 69th Avenue, Hollywood, Florida.

Present and constituting a quorum were:

Ron Mitcham	Chairman
Steven Nathasingh	Vice Chairman
Allen Blenden	Assistant Secretary
Evangeline Ott	Assistant Secretary

Also present were:

Andrew Gill	District Manager
Scott Cochran	District Counsel
Ramone Tesone	District Engineer
Enrique Lemoine (Henry)	Hollywood Oaks Maint. Association

FIRST ORDER OF BUSINESS — Roll Call

Mr. Gill called the meeting at 6:03 p.m. and called the roll. Four Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS — Organizational Matters

A. Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office – Seat #2 (11/2028) and Seat #5 (11/2026)

Mr. Gil advised the Board that Seats 2 and 5 were currently vacant. Seat 5 would be filled through the November 2026 general election, while Seat 2 remained vacant for the remainder of its unexpired term. The Board discussed the need to maintain a quorum and considered interested candidates for appointment to the vacant seat.

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Following discussion, Chairman Mitcham nominated Evangeline Ott for appointment to Seat 2 to serve the remainder of the unexpired term ending November 28. The nomination received a second and was approved by unanimous vote.

> On MOTION by Mr. Mitcham, seconded by Mr. Nathasingh, with all in favor, Appointing Evangeline Ott to Seat 2 to Serve the Remainder of the Unexpired Term Ending November 2028, was approved.

B. Oath of Office for Newly Appointed Supervisor(s)

Mr. Gill administered the Oath of Office to Ms. Ott, and she was officially seated as a member of the Board of Supervisors.

C. Election of Officer(s)

Mr. Gill advised the Board that they could either retain the current slate of officers or make changes to reflect the appointment of the new Supervisor. The current officer structure was reviewed. After discussion, the Board expressed its preference to retain the existing slate of officers with no changes.

THIRD ORDER OF BUSINESS — Audience Comments – *As per District's rules, each speaker has 3 minutes to provide comment*

Mr. Gill opened the public comment period of the meeting.

Resident (Dr. Sugar) commented on recurring flooding concerns in the Hollywood Oaks and Oakridge Lake areas, the condition and ownership of interconnecting drainage pipes, and the appropriate next steps to determine the causes of flooding.

Several speakers sought clarification regarding the proposed investigation of the interconnecting pipe system between Hollywood Oaks and Oakridge. Questions were raised as to whether the pipes under discussion were located entirely within Hollywood Oaks or connected lakes in separate communities. Staff and consultants clarified that the pipes in question were the interconnecting pipes between lakes in Hollywood Oaks and Oakridge. Participants discussed prior inspections that were reportedly conducted approximately five to six years ago and noted that the current proposal would involve

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cleaning, CCTV inspection, and further evaluation of the pipe system to determine whether obstructions, deterioration, or operational issues exist.

Concerns were expressed about recurring flooding affecting homes, backyards, streets, and low-lying areas near Lake No. 3. Several speakers described significant flooding events and questioned whether drainage issues stemmed from the interconnecting pipes, differing lake elevations, development within the Preserve area, localized grading conditions, or other upstream drainage influences. Concerns were raised that corrective measures in. one area could unintentionally transfer flooding impacts to another area within the interconnected lake system.

Consultants and Board members discussed how the interconnected lakes are intended to equalize water elevations and how drainage capacity can be affected by major rainfall events. Discussion included the relationship between elevations in Hollywood Oaks and Oakridge, the function of equalizer pipes, and the need to evaluate the system as a whole before implementing corrective actions. It was noted that the affected drainage network receives runoff from multiple communities and drainage basins, making it necessary to understand all contributing factors before determining a solution.

Residents referenced the significant April 2023 rainfall event and questioned whether the flooding experience exceeded the design capacity of the original drainage system. Staff noted that portions of the drainage system were designed based on historical storm criteria and that the April 2023 event may have exceeded those assumptions. Discussion also addressed whether improvements, grading changes, or development activities completed after the original design could be contributing to current drainage patterns.

Questions were raised regarding responsibility for maintaining and funding repairs to the interconnecting drainage infrastructure. Residents questioned whether costs associated with inspection, maintenance, or repairs should be shared among the communities if the infrastructure serves multiple neighborhoods. Board members noted that the communities generally retain responsibility for maintenance of their lakes and associated drainage facilities, while acknowledging that ownership and cost allocation issues may require further review.

