

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, April 9, 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 Snider	Supervisor

Also, present were:

Jim Oliver	District Manager
Wes Haber <i>by phone</i>	District Counsel
Rich Gray	GMS
Matt Biagetti	GMS
Elena Barron	GMS
Allen Flannery	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.

Mr. Dodson provided an update regarding the Landowner's Counsel having preliminary discussion with St. Johns County Administrators about the rescue plan. He has been working with Terracon and agreed on a payment plan of the \$22K invoice for previous work completed. One \$11K payment to be paid now and the other \$11K in FY26.

Mr. Haber noted the work Terracon performed was done in order to bring the water management district permit for the project in compliance. That permit is in the name of the prior developer. Because the Board authorized that work, he believes the CDD is not in a great position with respect to Terracon to deny payment for the work they performed. Mr. Haber noted this is

April 9, 2025

Grand Oaks CDD

about resolving an outstanding dispute only with Terracon and should not be viewed as waiving any claim against the prior developer or an acknowledgement that the CDD has any obligation to bring the permit in compliance.

SECOND ORDER OF BUSINESS

Public Comments *(Regarding Agenda Items Listed Below)*

Angela Greaves – Spoke about 5 law suits against Day Late Enterprises involving some the CDD. Will the residents be responsible for any of the things that were not turned over to the CDD? Will have Day Lates attorney provide an update.

Resident – Asked if the developer is no longer with them & the rescue plan works and phase 2 opens, who will pay for the infrastructure in Summer Bay? All of the master infrastructure has been put in. The builder would be putting in the community infrastructure. Asked about lake maintenance, (pond 15) lake not taken care of. Mr. Dodson noted there was a boat access issue. Matt is planning to meet with Greenery and the pond company.

Resident – Pond is a mess with weeds not only on pond banks but growing inside the pond. If there is a plan, what is the timeline? Mr. Dodson stated Day Lates attorney met with the county administrators' staff last week and they are working toward putting a proposal together that will be shared with you.

Resident – Asked if the rescue plan includes giving some support to the CDD in terms of paying off this building. Mr. Dodson noted as far as maintenance; landscape is doing much better.

Resident – Noted there is no grass along the road towards 16, empty patches everywhere. Irrigation is probably not working.

Resident – Noted the neighborhood looks like a cow pasture, nobody wants to buy there. Property value is plummeting. Mr. Dodson noted they are working toward getting that fixed and needs the community's assistance.

Resident – Asked why the CDD doesn't hire their own attorney instead of using Day Lates. Mr. Dodson noted there are 2 different things – a rescue plan for the community and then Wes Haber is District Counsel. Another attorney was hired by the CDD to investigate the use of funds by the previous management company.

Resident - Noted brown grass at mailboxes, doesn't look good that community property is brown but homes have green grass.

April 9, 2025

Grand Oaks CDD

Resident – Questioned if proposal was denied by county? The attorney met with the county and is now drafting a proposal to present to them.

Resident – Recommended getting on the ponds before they are completely out of control.

Resident – Suggested somebody walk the community and take notes of unkept areas. Rich Gray noted that is his job. He just came onto the project and has been working diligently to get around the neighborhood and address issues. Areas need to be corrected by the landscape co. He will continue to stay on Lake Doctors.

Resident – Spoke about communication, sending out a weekly newsletter and the pond near his home. Asked for more information on what the lawyer is doing.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the February 12, 2025, Meeting

Mr. Oliver presented the minutes of the February 12, 2025, meeting. Ms. Cruz had a revision on page 2, 4th Order of Business: Linda Cruz did not make the statement noted about the mulch but was a resident instead.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, all in favor, the Minutes of the February 12, 2025, Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Proposals for Irrigation Repair

A. Commercial Fitness Products for Preventative Maintenance

Mr. Gray presented a proposal from Commercial Fitness Products for \$1,180 per year for quarterly service or \$295 per visit.

B. Southeast Fitness Repair for Preventative Maintenance

Mr. Gray presented the proposal from Southeast Fitness Repair for \$1,644 per year which comes out to \$411 per visit. He asked for a motion to approve the Commercial Fitness proposal.

On MOTION by Mr. Dodson, seconded by Mr. Snyder, all in favor, the Commercial Fitness Products for preventative maintenance for \$1,180 annually, was approved.

April 9, 2025

Grand Oaks CDD

C. Irrigation Pump Station Preventative Maintenance

Mr. Gray presented two proposals for irrigation pump maintenance, four site visits each year for all four pumps. M & M Sales Service came in at \$3,800 and Florida Pump Service, Inc. at \$2,800 per year.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, all in favor, the Florida Pump Service proposal for quarterly preventative maintenance \$2,800 annually, was approved.

D. Tree Work

Mr. Gray noted an inspection was done of the conservation easement and the wooded area with a total of 21 trees recommended to be taken down. He noted the biggest difference between Taylor Tree Services and Roberts Tree Service is Roberts does not do any hauling off. Mr. Biagetti noted St. Johns River Water Management District states if a tree is hazardous, it can be removed. Most of these tree's border somebody's house.

On MOTION by Mr. Dodson, seconded by Mr. Smith, with all in favor, the Taylor Tree Services, Inc. Proposal for tree work throughout the District \$5,550, was approved.

