

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, February 12, 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	Vice Chairman
Linda Cruz	Supervisor
Clair Snyder	Supervisor

Also, present were:

Jim Oliver	District Manager
Wes Haber <i>by phone</i>	District Counsel
Bill Schaefer <i>by phone</i>	District Engineer
Rich Gray	GMS
Matt Biagetti	GMS
Art Lancaster	GO Management
Allen Flannery	The Greenery
Karen Gardner	The Greenery

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 1:30 p.m. Four Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comments (*Regarding Agenda Items Listed Below*)

Mr. Oliver opened the public comment period and stated that Mr. Art Lancaster with GO Management was there to give an update on the CDD's current development. Mr. Lancaster spoke of what had happened with the community in the past and how they were working to follow through with their plans to rescue the landowners and the CDD. Mr. Lancaster provided an update

February 12, 2025

Grand Oaks CDD

about the current state of development in the community, what had happened in the past with the prior developer, and how GO Management was following through with their plans to use their “Rescue Mission” for the landowners and the people of the community.

Mr. Oliver stated that they had two public comment sections. The first one was to discuss or comment to the Board on items related to the agenda. He noted that there would be an opportunity to voice more comments at the end of the meeting.

A Board member asked about the invoices and whether they were in the packet for Inframark invoices from November and December. Ms. Cruz asked about the \$16,150 for personnel services. Mr. Oliver replied that he would address those invoices when they got to the end of the meeting. She commented further that it seemed like a large amount for personnel use. Mr. Oliver stated that their contract was for \$170,000 a year.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the January 8, 2025, Meeting

Mr. Oliver presented the minutes of the January 8, 2025, meeting. The Board approved the minutes with no changes.

On MOTION by Mr. Smith, seconded by Mr. Dodson, all in favor, the Minutes of the January 8, 2025, Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Proposal for Irrigation Repair

Mr. Oliver stated that Greenery's irrigation repair proposal was approved for \$896. A resident expressed concern about the area's appearance. She noted that there were trees with cars around them and that it always looked bad. Her suggestion was to put more grass in and minimize the mulch. She added that mowing grass would be quicker than replacing mulch. Regarding the irrigation, she suggested they put in more grass.

Mr. Oliver stated that making the irrigation repairs by removing the mulch and adding more grass would not be ideal. He noted that, from a cost standpoint, they would continue using the mulch. Mr. Oliver stated that there was a \$1,500 spending limit.

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

February 12, 2025

Grand Oaks CDD

FIFTH ORDER OF BUSINESS**Acceptance of Fiscal Year 2023 Audit Report**

Mr. Oliver provided an overview of the FY23 Audit Report that noted that there was a delay in receiving the audit and they were unable to file it on time. He reviewed the auditor's comments on the deterioration of financial conditions. Mr. Oliver added that the FY24 audit was started and would be completed by the deadline of June 30, 2025.

On MOTION by Mr. Dodson seconded by Ms. Cruz, with all in favor, Accepting the Fiscal Year 2023 Audit Report, was approved.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Haber had nothing additional to report.

B. Engineer

Mr. Schaefer provided an update on the Drainage Project with Lark. He noted that the final punch list had been completed, and the project was complete.

C. Manager

Mr. Oliver stated they were working on the budget for May and June to adopt in August.

D. Operation Manager – Report

Mr. Biagetti stated that he had an updated drainage and had an open Repair Items List.

E. Amenity Center Manager – Report

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

SEVENTH ORDER OF BUSINESS**Supervisor's Requests and Public Comments**

Mr. Oliver opened the Supervisor's requests and public comments period. He noted an abandoned SUV parked outside the CDD property on undeveloped land. He noted that there was a mold issue in the pool bathrooms. He added that the tree house playground had closed.

February 12, 2025

Grand Oaks CDD

EIGHTH ORDER OF BUSINESS**Financial Reports****A. Financial Statements as of December 31, 2024**

Mr. Oliver stated presented the financial statements and noted that they had already spoken about the financial position of the government activities in each major fund of the District. Mr. Oliver said that if you look at the rest of the table of contents, you will see management discussion, analysis, and the basic financial statements for the District. After that, he added that starting on page 14, there were no slips in financial statements. Mr. Oliver noted that a narrative added extra information.

B. Summary of Operations and Maintenance Invoices

Mr. Oliver stated that the product we could see next month with financials is much easier to decipher and deposit. Each month they will see three basic things. The financials were to include the balance sheet, and the income statement would include the assessment receipt summary to show how adjustments would be. Mr. Oliver noted that he would provide check runs for invoices at each meeting and he will go into detail in review of those documents.

NINTH ORDER OF BUSINESS**Next Scheduled Meeting – 03/12/25 @ 1:30 p.m. at Grand Oaks Amenity Center**

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

TENTH ORDER OF BUSINESS**Adjournment**

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

DocuSigned by:

*Jim Oliver*D1BA5E5E7410418...
Secretary / Assistant Secretary

Signed by:

*John Dodson*A6372D56232C4EC...
Chairman / Vice Chairman