

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 Wednesday, January 8, 2025, at 1:30 p.m. at the Grand Oaks Amenity Center, 1055 Turnbull Creek Road, St. Augustine, Florida.

Present and constituting a quorum were:

John Dodson	Chairman
Dennis Smith <i>by phone</i>	Vice Chairman
Linda Cruz	Supervisor
Clair Snyder	Supervisor

Also, present were:

Jim Oliver	District Manager
Wes Haber	District Counsel
Bill Schaefer <i>by phone</i>	District Engineer
Rich Gray	GMS
Matt Biagetti	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 1:30 p.m. Three Board members were present constituting a quorum and one Board member joined by phone. Mr. Oliver explained that this is a transitional meeting. He noted Clair Snyder was sworn in prior to the start of the meeting. Mr. Oliver briefly reviewed the Sunshine Law and the Public Records Law. He also reviewed the duties and responsibilities of the Board of Supervisors. He explained that they are the governing Board for this CDD, which is governed by Chapter 190 Florida Statutes. Mr. Haber also briefly reviewed the Sunshine Law and the Public Records Law.

Mr. Oliver provided an overview of the change in management companies to GMS. He also discussed GMS, outlined the experience of the District management team and local presence, and recognized the challenges of bringing the CDD to standard.

January 8, 2025

Grand Oaks CDD

SECOND ORDER OF BUSINESS

Public Comments *(Regarding Agenda Items Listed Below)*

Mr. Oliver opened the public comment period.

Resident questioned who the residents need to contact now. Mr. Oliver responded right now the residents can contact Mr. Matt Biagetti. There was also a question regarding agenda packets being provided. Mr. Oliver explained that this transitional meeting has a very light agenda, but they do post the full agenda which all the residents can access.

Resident asked if there were going to be other cable providers brought in instead of just Hotwire. Resident also commented that there has been a tree down on the ground for two or three weeks.

Resident asked about the Grand Oaks HOA dues. Mr. Oliver responded that he couldn't help out with the HOA, but he can have Mr. Biagetti make a note so they can get the information back to the HOA. Mr. Biagetti responded that right now they do not have the information available to send out to residents or the payment amount that is due. He added that they are waiting to determine that amount. Mr. Oliver asked what the name of the HOA company is. Mr. Biagetti responded that the HOA company is Inframark who handles the management of the HOA here. Mr. Dodson explained that the problem with part of that is the developers who have been terminated still control that because they set that up. He noted that they are working to fix that.

Resident commented on the rules and regulations that the CDD and the HOA need to follow. She explained that the residents have no clue what the Grand Oaks HOA is, what they do, and who is on it. She also pointed out that they have never had a meeting. She asked if they are supposed to have a meeting at least once a year. Mr. Oliver responded that he was going to have to do some research on the HOA side because he is not involved with the HOA. He explained that they could get some basic information and get it out so the residents can coordinate directly with the HOA management company.

Resident had a question for the HOA regarding the budget and if the residents will see a budget before they set the amount. Mr. Oliver explained that the HOA and the CDD are not related, and one is not superior to the other. He added that the HOA has no control over the CDD and the CDD has no control over the HOA. In saying that, he did say Mr. Biagetti will make contact with the HOA so the information noted today from residents will get back to the HOA.

Resident commented on the CDD 101 to the Board members. He suggested offering a CDD 101 for residents. Mr. Oliver responded that they would do that.

January 8, 2025

Grand Oaks CDD

Resident asked if the CDD was responsible for cleaning the streets once a month. Mr. Oliver responded that he could bring this comment to the developer. Mr. Dodson responded that this may be an obligation from a builder. Mr. Oliver responded that it is the HOA who manages and is responsible for that gated Summer Bay community, but they will note this comment regarding street cleaning and pass it along to the HOA.

Resident asked if the CDD is in charge of maintaining the lake shores and/or the drainage and irrigation systems in both communities, gated and ungated. Mr. Dodson responded that those are owned by the CDD and is something that they are looking into as far as behind the gate stuff. Discussion ensued. The resident noted that they had been told at a meeting that the CDD was supposed to mow and maintain the lake shores at least once a month or once every six weeks and it doesn't happen. That is creating a pest, snake, and rodent problem. Mr. Dodson responded that part of the issue is access at some of the lakes. He pointed out that they just got the plats this week. He explained that they have to identify where the correct easements are. He noted some of the issues were they had single gates where they needed double gates. He further explained that the new management company is going to stay on top of them in making sure they are honoring their contract as far as how many times they are mowed. He added that if they get to a point where it feels like it needs to be mowed more, then they can change the contract and add that in.