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Board members requested that drainage concerns associated with the Preserve development and other nearby improvements be investigated. Resident expressed concern that runoff from those areas may be contributing to flooding conditions, the Board emphasized the need for field observations and documentation during actual storm events before drawing conclusions. Staff recommended documenting conditions during future events and gathering additional data to identify the primary causes of flooding.

Board members notes that the Association has previously undertaken maintenance and improvement efforts, including cleaning drainage structures, repairing pavement, maintaining stormwater facilities, and implementing recommendations from prior engineering reviews. The Board discussed reviewing previous reports and recommendations to determine what actions have already been completed and what additional measures may be warranted.

The discussion concluded with general agreement that the immediate course of action should be to proceed with inspection and evaluation of the interconnecting pipe system, continue gathering information regarding flooding conditions, review historical reports and maintenance efforts, and use the resulting findings to determine whether additional corrective actions are necessary.

FOURTH ORDER OF BUSINESS **Approval of the Minutes of the March 4, 2026 Meeting**

Mr. Gill presented the minutes from the March 4, 2026, meeting and asked the Board for any comments, corrections, or questions. The minutes were approved as presented.

> On MOTION by Mr. Blenden, seconded by Ms. Ott, with all in favor, the Minutes of the March 4, 2026, Meeting, were approved.

FIFTH ORDER OF BUSINESS **Public Hearing to Adopt the Fiscal Year 2027 Budget**

A. Motion to Open the Public Hearing

Mr. Gill presented the adoption of the Fiscal Year 2027 budget and asked for a motion to open the public hearing.

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On MOTION by Mr. Nathasingh, seconded by Mr. Blenden, with all in favor, Opening the Public Hearing, was approved.

B. Public Comment and Discussion

Mr. Gill opened the public hearing on the proposed Fiscal year 2027 budget and invited public comment.

A resident raised concerns regarding overgrown trees along Southwest 35th Avenue, stating that the trees had not been trimmed for several years and had become both a safety and aesthetic concern. The resident described a recent incident in which a tree branch fell during a storm and struck her child and requested clarification regarding responsibility for tree maintenance and the source of funding for such work.

Board members expressed concern regarding the incident and explained that the CDD does not maintain a landscaping or tree-trimming budget for neighborhood landscaping. Discussion clarified that landscaping and tree maintenance responsibilities generally fall under the Master Association rather than the CDD, although responsibilities may vary depending on whether the trees are located on common property or private lots.

Board members noted that correspondence and photographs regarding the issue had been received and that efforts were underway to determine the appropriate responsible party. Discussion included the role of the Master Association in maintaining common-area landscaping, irrigation systems, and related improvements. It was also noted that homeowners indirectly contribute to those maintenance costs through association assessments.

Additional discussion addressed ownership, maintenance responsibilities, and the potential need for an arborist's evaluation to determine appropriate trimming methods. Board members advised the resident to continue working with the appropriate homeowners' association and Master Association representatives to resolve the matter.

C. Consideration of Resolution #2026-02 Annual Appropriation Resolution

Mr. Gill presented Resolution 2026-02, the Annual Appropriation Resolution adopting the Fiscal Year 2027 budget for the period beginning October 1, 2026, and

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ending September 30, 2027. The resolution authorizes budget amendments as necessary and provides an effective date.

During discussion, a Board member inquired about the estimated cost of previously discussed drainage related work and was advised the work was expected to cost approximately $13,000. No additional questions were raised regarding the proposed budget.

> On MOTION by Mr. Mitcham, seconded by Mr. Nathasingh, with all in favor, Resolution #2026-02 Annual Appropriation Resolution, was approved.

D. Consideration of Resolution #2026-03 Levy of Non-Ad Valorem Special Assessments

Mr. Gill presented Resolution 2026-03, making a determination of benefit and imposing non-ad valorem special assessments for Fiscal Year 2027. The resolution provides for the collection and enforcement of special assessments, certifies the assessment roll, authorizes amendments to the assessment roll as necessary, includes severability provisions, and provides an effective date.

