

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

A budget workshop and regular meeting of the Board of Supervisors of the Grand Oaks Community Development District was held on Friday, April 26, 2024 at 1:30 p.m. at the Grand Oaks Amenity Center, 1055 Turnbull Creek Road, St. Augustine, Florida.

Present and constituting a quorum were:

Keith Hyatt	Chairperson
Marc Harris	Assistant Secretary
Linda Cruz	Assistant Secretary

Also present were:

Bob Koncar	District Manager
Rebekah Scroggins	Property Manager
Tabia Blackwelder	
Residents	

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

Budget Workshop

- **Discussion of the Preliminary FY2025 Budget**

The fiscal year 2025 preliminary budget to be revised and include \$21,000 for community acquisitions.

Review the preliminary budget, make changes, and prepare the Preliminary Budget for approval at the May 23, 2024 meeting.

Regular Meeting

SECOND ORDER OF BUSINESS

District Follow-ups

- Request that the Greenery investigate and use the fly mowers to mow pods 15 and 16 in Summer Bay.
- Supervisor Harris has followed up with Josh on erosion issues at Summer Bay. It appears that the sodding on the pond slopes behind lots 84 and 85 was not established enough to protect the pond back where normal drainage has eroded the pond bank. Where the swale dumps onto the pond bank the erosion is getting pretty bad.
- Reviewed the wetlands areas.

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THIRD ORDER OF BUSINESS

Public Comments

The following was noted:

- Summer Bay lakes not being maintained and mowed.
- Fence, why is there a fence at Summer Bay?
- Swamp, where tree is there is a bowl.
- Branch Oak, fence in Summer Bay not maintained.
- 192 Hickory Pine Drive, slope on the erosion of pond bank, mowing is a problem for homeowners trying to mow lawns.
- Seawall into the lake does not stop erosion.
- Slope of property line, fence is falling at Summer Bay lakes.
- Vandalism is an issue.
- Pilings in the water at Summer Bay ponds are creating erosion issues.
- Toll Brothers access between two houses in very tight.
- Very dark when you come into the community, need lights when entering.
- Access to amenities; times for potluck dinner?
- Fire pit access?
- Preserve next to amenity center in Summer Bay, water levels in the pond killing the trees.
- Mulch volcanoes around trees at entrance to the Groves, water pipe broken near entrance to the Groves.

FOURTH ORDER OF BUSINESS

New Business

There being none, the next order of business followed.

FIFTH ORDER OF BUSINESS

Action Items

Josh has reviewed the wetlands.

SIXTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of the March 22, 2024 Meeting**
- B. Consideration of Operations and Maintenance Expenditures March 2024**
- C. Acceptance of the Financials and Approval of the Check Register for March 2024**
- D. Adoption of Resolution 2024-2 Amending the General Fund Budget for FY2024**

On MOTION by Mr. Harris seconded by Ms. Cruz, with all in favor, the Consent Agenda items A through D was approved. 3-0

SEVENTH ORDER OF BUSINESS

Manager’s Report

- A. Memo from District Manager – Recommendation for Vendor Services**

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This item was not discussed.

B. Security Proposals

- i. Pryme Security
- ii. Proteus Protective Services
- iii. Fast Guard Security Service

Security proposals were included in today’s agend package.

C. Information only: Quarterly Website Compliance Report

The report was included in today’s agenda package.

D. Informational: Number of Registered Voters in the District – 629

The report provided by the St. Johns County SOE was included in today’s agenda package.

EIGHTH ORDER OF BUSINESS

Attorney’s Report

District Counsel to review requesting permission from the County to pursue adding private security patrols for the community, and report back at the next meeting.

NINTH ORDER OF BUSINESS

Engineer’s Report

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

TENTH ORDER OF BUSINESS

Additional Items

None

ELEVENTH ORDER OF BUSINESS

None.

Supervisors’ Requests and Comments

TWELFTH ORDER OF BUSINESS

There being no further business,

Adjournment

On MOTION by Mr. Harris seconded by Ms. Cruz, with all in favor, the meeting was adjourned. 3-0



Bob Koncar
District Manager

DocuSigned by:



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Keith Hyatt
Chairperson