

**MINUTES OF MEETING  
GRAND OAKS  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Grand Oaks Community Development District was held on Wednesday, December 4, 2024 at 2:08 p.m. at the Grand Oaks Amenity Center, 1055 Turnbull Creek Road, St. Augustine, Florida.

Present and constituting a quorum were:

John Dodson	Chairman
Dennis Smith	Vice Chair
Linda Cruz	Assistant Secretary

Also present were:

Jennifer Goldyn	Regional Director, Inframark
Michael Perez	District Manager, Inframark ( <i>via phone</i> )
Tabitha Blackwelder	Onsite Manager, Inframark
Bill Schafer	District Engineer, Dominion Group( <i>via phone</i> )
Wes Haber	District Counsel, Kutak Rock
Residents	

*The following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Goldyn called the meeting to order at 2:08 p.m. and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Oath of Office**

Ms. Cruz read the Oath of Office on the record.

**THIRD ORDER OF BUSINESS**

**Adopting of Agenda**

On MOTION by Mr. Dodson seconded by Mr. Smith with all in favor, motion to adopt agenda carries.
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**FOURTH ORDER OF BUSINESS**

**Audience Comments**

Resident 1 had questions about the minutes from past meeting regarding the fans not working.

Resident 2 made comment to the water being off at the clubhouse during the meeting. And questioned why it was turned off.

Resident 3 stated that Teracon is a ongoing problem. Resident 3 believes the CDD is not responsible for any of the bills to Teracon. Resident 3 believes the bills are the responsibility of the developer. Resident 3 also spoke to issues with the access to the ponds. There were also questions about providing a key for vendor numbers sense the vendor names are not always shown on the invoices provided.

Resident 4 posed the question as to the experience the new chairman has with working with the new management company. Discussion ensued to that regard. Question was asked as to what company will be doing the HOA. Discussion ensued regarding GMS services and the communities they service.

Resident 5 voiced concerns for the lack of communication between the management company and the residents.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Onsite Managers Report**

Ms. Blackwelder gave her overview of items that were resolved in the district

**B. District Counsel**

Mr. Haber reviewed an item brought under separate cover about National Stormwater Trust Agreement and the statute to terminate the agreement.

On MOTION by Mr. Dodson seconded by Mr. Smith as to the termination of agreement, with all in favor, motion carried.

Mr. Haber also brought in information about a new firm to review items. Request for motion was made for the chair to work with counsel concerning new firm and items needing review.

On MOTION by Mr. Dodson seconded by Mr. Smith as to chair working with counsel and new firm to review items, with all in favor, motion carried.

Resident was concerned that money was mismanaged. Discussion ensued.

Mr. Haber also mentioned looking into an invoice that no proposal was ever received.

Discussion ensued

**C. District Engineer**

Mr. Schafer spoke on the stormwater plans, progress, and delays from the storms. This should be complete in the next 3 weeks and confirmed a contract was approved

**D. District Manager**

Ms. Goldyn mentioned the next meeting date which Mr. Dodson stated has a conflict with the new management company. Discussion ensued as to added personnel from the new management company as officers. Motion made to add GMS personnel and prepare Resolution 2025-04.

On MOTION by Mr. Smith seconded by Mr. Dodson as to having resolution done added GMS personnel as officers, with all in favor, motion carried.

Motion to change the new schedule to the 2nd Wednesday of the month at 1:30pm  
Resolution 2025-05

On MOTION by Mr. Dodson seconded by Mr. Smith as to changing the meeting date and time, with all in favor, motion carried.

**SIXTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Resolution 2025-01 Declaring a Vacant Seat**

Mr. Haber explained the declaring of the vacant seat.

On MOTION by Mr. Dodson and seconded by Mr. Smith, declaring the seat vacant, with all in favor, motion carried.

Motion made to appoint Clair Snider to vacant seat.

On MOTION by Mr. Dodson and seconded by Mr. Smith, appointing Clair Snider to seat, with all in favor, motion carried.

**B. Consideration of Resolution 2025-02 Designating Officers of District**

On MOTION by Mr. Dodson and seconded by Mr. Smith, on Designation of Officers, with all in favor, resolution adopted, all officers remain the same.

**SEVENTH ORDER OF BUSINESS**

**Business Administration Items**

**A. Consideration of Regular Meeting Minutes from October 24, 2024**

On MOTION by Mr. Dodson and seconded by Mr. Smith, with all in favor, the Regular Meeting Minutes from October 24, 2024, were approved.

**B. Review of Financial Statement September 2024**

**C. Review of Financial Statement October 2024**

Ms. Goldyn reviewed with the board. Linda had a couple of questions about the budget for office supplies, what that covers and security expense call. Ms. Goldyn to look into these items and provide to board.

**D. Acceptance of Check Register September 2024**

On MOTION by Mr. Smith and seconded by Mr. Dodson, with all in favor, the September 2024 Check Register, were approved.

**E. Acceptance of Check Register October 2024**

On MOTION by Mr. Smith and seconded by Mr. Dodson, with all in favor, the October 2024 Check Register, were approved.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

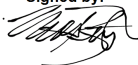
Discussion ensued on the topics of landscaping, irrigation, lighting and the budget. A resident pointed law violations possibly made by Ms. Cruz with regards to Facebook comments. Ponds 15 and pond 5 were further discussed. Follow up discussion on Teracon


and the invasive species in the Bluffs and behind the Trials. With residents voicing concern about the continued cost of removal. Questions were made about tabled proposals from other meetings. Questions about the trees on main falling over and if the CDD are being charged to set them back up. Ms. Goldyn asked about the RFP for landscaping which Mr. Dodson tabled. Further discussion ensued as to the above topics.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Dodson and seconded by Ms. Cruz, with all in favor, the meeting adjourned at 3:54pm.

Signed by:  
  
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Secretary / Assistant Secretary

Signed by:  
  
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Chairman / Vice Chairman