> On MOTION by Mr. Mitcham, seconded by Mr. Blenden, with all in favor, Resolution #2026-03 Levy of Non-Ad Valorem Special Assessments, was approved.

E. Motion to Close the Public Hearing

Mr. Gill asked for a motion to close the public hearing.

> On MOTION by Mr. Nathasingh, seconded by Mr. Mitcham, with all in favor, Closing the Public Hearing, was approved.

SIXTH ORDER OF BUSINESS — Ratification of Interlocal Agreement for Uniform Collection Non-Ad Valorem Special Assessments

Mr. Gill stated this was previously ratified at the last meeting.

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SEVENTH ORDER OF BUSINESS Discussion of:

A. Traffic at Hollywood Oaks Drive and 35th Ave

The Board discussed traffic-control devices and signage located at the intersection of Hollywood Oaks Drive and SW 35th Avenue. Members reviewed prior communications with governmental agencies regarding responsibility for traffic signage and traffic-control improvements and noted that information received from the City indicated that maintenance responsibility for certain traffic-control devices may rest with Broward County. The Board discussed the process required to install or modify traffic-control signage, including the need for engineering plans, governmental review and approval, and acceptance of long-term maintenance responsibility by the appropriate public entity. Members also discussed historical roadway improvement documents and conveyance records that may identify which governmental entity has jurisdiction over specific traffic-related improvements within the area. No action was taken, and the Board agreed that additional documentation may be necessary to fully clarify ownership and maintenance responsibility for traffic-control devices at the intersection.

B. Ownership of 35th Ave

Mr. Gill reviewed ownership and maintenance responsibility for SW 35th Avenue and associated roadway, drainage, utility, and infrastructure improvements. Members reviewed historical engineering reports, development documents, conveyance records, and prior correspondence in an effort to determine whether ownership and maintenance responsibilities were transferred to the City of Hollywood, Broward County, or another governmental entity. Discussion included references to engineering documentation suggesting that roadway, drainage, and utility improvements were originally intended to be conveyed upon completion of development, although members acknowledged that available records do not conclusively establish responsibility for all portions of the roadway and related infrastructure. The Board also discussed long-standing questions regarding drainage maintenance, historical maintenance activities, and the need for additional records to verify ownership and maintenance obligations. Following discussion, the Board directed that additional research, correspondence, and public records requests be pursued to obtain clarification regarding ownership, conveyance history, and maintenance responsibility for SW 35th Avenue and its associated improvements.

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C. Memorandum for 2026 Candidate Qualifying

Mr. Gill reviewed a memorandum regarding the 2026 candidate qualifying period and upcoming Board seat elections. He advised that Seats 4 and 5 will be subject to the 2026 general election process and reviewed the qualifying requirements, deadlines, and procedures applicable to interested candidates. The qualifying period was noted to begin at noon on June 8, 2026, and conclude at noon on June 12, 2026. Board members were informed that candidate qualifying forms, including the required Candidate Oath of Nonpartisan Office, are available for download and must be completed and submitted in accordance with applicable election requirements. Mr. Gill offered assistance to any interested candidates regarding the qualifying process and filing requirements. The item was presented for informational purposes only, and no Board action was required or taken.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Cochran had no new information to present.

B. Engineer

Mr. Tesone continued discussion regarding options for addressing FEMA floodplain designations affecting properties within the Community. He explained that the previous flood map amendment process has concluded and that any future effort would likely require a new analysis focused on individual properties rather than a community-wide appeal. Potential approaches discussed included obtaining new survey and elevation data, developing updated contour information using survey and LiDAR methods, and preparing documentation acceptable to FEMA. Mr. Tesone noted that surveyors would need to certify elevations based on data they are comfortable validating in the field, and the uncertainty regarding existing elevation certifications represents a d=significant project risk. The Board requested that the engineer prepare a formal proposal outlining the recommended process, project scope, timeline, costs, risk factors, and potential mitigation measures.

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Board members expressed frustration with the length of time the matter has remained unresolved and the lack of a clearly defined path forward. Mr. Tesone indicated that a proposal could include phased options, estimated schedules, and identification of homes most likely to benefit from individual amendments. Discussion also addressed missed deadlines associated with prior public comment periods and FEMA review processes, as well as concerns regarding inconsistencies where neighboring properties may be treated differently under current flood zone maps. Mr. Tesone emphasized that any new effort would effectively begin with fresh data collection and analysis rather than relying solely on previous submissions.