Resident commented on the street lighting.

Resident asked for clarification that the CDD is responsible for the lakes and sprinkler system. Mr. Dodson responded that there is so much information and things that they are trying to get. They are still waiting on documents from Inframark, but as they understand it, he explained, the irrigation system through the whole community is owned by the CDD up to the residents lots. He added that the residents were responsible for the irrigation on their lot. He explained that the CDD is basically providing water through the reuse ponds.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the December 4, 2024 Meeting

Mr. Oliver presented the minutes of the December 4, 2024 meeting. He noted that these minutes were prepared by Inframark.

On MOTION by Mr. Dodson seconded by Ms. Cruz, all in favor, the Minutes of the December 4, 2024 Meeting, were approved.

January 8, 2025

Grand Oaks CDD

FOURTH ORDER OF BUSINESS**Discussion of Outstanding Repair Items**

Mr. Oliver opened this discussion item up for the Board of Supervisors to go through the list of outstanding repair items and put the dollar amounts to these repairs as they go through the process so the Board can priorities what those repairs are going to be. He stated they also want to invite audience members that are there today and those who could not attend the meeting today to send emails with other items that may have been missed on this. Mr. Dodson re-emphasized that they are not doing any maintenance right now on anything unless it is dire need until they get all the financials from Inframark and know what they have. Once they know what they have, then they can prioritize these items and start repairing. Mr. Biagetti explained that some of these items they are currently working on with some of their vendors and some of the items that have been take off of the list have already been taken care of.

Mr. Biagetti provided and discussed the detailed list of outstanding repairs and maintenance items to be addressed. After discussing the list of outstanding repairs, Mr. Biagetti offered to answer any questions. Residents were invited to provide additional input during the meeting as well as to email the items to Mr. Biagetti. Discussion ensued on additional outstanding repairs which were not on the list provided by Mr. Biagetti. Some of the items discussed included parking policy, termite bond, Hotwire contract, sidewalk completion, dog park fencing deficiencies, tagging/graffiti on signs, improved and rapid communications with residents, lighting at entrance, lighting on pond fountains and water line for dog park.

FIFTH ORDER OF BUSINESS**Discussion of Transition Matters**

Mr. Oliver opened this item for discussion. He explained that this item of discussion is regarding the transition between Inframark to GMS. He further explained that at this District's October meeting, the Board made the decision to terminate Inframark and hire GMS. Informally they set a transition start date with Inframark for November 15 thinking they would have everything wrapped up by December 15th. He stated they did not receive their first documents until after Christmas. Mr. Oliver continued providing an update regarding the transition process, which included significant and continued delays in receiving CDD documents from Inframark. He noted that major gaps in records seem to exist. He also noted that the banking transition has been slow and was not initiated by outgoing firm until after January 1, 2025 transition effect date. He pointed

January 8, 2025

Grand Oaks CDD

out that the Fiscal Year 2023 audit has not been completed yet, but GMS is working with Grau & Associates to expedite completion. Mr. Oliver explained that they are really going to focus on operations and maintenance issues. He added that they are really going to get on this so they can get things where they need to go. He stated that he has had many conversations with Mr. Dodson over the last couple of months. Mr. Dodson noted the Board’s appreciation of GMS coming on to the Grand Oaks CDD team. Discussion ensued. It was noted that GMS’s back-office staff has been successful in contacting vendors with past due invoices explaining the change in management companies. It was noted that in many cases the late fees were waived as they effort to bring payable current.

SIXTH ORDER OF BUSINESS

Ratification of Agreement with Governmental Management Services, LLC for District Management

Mr. Oliver presented and discussed this item. The Board ratified the agreement with Governmental Management Services, LLC for District Management.

On MOTION by Mr. Dodson seconded by Ms. Cruz, with all in favor, the Agreement with Governmental Management Services, LLC for District Management, was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber provided an update stating the Board authorized the Chairman to retain legal counsel to investigate a number of issues. He stated he reviewed a proposal from the firm Forman and that proposal got signed very recently. He anticipates that will get sent back to them soon and that process will get underway. He also commented that it would be highly unusual and likely illegal for the tax collector/property appraiser to withhold District assessments to pay some other debt. His guess is that there is some miscommunication about two separate issues. He asked if Mr. Oliver receives clarification on this matter to let him know. Mr. Haber was happy to answer any questions.

