

**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 Thursday, August 22, 2024, at 2:10 p.m. at the Grand Oaks Amenity Center, 1055 Turnbull Creek Road, St. Augustine, Florida.

Present and constituting a quorum were:

Keith Hyatt	Chairman
Linda Cruz	Assistant Secretary
John Dodson	Assistant Secretary

Also present were:

Jennifer Goldyn	District Manager
Michael Perez	District Manager
Michael Ekhert	District Counsel
Bill Schaefer	District Engineer
Rebekah Scroggins	Property Manager
Patricia Gudmunson	Administrative Support

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

- Ms. Goldyn called the meeting to order at 2:10 p.m. and called the roll. A quorum was established.

THIRD ORDER OF BUSINESS

Special Business Items

- Ms. Goldyn administered the oath to Mr. Dodson.

SECOND ORDER OF BUSINESS

Audience Comments

- Resident 1 requested that the time for future meetings be changed to the evenings and noted that Red Barn Rd. is not being cut.
- Resident 2 mentioned their email requesting information on the fire prevention contract and asked if Terracon had finished clearing areas and the invasive species in those locations. Additionally, the resident pointed out signs posted on the trees in the preserve.
- Resident 3 questioned the invoice for tree removals. The resident asked about the additional District Officers and inquired about the completion of the street signs.

- Resident 4 followed up with questions from the last meeting about alcohol and capacity in the clubhouse.
- Resident 5 raised concerns about Pond 5 not being mowed and mentioned the need to check the Terracon permit. Mr. Schaefer provided information about the Bill of Sale for ownership, and it was requested that counsel review the matter. This resident also requested that perennials be planted instead of annuals.
- Resident 6 resident mentioned a roof leak from last month, which was addressed by onsite staff, and asked about the functionality of the fans in the clubhouse, which was also answered by onsite staff. They further requested that the agenda be posted earlier next month.
- Resident 7 handed out a list of items they stated were collected from residents in the community, most of which were landscaping-related.
- Resident 8 inquired about Summer Bay, which was explained to be part of a different HOA area.
- Resident 9 mentioned that owner Pulte has been driving through buffer zones, despite restrictions on residents entering those areas. They also brought up damaged curbing, requested a noise restriction for the district, and asked about the automatic weir, which is being handled. Additionally, they mentioned that the pool is not being properly maintained and reported a depression on Myrtle Oak Ct., which is being addressed by the builder.
- Both the Board and residents requested that audience comments be moved to the end of the meeting going forward.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape Update

1. Discussion regarding the Landscape Contract

There was a discussion regarding the current landscapers and the possibility of making a change. Mr. Hyatt stated that the landscaping services should be put out for bid.

On MOTION by Ms. Cruz seconded by Mr. Hyatt, with all in favor, an RFP for Landscaping services, was approved. 3-0

Ms. Goldyn reviewed the field services process with the audience. A resident mentioned the Beacon Lakes community, noting that the landscapers there do a good job. Zachery from The

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Greenery Inc. added that when the district issues a Request for Proposal, it should be accurate about the scope of work.

2. Consideration of Landscape Proposals

Ms. Goldyn will obtain additional quotes for sections 4C and 4D.

On MOTION by Ms. Cruz seconded by Mr. Hyatt, with all in favor, the 618 Natureland Circle Proposal, was approved. 3-0

The other items were tabled.

B. Manager Report

Ms. Goldyn mentioned that the maintenance man will be brought on staff, along with their specific duties.

On MOTION by Ms. Cruz seconded by Mr. Hyatt, with all in favor, the Chair to sign documents outside of the meeting, was approved. 3-0

On MOTION by Ms. Cruz seconded by Mr. Hyatt, with all in favor, the Chair to sign Landscaping Services documents outside of the meeting, was approved. 3-0

It was decided that Terraco would be instructed to place the signs in the preserve on posts rather than on the trees.

Mr. Perez reviewed resident requests he had received, and the board expressed a desire to have these requests added to the agenda going forward to facilitate decision-making.

C. District Counsel

Mr. Ekhert reminded the board that the four hours of ethics training are due by December 2024.

