

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

The meeting of the Board of Supervisors of the Grand Oaks Community Development District was held on Monday, January 25, 2024 at 2:00 p.m. at the Grand Oaks Amenity Center, 1055 Turnbull Creek Road, St. Augustine, Florida.

Present and constituting a quorum were:

Keith Hyatt	Chairman
Marc Harris	Assistant Secretary
Amy Corob	Assistant Secretary

Also present were:

Bob Koncar	District Manager
Jonathon Johnson	District Counsel (Via Telephone)
Josh Benolken	District Engineer
Rebekah Scroggins	Property Manager

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

- Mr. Koncar called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

District Follow-ups

- There being none, the next item followed.

THIRD ORDER OF BUSINESS

Public Comments

Public comments were received regarding the following:

- Water leak at Rockwood Drive on the other side of the fence.
- Lots were not properly graded.
- Concern over upland mitigation plan, work with the Forestry Department on fire mitigation.
- Moving benches from Legacy Park.
- Streetlights are responsibility of the District. It was noted FPL is responsible for them.
- Parking for school bus pickup.
- Wooden swing in gazebo.
- Lights are out at pickleball courts and around the Amenity Center.

- Check on contract with Hotwire and question about free service.
- Pond maintenance and mowing.
- Reuse water on fence.
- Fee increases for security and personnel.
- Flooding behind the Bluffs.

FOURTH ORDER OF BUSINESS

New Business

A. District Pond Lease Program – Jeff Littlejohn, President of NSW

On MOTION by Mr. Hyatt seconded by Mr. Harris with all in favor firepit repair was approved at a total amount of \$1,500. 3-0

FIFTH ORDER OF BUSINESS

Action Items

Mr. Koncar reviewed the action items.

On MOTION by Mr. Harris seconded by Ms. Corob with all in favor the pressure washing proposal from First Coast Home Services in the amount of \$1,650, as approved by the Chairman, was ratified. 3-0

On MOTION by Mr. Harris seconded by Ms. Corob with all in favor the Chairman was authorized to work with the District Engineer, District Counsel and the District Manager to execute a contract for drainage repair work to complete the drainage work at an amount not to exceed \$50,000. 3-0

- Discussion ensued regarding pond maintenance issues in the Summer Bay Community. The District Manager will work with the District Engineer and The Greenery, and report back to the Board.

On MOTION by Mr. Hyatt seconded by Mr. Harris with all in favor the Chairman was authorized to execute a contract with Terracon for option two on their proposal for remediation work required by the Water Management District at a total cost of \$51,750. 3-0

On MOTION Mr. Hyatt seconded by Ms. Corob with all in favor quarterly flower rotation was approved at a total cost of \$3,960. 3-0

SIXTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of the September 27, 2023 Meeting**
- B. Consideration of Operation and Maintenance Expenditures October 2023**
- C. Consideration of Operation and Maintenance Expenditures November 2023**
- D. Consideration of Operation and Maintenance Expenditures December 2023**
- E. Acceptance of the Financials and Approval of the Check Register for October 2023**
- F. Acceptance of the Financials and Approval of the Check Register for November 2023**
- G. Acceptance of the Financials and Approval of the Check Register for December 2023**

On MOTION by Mr. Hyatt seconded by Ms. Corob with all in favor the consent agenda was approved. 3-0

SEVENTH ORDER OF BUSINESS

Manager’s Report

- A. Fourth Quarter Website Audit (For Informational Purposes Only)**
 - Ms. Corob announced her resignation from the Board effective the end of this meeting.

On MOTION by Mr. Hyatt seconded by Mr. Harris with all in favor Ms. Corob’s resignation was accepted. 3-0

EIGHTH ORDER OF BUSINESS

Attorney’s Report

There being no report, the next item followed.

NINTH ORDER OF BUSINESS

Engineer’s Report

Mr. Benolken provided a report on the roads.

On MOTION by Mr. Hyatt seconded by Ms. Corob with all in favor Mr. Harris was authorized to collaborate with staff on the follow up of the road issues. 3-0

TENTH ORDER OF BUSINESS

Additional Items

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors’ Requests or Comments

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Hyatt seconded by Ms. Corob with all in favor the meeting was adjourned. 3-0



Bob Koncar
Assistant Secretary



Keith Hyatt
Chairperson