

**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, July 26, 2024, and called to order at 2:17 p.m., at the Grand Oaks Amenity Center, located at 1055 Turnbull Creek Road, St. Augustine, FL 32092.

Present and constituting a quorum were:

- |              |  |
|--------------|--|
| Keith Hyatt  | Chairperson                              |
| Dennis Smith | Vice Chairperson<br>(via teleconference) |
| Marc Harris  | Assistant Secretary                      |
| Linda Cruz   | Assistant Secretary                      |

Also present were:

- |                  |   |
|------------------|---|
| Jennifer Goldyn  | Inframark Regional Director               |
| Michael Perez    | Inframark District Manager                |
| Jonathan Johnson | District Attorney<br>(via teleconference) |
| Josh Benolken    | District Engineer                         |
| Residents        |   |

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

The meeting was called to order at 2:17 p.m., and a quorum was established.

**SECOND ORDER OF BUSINESS                      Audience Comments**

A resident asked if the clubhouse rental capacity could exceed 40 people and if alcohol is permitted. Ms. Goldyn responded that insurance would need to be verified.

A resident requested permission to hold a weekly game night from 7:00 to 10:00 pm.

Questions were raised about the cleanup of a preserve area, with observations of machinery clearing the grounds.

There was a request for the removal of reeds in Lake 14 on Summer Bay, noting regrowth after previous treatment. It was mentioned that Lake 16 had been treated twice.

Concerns were expressed about Pond 5 not being mowed.

A discussion ensued regarding potential charges for items that should be covered by the Developer.

42 There was an inquiry about the completion of road patches, indicating it was the  
43 builder's responsibility and appeared to be finished.

44 A resident wants to verify the plant amount count.

45 Inquiries were made about the pool hours.

46 It was mentioned that the fans around the clubhouse are not functioning.

47 Questions were raised about a new trash service for the county and the removal of  
48 certain areas in the preserve.

49

On MOTION by Mr. Smith, seconded by Mr. Hyatt, with all in favor, John Dodson was added to the Board.

50

51 A discussion followed, with the community questioning whether the addition of John  
52 Dodson to the Board could be voted on since it was not on the agenda. District Counsel  
53 confirmed that the Board could proceed with the vote. The seat will be temporary until  
54 November 2024.

55 A representative from CrossCreek Environmental provided information about  
56 preserves and buffers. A discussion ensued.

57

### 58 **THIRD ORDER OF BUSINESS**                      **Staff Reports**

#### 59 **A. Landscape Update**

60 District Management will follow up with Mr. Benolken to confirm what has been  
61 completed, as proposal 68885 may have already been done. Regarding proposal 68884,  
62 the number of plants should be less than the proposed amount, and for proposal 68882,  
63 ensure that the plants chosen will not be eaten by deer. Mr. Benolken confirmed that  
64 society garlic is not preferred by deer, based on test areas. Ms. Goldyn requested that  
65 photos of the proposed areas be included in future proposals. A discussion about various  
66 landscaping items ensued.

67 There will be a future discussion about the sports field, specifically regarding the  
68 use of rye seed or an alternative grass substitute. The decision will be made at a later date.

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#### 70 **B. Manager's Report**

71 The exercise bar in the Fitness Center has been repaired. Keycard access and  
72 cameras will be addressed next week. Ms. Cruz inquired about the cleaning company, and it  
73 was confirmed that the gym is now included in the contract. However, there are concerns  
74 about the mirrors. Mr. Perez will explore options for new cleaning companies.

75

76 **C. District Counsel**

77 The only item is to confirm the Goals and Objectives by October 1, 2024.

78

79 **D. District Engineer**

80 Mr. Benolken mentioned plans to install running water at the dog park and work on  
81 drainage. The initial budget was set at \$10,000, but with additional district expenses, the  
82 total cost is now approximately \$6,000 over budget.

83

On MOTION by Mr. Hyatt, seconded by Mr. Harris, with all in favor, the budget was increased from \$10,000 to \$17,000.

84

85 **E. District Manager**

86 Ms. Goldyn updated the Board on District Management's findings. The barrier on  
87 Smith Rd. was approved to move forward.

88 The Insurance Property Schedule was reviewed, and the Board agreed to remove  
89 line 19, which pertains to Lakeview Gates.

90 Communication with the community and the project board was addressed.

91 Terracon will use the easement for the dumpster and other items.

92 A new sign will be installed, and adjustments will be made to the current signs for  
93 neighborhood names.

94 The decision was made to opt for a handyman service instead of an onsite  
95 maintenance person, agreeing to the budgeted 20 hours.

96 Ms. Goldyn presented a Field Inspection Report. The Board showed significant  
97 interest in this service, and Mr. Perez will provide a proposal.

98

99 **FOURTH ORDER OF BUSINESS Business Items**

100 **A. Ratification of Resolution 2024-04, Designating Officers**

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On MOTION by Ms. Cruz, seconded by Mr. Harris, with all in favor, Resolution 2024-04, Designating Officers, was ratified.

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103

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**B. Consideration of Revised Pool Contract**

On MOTION by Ms. Cruz, seconded by Mr. Harris, with all in favor, the revised pool contract from Cbuss Enterprises, was approved.

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**C. Consideration of Security Service Proposals**

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No action was taken at this time. A request was made for possible off-duty security.  
District Counsel drafted a letter to be sent to District Management.

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110 **FIFTH ORDER OF BUSINESS** **Business Administration**  
111 **A. Consideration of Regular Meeting Minutes from June 27, 2024**  
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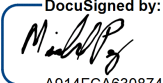
On MOTION by Mr. Hyatt, seconded by Mr. Harris, with all in favor, the meeting minutes from the regular meeting held June 27, 2024 were approved.

113  
114 **B. Consideration of June 2024 Financial Statements**  
115 Mr. Perez informed the Board about the transition from Avid to Strongroom.  
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117 **SIXTH ORDER OF BUSINESS** **Supervisor Requests**  
118 A resident commented that Bahia grass should not be considered, while another  
119 resident questioned the status of the pool gate, sheriff's involvement, and the cameras.  
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121 **SEVENTH ORDER OF BUSINESS** **Adjournment**  
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On MOTION by Mr. Hyatt, seconded by Mr. Harris, with all in favor, the meeting was adjourned at 4:19 p.m.

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127 **Secretary / Assistant Secretary**

  
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**Chair / Vice Chair**