Board member spoke about a big dead oak tree at 618 Natureland Circle that was approved by the Board to be taken down. The resident has had damage to their property from that tree. She thinks they have already paid to have it taken down so requested follow up on it.

FIFTH ORDER OF BUSINESS**Discussion of Fiscal Year 2026 Budget Process**

Mr. Oliver stated CDD's in Florida are required by Florida Statute to approve a proposed budget by June 15th of this year and then set a public hearing for budget adoption no sooner than 60 days after. The budget is typically approved in June and adopted in August after the public hearing. He will bring a preliminary budget to the May meeting, approve at the June meeting and then adopt the budget later in the summer after refining the budget. Ms. Cruz asked if they could have a meeting for the residents to walk them through the budget and explain how it works. Mr. Oliver noted he would be happy to do it at the May meeting.

April 9, 2025

Grand Oaks CDD

SIXTH ORDER OF BUSINESS**Appointment of Audit Committee**

Mr. Oliver noted the audit committee is actually the audit RFP committee. This is to go through the RFP process to select an auditor for the Fiscal Year 2025 budget. He asked the Board to appoint themselves to be members of the audit committee.

On MOTION by Mr. Smith, seconded by Mr. Dodson, with all in favor, Appointing the Board of Supervisors as the Audit Committee, was approved.

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

Mr. Haber had nothing further to report.

B. Engineer

The engineer was not on the line today.

C. Manager

Mr. Oliver appreciated all the resident comments today and noted they will work harder especially with the ponds and landscape maintenance. He spoke about increased communication in the community and vendors checking in with staff and providing reports.

D. Operation Manager – Report

Mr. Gray reviewed the Field Operations Report. He asked for a NTE \$2,000 budget to bring in a commercial pressure washer for the bigger items such as sidewalks, curbing and bigger areas of the buildings. Board direction, no motion needed. He will be implementing the report for the landscape as well as the ponds. Regarding the ponds as the rainy season approaches, if there is a rain incident, they will pull off their project.

Resident – Asked for an updated report on pool conditions and status of the playground. Mr. Biagetti stated they are taking recommendation from the insurance provider right now. There is not a timeline. They can request an update and let the community know through the website. He asked for an update on the restrooms. Mr. Gray is hopeful that project is complete before summer arrives. The resident asked for reports. Mr. Oliver stated there are a lot of things going on behind the scenes where litigation is involved. They are trying to hold the appropriate party responsible

April 9, 2025

Grand Oaks CDD

to save the District money. The District is trying to hold the contractor responsible for mold in the restrooms and the Districts insurance company was put on notice.

Resident – Asked if maintenance of the pool had been increased for the summer. Mr. Dodson noted per the agreement; it was two times a week in the off season but starting this week they have been out for additional service. Per the contract, it starts next week with three times per week.

Resident – Spoke about fishing being outlawed in the ponds and asked to get rid of the policy. The current CDD fishing policy will be reviewed and possibly modified.

Resident – Asked about liability and alligators. Mr. Dodson recommended contacting the Alligator Nuisance Hotline for a case number then contact staff with that number to authorize removal.

E. Amenity Center Manager – Report

Elena Barron introduced herself as the new amenity manager. She works Monday through Friday 9-12. Residents can email her anytime. She noted rentals are picking up for the amenity center.

Resident – Asked if the termite bond has been done for the Grand Oaks Amenity Center. Mr. Dodson stated it has not been completed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests and Public Comments

Resident – Asked for clarification on the rescue plan and \$5M proposal. Mr. Dodson stated that was an update, the rescue plan for the community to get the road built and lots released. He noted as far as anything with the communication with the county, that needs to come from the attorney.

Resident – Asked where they are with some of the mitigation efforts. He noted the areas removed near him are now just as bad if not worse than when that work was done. Chinese Tallum trees are invasive. This will cost a lot of money if they don't start thinking about that now. Mr. Dodson noted a split payment to Terracon was approved for what the Board approved on work that was done. After that, the Board is waiting for the original developer to bring the permit into compliance then the CDD would take that into compliance. But, the CDD has no obligation to that permit.

April 9, 2025

Grand Oaks CDD

Resident – Heard conflicting information about per lot assessments. Mr. Oliver stated the net amount of the assessment goes to debt service and O&M. There are two ways to collect assessments, one being on the tax roll and the other is a direct bill assessment. The resident questioned Februarys financials, actual vs. adopted, is that a timing thing or an issue with collecting that? Mr. Oliver noted it could be a timing thing; it is a direct bill issued to the landowner that hasn't been paid yet.

Resident – Spoke about master HOA. Inframark management company has been terminated and in the process of looking for new management company.

NINTH ORDER OF BUSINESS**Financial Reports****A. Financial Statements as of February 28, 2025**

Mr. Oliver presented the financial statements as of February 28, 2025.

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

B. Summary of Operations and Maintenance invoices

There is a positive variance in terms of expenditures. One of the direct bills have not been paid yet. Mr. Dodson confirmed any due invoices after this agreement with Terracon everything is caught up.

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 May 17, 2025, at 1:30 p.m. at the Grand Oaks Amenity Center.

ELEVENTH 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
 D18A5E5E7410A18
 Secretary / Assistant Secretary

Signed by:

John Dodson
 A8372D56232C4EC
 Chairman / Vice Chairman