

**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, October 24, 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
Dennis Smith	Vice Chair (<i>Via Phone</i>)
Marc Harris	Assistant Secretary
Linda Cruz	Assistant Secretary
John Dodson	Assistant Secretary

Also present were:

Jennifer Goldyn	Regional Director, Inframark
Michael Perez	District Manager, Inframark
Tabitha Blackwelder	Onsite Manager, Inframark
Bill Schafer	District Engineer, Dominion Group
Wes Haber	District Counsel, Kutak Rock
Residents	

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Goldyn called the meeting to order at 2:10 p.m. and a quorum was established.
Mr. Dodson made a motion to amend the agenda to include the following items:

- Reassigning officers
- Terminating the Inframark Management Contract
- Accepting the GMS contract, which has now been presented under special cover.

Mr. Dodson made a motion to adjust the officer positions as follows: Mr. Dodson as Chair, Mr. Smith as Vice Chair, and all other members as Secretaries.

On MOTION by Mr. Dodson seconded by Mr. Smith with votes in favor from Mr. Dodson, Mr. Smith, and Ms. Cruz, with votes against from Mr. Hyatt and Mr. Harris, the motion to Reassign the Officers of the District was approved. (3-2)

Mr. Dodson made a motion to terminate the Inframark Management Contract.

On MOTION by Mr. Dodson seconded by Mr. Smith with votes in favor from Mr. Dodson, Mr. Smith, and Ms. Cruz, with a vote against from Mr. Hyatt and Mr. Harris, the motion to terminate the Inframark Management contract was approved. (3-2)
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Mr. Dodson made a motion to accept the GMS Management Contract.

On MOTION by Mr. Dodson seconded by Mr. Smith with votes in favor from Mr. Dodson, Mr. Smith, and Ms. Cruz, with a vote against from Mr. Harris, the motion to accept the GMS Management Contract was approved. (3-2)

SECOND ORDER OF BUSINESS **Public Comments**

A resident, expressed concerns regarding recent vandalism in the Spring Park area and the killing of a deer. The resident suggested installing barriers to prevent unauthorized access to the area.

A resident, noted that the manner in which changes to Board seats and management companies were presented was disruptive to the structure and flow of the meetings.

A resident, inquired whether it was permissible to record or livestream the meetings. Counsel and the Mr. Smith advised that any recording must commence at the call to order and conclude at the announcement of adjournment.

A resident, raised concerns about the maintenance of the ponds in the Summer Bay area.

A resident, stated that her public records request from February had not yet been fulfilled.

A resident, highlighted issues related to drainage problems in the buffer zone.

THIRD ORDER OF BUSINESS **Special Business Items**

A. Consideration of the Term Sheet from Valley Bank

Mr. Lamb provided information explaining why the loan for the district was recommended. A discussion followed, during which GMS also addressed the topic and suggested delegating authority to Mr. Dodson to negotiate and sign the loan agreement outside of a formal meeting, provided the terms are equal to or better than those discussed, with the loan amount not exceeding \$300,000.

On MOTION by Ms. Cruz seconded by Mr. Dodson with all in favor, delegating authority to Mr. Dodson to negotiate and sign the loan agreement outside of a formal meeting with these terms or better and for the loan not to exceed \$300,000, was approved. 5-0

FOURTH ORDER OF BUSINESS **Staff Reports**

A. Onsite Manager’s Report

- i. Consideration of The Greenery Inc Proposal #69547**
- ii. Consideration of The Greenery Inc Proposal #69548**
- iii. Consideration of The Greenery Inc Proposal #68880**

- iv. **Consideration of The Greenery Inc Proposal #68881**
- v. **Consideration of The Greenery Inc Proposal #69357**
- vi. **Consideration of The Greenery Inc Proposal #71037**

Mr. Dodson tabled items i through vi for consideration at a future date

B. Manager’s Report

Ms. Blackwelder reviewed items from the onsite manager’s report.

C. District Counsel

No additional updates were provided at this time.

D. District Engineer

The drainage system throughout the district was addressed, along with the upcoming project planned for the next three weeks.

E. District Manager

Mr. Perez reviewed the third-quarter website audit and raised additional items for discussion related to the district.

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Terracon Change Order

The item was tabled as the Board wished to confirm the warranty on the subject.

On MOTION by Ms. Cruz seconded by Mr. Dodson with all in favor, to grant the chair authority to approve the matter outside of the meeting was approved. 5-0

B. Consideration of Trinity Painting & Maintenance Proposal #70938

C. Consideration of Trinity Painting & Maintenance Proposal #70939

D. Consideration of Trinity Painting & Maintenance Proposal #9631

E. Discussion on Fence at Lake View

Items B through E were tabled for further discussion at a later date.

SIXTH ORDER OF BUSINESS

Business Administration Items

A. Consideration of Regular Meeting Minutes from August 22, 2024

The format of the notes was questioned, and counsel provided guidance on the appropriate formatting and standard practice.

On MOTION by Mr. Dodson seconded by Ms. Cruz with all in favor, the Regular Meeting Minutes from August 22, 2024, approved. 5-0

B. Review of August 2024 Financial Statements

On MOTION by Mr. Smith and seconded by Mr. Dodson, with all in favor, the August 2024 Financial Statements, were approved. 5-0

SEVENTH ORDER OF BUSINESS

Audience Comments on the Agenda

A resident inquired about changing the meeting time, which was denied, and also asked about the possibility of a video call. The district confirmed that a Zoom call would be activated for meetings.

A resident asked about the board seats and the timeline for when residents can be elected.

A resident raised concerns about access to Pond 5.

A resident discussed the potential for building on lots, as well as the reasoning behind the loan and the payment schedule.

A resident inquired about the requirements for the Fiscal Year.

A resident asked about funding from undeveloped lots.

A resident expressed concerns about damage caused by vandalism and the deceased deer left on the road.

A resident asked about the process for elections of board seats.

EIGHTH ORDER OF BUSINESS

Supervisor Requests or Comments

Mr. Dodson addressed the need to focus on approving and funding only necessary items moving forward.

On MOTION by Mr. Dodson and seconded by Ms. Cruz, with all in favor, grant the Chair to control expenses, was approved. 5-0

Mr. Dodson waived his fee for meetings.

Ms. Cruz made a motion to allow the amenity center to remain open from 9 AM to 7 PM, Monday through Friday.

On MOTION by Ms. Cruz seconded by Mr. Dodson with votes in favor from Mr. Dodson, Mr. Smith, and Ms. Cruz, with votes against from Mr. Hyatt and Mr. Harris, the motion to allow the amenity center to remain open from 9 AM to 7 PM, Monday through Friday was approved. (3-2)

Ms. Cruz also raised a question regarding the payment for the cattails, which amounted to \$30,000.

Grand Oaks CDD

October 24, 2024

NINTH ORDER OF BUSINESS

Adjournment

There being none, the next item followed.

On MOTION by Ms. Cruz and seconded by Mr. Dodson, with all in favor,
the meeting adjourned at 3:45 p.m. 5-0

DocuSigned by:



Michael Perez
District Manager

Signed by:



John Dodson
Chairperson