

**MINUTES OF MEETING
SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Springside Community Development District held a Public Hearing and Regular Meeting on August 19, 2025 at 2:00 p.m., at the Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, Florida 34604.

Present:

Deborah Ricciardi	Chair
Debbie Grubbs	Vice Chair
Tammi Jo Fernandez	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Chris Conti	Wrathell Hunt and Associates LLC
Mike Eckert (via telephone)	District Counsel
Kubra Metin (via telephone)	Kutak Rock LLP

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Conti called the meeting to order at 2:00 p.m.

Supervisors Ricciardi, Grubbs and Fernandez were present. Two seats were vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Appointment to Fill
Unexpired Term of Seat 4; Term Expires
November 2026**

This item was deferred.

- **Administration of Oath of Office (the following to be provided under separate cover)**
 - A. **Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**

- B. Board Membership, Obligations and Responsibilities**
- C. Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict**

FOURTH ORDER OF BUSINESS

Consideration of Appointment to Fill Unexpired Term of Seat 5; Term Expires November 2026

This item was deferred.

- **Administration of Oath of Office**

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-42, Electing and Removing Officers of the District and Providing for an Effective Date

This item was deferred.

SIXTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2025-43, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Conti presented Resolution 2025-43. 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.

Ms. Cerbone noted that some line item expenses will be realized only if the CDD issues bonds in Fiscal Year 2026.

On MOTION by Ms. Ricciardi and seconded by Ms. Fernandez, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Ms. Ricciardi and seconded by Ms. Ricciardi, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Grubbs and seconded by Ms. Ricciardi, with all in favor, Resolution 2025-43, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Budget Funding Agreement Fiscal Year 2026

Mr. Conti presented the Budget Funding Agreement for Fiscal Year 2026.

On MOTION by Ms. Fernandez and seconded by Ms. Ricciardi, with all in favor, the Budget Funding Agreement for Fiscal Year 2026, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-41, 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.

NINTH ORDER OF BUSINESS

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

Mr. Conti presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. He noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

On MOTION by Ms. Grubbs and seconded by Ms. Ricciardi, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2025

Mr. Conti presented the Unaudited Financial Statements as of June 30, 2025.

On MOTION by Ms. Fernandez and seconded by Ms. Grubbs, with all in favor, the Unaudited Financial Statements as of June 30, 2025, was accepted.

ELEVENTH ORDER OF BUSINESS

Approval of May 8, 2025 Public Hearing and Regular Meeting Minutes

Mr. Conti presented the May 8, 2025 Public Hearing and Regular Meeting Minutes.

On MOTION by Ms. Fernandez and seconded by Ms. Ricciardi, with all in favor, the May 8, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Eckert reminded the Board Members to complete the required four hours of ethics training by December 31, 2025.

B. District Engineer (Interim): Coastal Engineering Associates, Inc.

There was no report.

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

- **Property Insurance on Vertical Assets**
- **Form 1 Submission and Ethics Training**
- **Hard Copy Agendas vs Tablets**

- **NEXT MEETING DATE: TBD**
 - **QUORUM CHECK**

The next meeting will be determined.

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 Ms. Fernandez and seconded by Ms. Grubbs, with all in favor, the meeting adjourned at 2:11 p.m.</p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair