

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

The Board of Supervisors of the Bedner Farms Community Development District held Public Hearings and a Regular Meeting on September 25, 2025 at 10:00 a.m., at the Susan Broom Kilmer Branch Library, 101 Melody Lane, Fort Pierce, Florida 34950.

Present:

Michael Folstein	Vice Chair
Derek Youngblood	Assistant Secretary
Sonja Pedretti	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Chris Conti	Wrathell, Hunt and Associates (WHA)
Jere Earlywine (via telephone)	District Counsel
Dean Rosenbaugh (via telephone)	Landowner Representative

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Conti called the meeting to order at 10:00 a.m.

Supervisors Pedretti, Folstein and Youngblood were present. Supervisors-Elect Lynch and Romancheck were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Johnny Lynch
[Seat 1]**

On MOTION by Ms. Pedretti and seconded by Mr. Youngblood, with all in favor, the resignation of Johnny Lynch from Seat 1, was accepted.
--

FOURTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 1; Term Expires November 2028

- **Administration of Oath of Office to Appointed Supervisor (the following will be provided under separate cover)**

This item was deferred.

- 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**

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-30, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Conti presented Resolution 2025-30. Ms. Pedretti nominated the following:

Michael Folstein	Chair
Derek Youngblood	Vice Chair
Sonja Pedretti	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Johnny Lynch	Chair
--------------	-------

The following prior appointments by the Board remain unchanged by this Resolution:

Craig Wrathell	Secretary
Chris Conti	Assistant Secretary
Cindy Cerbone	Assistant Secretary
Craig Wrathell	Treasurer
Jeffrey Pinder	Assistant Treasurer

On MOTION by Mr. Youngblood and seconded by Mr. Folstein, with all in favor, Resolution 2025-30, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-34, Amending Resolutions 2025-26 and 2025-27 to Reset the Public Hearings Regarding Proposed Budgets for Fiscal Year 2024/2025 and Fiscal Year 2025/2026, Ratifying the Actions of the District Manager and Chairman in Resetting Such Public Hearings; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Folstein and seconded by Mr. Youngblood, with all in favor, Resolution 2025-34, Amending Resolutions 2025-26 and 2025-27 to Reset the Public Hearings Regarding Proposed Budgets for Fiscal Year 2024/2025 and Fiscal Year 2025/2026, Ratifying the Actions of the District Manager and Chairman in Resetting Such Public Hearings; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2024/2025 Budget

- A. **Affidavit of Publication**
- B. **Consideration of Resolution 2025-31, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Conti presented Resolution 2025-31. He reviewed the proposed Fiscal Year 2025 budget.

On MOTION by Mr. Folstein and seconded by Mr. Youngblood, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

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

On MOTION by Mr. Folstein and seconded by Mr. Youngblood, with all in favor, Resolution 2025-31, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

- A. **Affidavit of Publication**
- B. **Consideration of Resolution 2025-32, 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 2025-32. 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.

On MOTION by Mr. Youngblood and seconded by Ms. Pedretti, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

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

On MOTION by Ms. Pedretti and seconded by Mr. Youngblood, with all in favor, Resolution 2025-32, 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.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2025-33, Directing District Staff to File a Request**

with the Board of County Commissioners of St. Lucie County, Florida, to Change the Name of the District, and Authorizing Such Other Actions as are Necessary in Furtherance Thereof; and Providing an Effective Date

Mr. Conti presented Resolution 2025-33. This is related to changing the CDD's name from Bedner Farms CDD to The Groves of St. Lucie County CDD.

On MOTION by Mr. Folstein and seconded by Ms. Pedretti, with all in favor, Resolution 2025-33, Directing District Staff to File a Request with the Board of County Commissioners of St. Lucie County, Florida, to Change the Name of the District, and Authorizing Such Other Actions as are Necessary in Furtherance Thereof; and Providing an Effective Date, was adopted.

TENTH 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. Pedretti and seconded by Mr. Youngblood, 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.

ELEVENTH ORDER OF BUSINESS

Consideration of 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.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Appointing an Interim District Engineer for the Bedner Farms Community Development District, Authorizing Its Compensation and Providing for an Effective Date

A. **Interim Engineering Services Agreement:** _____

This item was deferred.

THIRTEENTH ORDER OF BUSINESS

Authorization to Request for Services

A. **Request for Qualifications (RFQ) for Engineering Services**

B. **Request for Proposals (RFP) for Annual Audit Services**

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

These items were deferred.

FOURTEENTH ORDER OF BUSINESS

Consideration of Resolution 2025-22, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

This item was deferred.

FIFTEENTH ORDER OF BUSINESS

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.

SIXTEENTH ORDER OF BUSINESS

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.

SEVENTEENTH ORDER OF BUSINESS

Resolution 2025-21, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

EIGHTEENTH ORDER OF BUSINESS

Consideration of Project Related Items:

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

These items were deferred.

NINETEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2025

On MOTION by Ms. Pedretti and seconded by Mr. Folstein, with all in favor, the Unaudited Financial Statements as of August 31, 2025, were accepted.

TWENTIETH ORDER OF BUSINESS**Approval of Minutes**

- A. **December 20, 2024 Landowners' Meeting**
- B. **May 29, 2025 Organizational Meeting**

On MOTION by Ms. Pedretti and seconded by Mr. Folstein, with all in favor, the December 20, 2024 Landowners' Meeting Minutes and the May 29, 2025 Organizational Meeting, both as presented, were approved.

TWENTY-FIRST 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**

- **Property Insurance on Vertical Assets**

This item is a reminder to secure property insurance once the CDD has vertical assets.

- **Form 1 Submission and Ethics Training**

Ms. Cerbone discussed filing Form 1 and noted if Board Members serve on other CDD Boards, they might have already filed Form 1 and completed the required four hours of ethics training. Mr. Youngblood does not need to take the ethics training this year but will need to complete the requirement next year, by December 31, 2026.

- **Goals & Objectives Reporting**

This item was addressed earlier in the meeting.

- **Hardcopy Agendas vs Tablets**

The Board wishes to continue receiving hardcopy agendas.

- **NEXT MEETING DATE: TBD**

- **QUORUM CHECK**

TWENTY-SECOND ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWENTY-THIRD ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWENTY-FOURTH ORDER OF BUSINESS

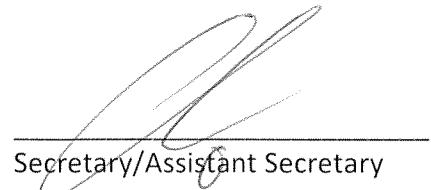
Adjournment

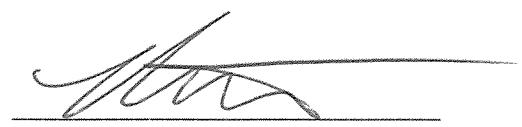
**On MOTION by Mr. Folstein and seconded by Mr. Youngblood, with all in favor,
the meeting adjourned at 10:21 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

BEDNER FARMS CDD

September 25, 2025


Secretary/Assistant Secretary


Chair/Vice Chair