

**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 Thursday, June 27, 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	Chairperson
Marc Harris	Assistant Secretary
Linda Cruz	Assistant Secretary

Also present were:

Bob Koncar	Inframark Regional Director
Jennifer Goldyn	Inframark Regional Director
Jonathan Johnson	District Attorney
Tabitha Blackwelder	Inframark
Zachary Higginbotham	The Greenery
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.

SECOND ORDER OF BUSINESS

Public Comments

Comments were made on the following:

- There were questions concerning the mowing in the Trails Community. Mr. Higginbotham addressed this in the meeting.
- There were questions regarding late fees paid on some of the invoices.
- Mr. Higginbotham addressed the pond mowing schedule for the community.

THIRD ORDER OF BUSINESS

New Business

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of the May 23, 2024 Meeting**
- B. Consideration of Operations and Maintenance Expenditures May 2024**
- C. Acceptance of the Financials and Approval of Check Register for May 2024**

On MOTION by Mr. Harris seconded by Mr. Hyatt with all in favor the consent agenda was approved. 3-0
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June 27, 2024

Grand Oaks CDD

FIFTH ORDER OF BUSINESS

Manager's Report

A. Follow Up Report

Mr. Koncar reviewed his report.

On MOTION by Mr. Hyatt seconded by Mr. Harris with all in favor the pool invoices to update the pool and pool equipment were ratified. 3-0

On MOTION by Mr. Harris seconded by Ms. Cruz with all in favor the Chairman's signature on the C. Buss contract for pool services was ratified. 3-0

On MOTION by Mr. Hyatt seconded by Ms. Cruz with all in favor the contract with Hardwick Fence in the amount of \$5,967.40 to retrofit the two pool gates was approved. 3-0

On MOTION by Mr. Hyatt seconded by Ms. Cruz with all in favor the Chairman was authorized to execute a contract amendment with Lark for the additional work required by the water management district in an amount not to exceed \$10,000. 3-0

B. Discussion of Goals and Objectives

There was discussion regarding goals and objectives, which are now required due to recently passed legislation.

SIXTH ORDER OF BUSINESS

Attorney's Report

There being no report, the next item followed.

SEVENTH ORDER OF BUSINESS

Engineer's Report

- They are working on a Pond survey for Pond 14.
- They discussed the requirements for getting a waterline to the dog park. They are following up to see what it would take to have a waterline extended to the dog park.

EIGHTH ORDER OF BUSINESS

Additional Items

- District Management and District Counsel will develop a contract with Hardwick Fence Company.
- District Management, District Counsel, and the Chairman will work with Lark to develop a contract amendment to increase the Lark contract amount to address water management requirements to the current project.

June 27, 2024

Grand Oaks CDD

- District Manager and onsite staff will review past invoices and provide ongoing review to ensure all invoices are in accordance with their specific contract requirements. Two errors were found in the Southeastern invoices in the past year and a half. Both charges were sent for a refund to the District for a total amount of \$460.
- District Manager and onsite staff will obtain quotes for security monitoring services, preferably from a local firm that addresses the ability to provide ongoing camera monitoring services.
- District Manager and onsite staff will utilize maintenance services from Southeastern Utilities for services not covered under the other contracts.
- Budget mailed notices will be sent to property owners regarding the increase in the proposed Fiscal Year 2025 budget.
- District Manager will follow up on quotes for property insurance coverage for Fiscal Year 2025.
- District Manager will follow up on the Terracon contract for the upland buffer zone remediation.

NINTH ORDER OF BUSINESS

Supervisors' Requests and Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting was adjourned.

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Bob Koncar

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Bob Koncar
District Manager

DocuSigned by:

Keith Hyatt

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Keith Hyatt
Chairperson