

Ridgewood Trails Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.ridgewoodtrailsbdd.com

August 26, 2026

Board of Supervisors
Ridgewood Trails Community Development District

Dear Board Members:

The Meeting of the Board of Supervisors of the Ridgewood Trails Community Development District is scheduled for **Wednesday, September 2, 2026 at 6:00 p.m.** at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida 32068.

- I. Roll Call
- II. Public Comments (for agenda items listed below)
- III. Discussion of Suspension Letter
- IV. Discussion of Demand Letters Regarding Easement Encroachments
 - A. 1831 Marias River Court
 - B. 1837 Marias River Court
 - C. 1843 Big Spring Point
 - D. 1846 Big Spring Point
- V. Consideration of:
 - A. Proposal for Pressure Washing Azalea Ridge Blvd from Riverside Management Services
 - B. Landscape Improvements Along Azalea Ridge Boulevard and Green River
(under separate cover)
 - 1. Irrigation Inspection and Repairs
- VI. Discussion of:
 - A. Land Acquisition of Parcel ID 02-05-24-005924-010-71

- B. Agreement for Real Property Purchase of Long Bay SUN Trail - Parcel 104 and 105
- VII. Ratification of Work Authorization No. 002 for Professional Engineering Due Diligence Services
- VIII. Acceptance of Capital Reserve Study
- IX. Public Hearing Adopting the Budget for Fiscal Year 2027
 - A. Consideration of Resolution 2026-04, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027
 - B. Consideration of Resolution 2026-05, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027
- X. Public Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure; Consideration of Resolution 2026-06
- XI. Staff Reports
 - A. Attorney
 - B. Engineer - Discussion of Parking at the Playgrounds
 - 1. Bronco Road
 - 2. Azalea Ridge Boulevard
 - 3. Warm Springs Way
 - C. Manager - Fiscal Year 2027 Goals and Objectives
 - D. Operation Manager
 - E. Amenity Manager
 - 1. Report
 - 2. Brightview QSA
- XII. Supervisor's Requests and Public Comments
- XIII. Approval of Consent Agenda
 - A. Approval of the Minutes of the July 1, 2026 Meeting
 - B. Balance Sheet & Income Statement
 - C. Assessment Receipt Schedule

D. Approval of Check Register

XIV. Next Meeting Scheduled for: November 4, 2026 @ 6:00 p.m. at the Azalea Ridge Amenity Center

XV. Adjournment

Board Oversight

Supervisor Edson – Landscape

Supervisor Alba – Security & Technology

Supervisor Schumacher – Maintenance

Supervisor Miller – Athletics

Supervisor Wetherbee - Aquatics