D. District Engineer

Mr. Schaefer mentioned that there is erosion around Pond 14, and repairs are currently being made.

E. District Manager

1. Discussion regarding Goals and Objectives

a. Consideration of Resolution 2024-05, Adopting Goals and Objectives

The Goals and Objectives were discussed, and the Mr. Ekhert stated his approval

of the Resolution.

On MOTION by Ms. Cruz seconded by Mr. Hyatt, with all in favor, the Resolution 2024-05, Adopting Goals and Objectives, was adopted 3-0

FIFTH ORDER OF BUSINESS

Business Items

A. Public Hearing on FY 24-25 Budget

Mr. Dodson had several questions regarding items such as utilities and insurance, which were clarified in the change in amount. Mr. Dodson also requested a reserve study.

On MOTION by Ms. Cruz seconded by Mr. Hyatt, with all in favor, the Public Hearing on FY 24-25 was opened. 3-0

Resident 1 inquired about expenses being reviewed more thoroughly and requested a litigation update, to which the Mr. Hyatt responded.

Resident 2 expressed concern regarding the CDD account and requested that spending be reduced, leading to further discussion on the matter.

On MOTION by Mr. Hyatt seconded by Ms. Cruz with all in favor, the Public Hearing on FY 24-25 was closed. 3-0

1. Consideration of Resolution 2024-06, Adopting FY 24-25 Final Budget

On MOTION by Ms. Cruz seconded by Mr. Hyatt, with all in favor, the Resolution 2024-06, Adopting FY 24-25 Final Budget, was adopted 3-0

B. Public Hearing on Levying O&M Assessments

On MOTION by Mr. Hyatt seconded by Ms. Cruz, with all in favor, the Public Hearing on Levying O&M Assessments was opened. 3-0

On MOTION by Mr. Hyatt seconded by Ms. Cruz, with all in favor, the Public Hearing on Levying O&M Assessments was closed. 3-0

1. Consideration of Resolution 2024-07, Levying O&M Assessments

On MOTION by Ms. Cruz seconded by Mr. Hyatt, with all in favor, the Resolution 2024-07, Levying O&M Assessments, was adopted 3-0

C. Consideration of Resolution 2024-08, Approving FY 24-25 Meeting Schedule

On MOTION by Mr. Hyatt seconded by Mr. Dodson, with all in favor, Resolution 2024-08, Approving FY 24-25 Meeting Schedule, was adopted. 3-0

D. Consideration of Resolution 2024-09, Designating Officers

On MOTION by Ms. Cruz seconded by Mr. Hyatt, with all in favor, Resolution 2024-09, Designating Officers, was adopted. 3-0

E. Consideration of Pest Control Proposals

Termite Bond was requested.

On MOTION by Mr. Dodson seconded by Mr. Hyatt, with all in favor, the Massey Pest Control Proposal, was approved. 3-0

F. Consideration of Holiday Lighting Proposal

There was a discussion regarding amount, as some areas may not have power.

On MOTION by Mr. Hyatt seconded by Mr. Dodson, with all in favor, the Holiday Lighting Proposal with a NTE in the amount of \$5,414.20, was approved. 3-0

SIXTH ORDER OF BUSINESS

Business Administration

A. Consideration of Regular Meeting Minutes from July 26, 2024

On MOTION by Mr. Hyatt seconded by Ms. Cruz, with all in favor, the Regular Meeting Minutes from July 26, 2024, were approved. 3-0

B. Review of July 2024 Financial Statements

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The Board directed District staff to gather the invoices and include them with the next financial statements.

SEVENTH ORDER OF BUSINESS

Supervisor Requests or Comments

Mr. Dodson and Ms. Cruz will not be able to attend the September meeting, and a request was made to cancel this meeting.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Hyatt seconded by Ms. Cruz, with all in favor, the meeting adjourned at 4:33 p.m. 3-0

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Jennifer Goldyn

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Jennifer Goldyn
Assistant Secretary

DocuSigned by:
Keith Hyatt

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Keith Hyatt
Chairperson