Cost considerations were a major focus of the discussion. Mr. Tesone advised that individual property amendments may be more practical than pursuing a broader community-wide effort and agreed to provide cost estimates and risk assessments as part of the proposal. Board members noted that previous floodplain-related projects had involved costs reaching into the millions of dollars and stressed the importance of evaluating whether project expenditures would be justified when compared to the ongoing cost of flood insurance for affected homeowners. Mr. Tesone agreed to include budget projections, timelines, assumptions, and identified risks in a future proposal so the Board can evaluate available alternatives and determine the most cost-effective course of action.

C. Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Mr. Gill presented the proposed Fiscal Year 2027 meeting schedule for Board consideration. The schedule retains the current meeting location at the Driftwood Community Center, 3000 N. 69th Avenue, Hollywood, Florida, and provides for meetings on the first Wednesday of the designated months: October 2026, February 2027, March 2027, May 2027, July 2027, and August 2027. Following discussion, a motion was made to approve the proposed meeting schedule and authorize management to advertise the meetings.

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> On MOTION by Mr. Mitcham, seconded by Mr. Blenden, with all in favor, the Proposed Fiscal Year 2027 Meeting Schedule, was approved.

2) Form 1 Financial Disclosure Due July 1, 2026

Mr. Gill reminded Supervisors of the requirement to file Form 1 Financial Disclosure statements, noting that filings are due by July 1. Board members discussed the filing process and were encouraged to complete and submit their forms prior to the deadline.

3) Reminder to Complete Annual Ethics Training by December 31, 2026

Mr. Gill reminded Supervisors of the annual ethics training and reporting requirements and encouraged completion of all required ethics-related filings and certifications.

4) Number of Registered Voters in the District – 1,290

Mr. Gill reported that the number of registered voters residing within the District as of April 16, 2026, was 1,290.

NINTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Register

Mr. Gill presented the check register and asked for any questions. The Board approved the check register as presented.

> On MOTION by Mr. Mitcham, seconded by Mr. Nathasingh, with all in favor, Accepting the Check Register, was approved.

B. Acceptance of Unaudited Financials

Mr. Gill presented the unaudited financials, asked for any questions or comments, The Board approved the unaudited financials as presented.

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> On MOTION by Mr. Mitcham, seconded by Mr. Nathasingh, with all in favor, Accepting the Unaudited Financials, was approved.

TENTH ORDER OF BUSINESS Supervisors Requests

Mr. Gill asked for any Supervisor request. There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS Adjournment

Mr. Gill asked for a motion to adjourn the meeting.

> On MOTION by Mr. Mitcham, seconded by Mr. Nathasingh, with all in the favor, the meeting was adjourned.

Signed by:
Andrew Gill
996FCF5DA76943E...
Secretary / Assistant Secretary

Signed by:
5219C4165DEB42B...
Chairman / Vice Chairman

Certificate Of Completion

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Andrew Gill agill@gmssf.com DISTRICT MANAGER Security Level: Email, Account Authentication (None)	Signed by: Andrew Gill 996FCF5DA76943E... Signature Adoption: Pre-selected Style Using IP Address: 2601:589:4801:7da0:d575:3deb:7d0d:2d51	Sent: 10/14/2026 12:34:38 PM Resent: 10/20/2026 5:50:52 AM Resent: 10/21/2026 5:39:17 AM Viewed: 10/21/2026 6:15:15 AM Signed: 10/21/2026 6:15:30 AM
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Ron Mitcham rmitcham19@gmail.com Supervisor Security Level: Email, Account Authentication (None)	Signed by: 5219C4165DEB42B... Signature Adoption: Drawn on Device Using IP Address: 45.18.243.171 Signed using mobile	Sent: 10/14/2026 12:34:37 PM Viewed: 10/15/2026 5:11:53 AM Signed: 10/15/2026 5:12:32 AM
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In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	10/14/2026 12:34:38 PM
Certified Delivered	Security Checked	10/15/2026 5:11:53 AM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	10/15/2026 5:12:32 AM
Completed	Security Checked	10/21/2026 6:15:30 AM

Payment Events	Status	Timestamps