January 8, 2025

Grand Oaks CDD

B. Engineer

Mr. Schaefer provided the engineer report to the Board. He stated there has been some correspondence with Pulte Homes with regards to removal of the fence on Pond #14, which is their largest pond. He also noted that they are working with Pulte on some of the various phases. He stated that there have been inspections with regards to wanting to add the phase adopted by the CDD. He noted they had some curb work done and after reinspection, they still have some curb work that needs to be done, so they are putting together a report to send to Pulte. Mr. Dodson asked if the fence was removed by Pulte's group. Mr. Schaefer responded yes. Mr. Dodson also asked if Pulte said they would repair that. Mr. Schaefer responded yes. The question was asked if it was possible for the landowners' that this has an impact on to have copies of the engineer's reports and survey reports that were done by the CDD. Mr. Oliver responded that they don't have that stuff yet, but he will coordinate to get that information. Mr. Dodson stated that regarding Mr. Schaefer's reviewing of builders roads for acceptance, he asked him to hold off on that until Mr. Haber can verify that they do accept those. There was also discussion regarding the road conditions where water is coming up through the road surface and there are cracks.

C. Manager

Mr. Oliver stated they would be discussing the Fiscal Year 2026 budget process because they will need to approve the budget by late May or early June.

D. Operation Manager – Report

Mr. Biagetti stated he doesn't have much to report back to everyone. He noted that he has had many good conversations with the residents there. He added that they are looking forward to this. He presented a proposal from Greenery for irrigation repairs. The Board accepted this proposal. Mr. Dodson suggested mapping out the repairs so they can keep track of what has or hasn't been repaired. Spending authorizations for necessary repairs were discussed.

On MOTION by Mr. Dodson seconded by Ms. Cruz, with all in favor, the Proposal from Greenery for Irrigation Repairs, was approved.

E. Amenity Center Manager – Report

There being no amenity center manager report, the next item followed.

January 8, 2025

Grand Oaks CDD

EIGHTH ORDER OF BUSINESS

Supervisor's Requests and Public Comments

Mr. Oliver opened the Supervisor's requests and public comments period.

Resident commented that he liked the communication that he has saw from staff so far. He discussed how important the communication is and informing residents of what is happening in the community. He asked for the good communication to residents to continue. This resident also suggested having a maintenance contract.

Resident commented that they need to strike the annuals yearly because they can't afford them.

Resident asked for an update on the bridge loan of \$300,000. Mr. Dodson responded that they were trying to avoid that, but they have not gone through the financials. He stated the plan is not to unless they have to.

Resident asked for updates about what is going on with the developer in the county. Mr. Dodson responded that they were going to provide an update and full explanation of what is going on soon.

Resident asked if the Board and/or staff has all the homeowner's contact information. Mr. Oliver responded that they were going to work with the HOA and Inframark to get all the information.

Resident thanked the Board and the new District Management Company, GMS. He noted he is looking forward to making working together to make this community better.

Resident asked if anyone audited whether the original developers were paying their portion of the fees for the unsold lots. Mr. Dodson responded that is all going to be analyzed. He added that will all probably be all in the financials that they will see. This resident also thanked the Board for getting the irrigation fixed immediately.

Resident asked if they will be posting the minutes of the meeting from this point forward. Mr. Oliver responded that typically 7 days before a meeting, the agenda packet will be posted, and the draft minutes will be within that agenda packet.

Resident asked about lighting in certain areas. Mr. Dodson responded that they could either be out or they weren't put in originally. He noted if they don't have lights, it is something they could add to the wish list down the road.

January 8, 2025

Grand Oaks CDD

NINTH ORDER OF BUSINESS

Next Scheduled Meeting – 02/12/25 @ 1:30 p.m. at Grand Oaks Amenity Center

Mr. Oliver stated the next meeting is scheduled for February 12, 2025, at 1:30 p.m. at the same location.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, the meeting was adjourned.

DocuSigned by:
Jim Oliver
D1BA5E5E7410418
Secretary / Assistant Secretary

Signed by:
John Dodson
A0372D50232C4EC
Chairman / Vice Chairman