MINUTES OF MEETING
CANTERWOOD ACRES
COMMUNITY DEVELOPMENT DISTRICT

The **Public Hearings** and regular meeting of the Board of Supervisors of Canterwood Acres Community Development District was held on Thursday, June 11, 2026 and called to order at 12:03 p.m., at The Courtyard Ocala by Marriott located at 3712 SW 38th. Avenue, Ocala, Florida 34474.

Present and constituting a quorum were:

Tony Tabshe	Chairperson
Dawson Ransome	Vice Chairperson
Eric Davidson	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager	
Vivek Babbar	District Counsel	*(via phone)*

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

PUBLIC HEARINGS

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Radcliff called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comments**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Public Hearing on Adopting the Uniform Method of Collection**

A. Open Public Hearing on Adopting Uniform Method of Collection

On MOTION by Mr. Davidson seconded by Ms. Ramsome, with all in favor, Public Hearing on Adopting Uniform Method of Collection, was opened. 3-0

B. Staff Presentations

Mr. Radcliff presented the Board with the Uniform Method of Collection.

C. Public Comment

There being no members of the public present, the next order of business followed.

D. Close Public Hearing on Adopting Uniform Method of Collection

On MOTION by Ms. Ransome seconded by Mr. Tabshe, with all in favor, Public Hearing on Adopting Uniform Method of Collection, was closed. 3-0

E. Consideration of Resolution 2026-31; Adopting Uniform Method of Collection

On MOTION by Ms. Ransome seconded by Mr. Tabshe, with all in favor, Resolution 2026-31; Adopting Uniform Method of Collection, was adopted. 3-0

FOURTH ORDER OF BUSINESS **Public Hearing on Adopting Rule of Development**

A. Open Public Hearing on Adopting Rule of Development
B. Staff Presentations
C. Public Comment
D. Close Public Hearing on Adopting Rule of Development
Items A-D are included in the Public Hearing for Uniform Rules of Procedure.

FIFTH ORDER OF BUSINESS **Public Hearing on Adopting Uniform Rules of Procedure**

A. Open Public Hearing on Adopting Uniform Rules of Procedure

On MOTION by Ms. Ransome seconded by Mr. Tabshe, with all in favor, Public Hearing on Adopting Uniform Rules of Procedure, was opened. 3-0

B. Staff Presentations
Mr. Radcliff presented the Board wth the Uniform Rules of Procedure.

C. Public Comment
There being no members of the public present, the next order of business followed.

D. Close Public Hearing on Adopting Uniform Rules of Procedure

On MOTION by Mr. Davidson seconded by Mr. Altman, with all in favor, Public Hearing on Adopting Uniform Rules of Procedure, was closed. 3-0

E. Consideration of Resolution 2026-32; Adopting Uniform Rules of Procedure

On MOTION by Ms. Ransome seconded by Mr. Tabshe, with all in favor, Resolution 2026-32; Adopting Uniform Rules of Procedure, was adopted. 3-0

SIXTH ORDER OF BUSINESS **Public Hearing on Adopting FY 2026 Proposed Operations Budget**

A. Open Public Hearing on Adopting FY2026 Proposed Operations Budget

On MOTION by Ms. Ransome seconded by Mr. Tabshe, with all in favor, Public Hearing on Adopting FY2026 Proposed Operations Budget, was opened. 3-0

B. Staff Presentations

Mr. Radcliff presented the Fiscal Year 2026 Proposed Operations Budget to the Board, for adoption.

C. Public Comment

There being no members of the public present, the next order of business followed.

D. Close Public Hearing on Adopting FY2026 Proposed Budget

On MOTION by Mr. Davidson seconded by Mr. Tabshe, with all in favor, Public Hearing on Adopting FY2026 Proposed Budget, was closed. 3-0

E. Consideration of Resolution 2025-33; Adopting the FY2026 Budget

On MOTION by Ms. Ransome seconded by Mr. Tabshe, with all in favor, Resolution 2026-32; Adopting the FY2026 Budget, was adopted. 3-0

SEVENTH ORDER OF BUSINESS **Return to Regular Meeting**

Mr. Radcliff requested the Board return to regular meeting.

EIGHTH ORDER OF BUSINESS **Business Items**

A. Consideration of FY2026-2027 Developer Budget Funding Agreement

On MOTION by Ms. Ransom seconded by Mr. Tabshe with all in favor, FY2026-2027 Developer Budget Funding Agreement, was approved. 3-0

NINTH ORDER OF BUSINESS **Consent Agenda**

A. Approval of May 4, 2026 Landowners' & Regular Meeting Minutes

On MOTION by Ms. Ransome seconded by Mr. Tabshe, with all in favor, the Consent Agenda, was approved. 3-0

TENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Mr. Babbar reviewed with the Board the current status of take down lots in addition, Ms. Ransome will provide Mr. Babbar with an update.

B. District Engineer

C. District Manager

There being no reports, the next order of business followed.

ELEVENTH ORDER OF BUSINESS **Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

TWELFTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Ms. Ransome seconded by Mr. Tabshe, with all in favor, meeting adjourned at 12:10 p.m. 3-0

Bryan Radcliff
District Manager

Tony Tabshe
Chairperson