

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, May 14, 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
Linda Cruz	Supervisor
Clair Snyder	Supervisor

Also, present were:

Jim Oliver	District Manager
Wes Haber <i>by phone</i>	District Counsel
Bill Schaefer	District Engineer
Rich Gray	GMS
Matt Biagetti	GMS
Elena Barron	GMS
Allen Flannery	The Greenery
Robin Nixon	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.

**SECOND ORDER OF BUSINESS**

**Public Comments** (*Regarding Agenda Items Listed Below*)

Mr. Oliver asked for public comments. He encouraged residents to reach out to their county commissioners to provide feedback.

Mr. Dodson stated there will be a new HOA manager from Leland Management that will Start June 1<sup>st</sup>.

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Resident (Tom Teller 52 Myrtle Oak Ct.) asked why the Easement through Cattle Ranch was closed. He added it used to be only for emergency vehicles, but he believes it has changed. He noted he has seen many instances of reckless driving through there and would like to see a change. He asked to see more signage to stop vandalization at the fire pit.

Resident stated there are cars that have been racing behind Pond 14.

Resident stated the pond between Hickory Pine and Lone Cypress is overgrown and wishes for it to be cleaned out.

Resident asked about the pond access for the pond behind Hickory Pine. Mr. Biagetti noted this has been an open conversation and believes there should be an open access easement.

### **THIRD ORDER OF BUSINESS**

#### **Consideration of Minutes of the April 9, 2025, Meeting**

Mr. Oliver presented the minutes of the April 9, 2025, meeting. He asked for any questions, comments or concerns. Hearing none, he asked for a motion to approve.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, all in favor, the Minutes of the April 9, 2025, Meeting, were approved.

### **FOURTH ORDER OF BUSINESS**

#### **Discussion of Budget for Fiscal Year 2026**

Mr. Oliver stated under Florida Stated Statute, all CDDs in the sated of Florida are required to approve a budget by June 15 and set a public hearing 60 days prior after the budget is approved. He stated their current plan is to approve the budget at the June 11<sup>th</sup> meeting to be able to adopt the budget on the August 13<sup>th</sup> meeting. He added once it is adopted, it will be sent to the Tax Collector by September 30<sup>th</sup>. He noted the 60 days between approval and adoption will be used to make improvements on the budget.

### **FIFTH ORDER OF BUSINESS**

#### **Discussion of Fishing Policy**

Mr. Biagetti stated there was discussion on the currently amenity fishing policies for the ponds, in which they learned there was a “no fishing allowed” policy at all of the ponds. He presented the updated fishing policies on page 16 of the agenda package. He stated the updates will allow fishing at the ponds from the banks for all ponds that are not in a fence.

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Ms. Cruz asked if opening the ponds for fishing will cause any issues with alligators in the area. Mr. Haber stated there is no obligation to put up signage for alligators, although it would not hurt.

Mr. Dodson asked to remove Pond 1 from this to deter non-residents from fishing in their ponds.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, the Updated Fishing Policy, was approved.

## **SIXTH ORDER OF BUSINESS**

### **Ratification of Proposal for Air Compressor from Duck Duck Rooter**

Mr. Biagetti presented the proposal for an Air Compressor from Duck Duck Rooter for \$4,598. He noted this was already signed by the Chair and installed. The air compressor has been working well without problems for a week and now needs ratification.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, the Proposal for an Air Compressor from Duck Duck Rooter, was ratified.

## **SEVENTH ORDER OF BUSINESS**

### **Consideration of Proposals**

#### **A. Landscape Enhancements**

Mr. Biagetti presented the Landscape Enhancements. He stated the first proposal is for the Summer Bay and Rockwood Drive Sod Enhancement for \$6,472.50 and is in the budget.

On MOTION by Mr. Smith, seconded by Mr. Dodson, with all in favor, Landscape Enhancement #78844, was approved.

Mr. Biagetti stated the second proposal is for the Amenity Clubhouse Planters for \$569.59. He noted this is to enhance the two planters at the front entrance of the clubhouse and the two planters on the backside of the clubhouse with new plant material.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, Landscape Enhancement #78834, was approved.

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Mr. Biagetti stated the next proposal is for Amenity Clubhouse Sod Enhancement for \$66.73.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, Landscape Enhancement #78845, was approved.

Mr. Biagetti stated the last proposal is for the Amenity Clubhouse Mulch project \$3,564. He added they have \$40,000 budgeted for mulch in the next year.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, Landscape Enhancement #78916, was approved.

### **B. Termite Bonds**

Mr. Biagetti presented the proposal for Termite Bonds from Massey. He noted the only difference in the proposals is one allows Massey to re-treat the area if needed. He added Massey will cost \$2,880 with a renewal of \$560 in the second year. Turner Pest Control is \$2,180 for the pool alone. He added Massey proposal is for the pool and amenity center.

Mr. Dodson noted he has had residents reach out with termite damage.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, the Proposal for Termite Bonds from Massey, was approved.

## **EIGHTH ORDER OF BUSINESS**

### **Approval to Open Account with the State Board of Administration, Resolution 2025-05**

Mr. Biagetti stated this is an account for government funds to be placed in to earn a 4% interest. Mr. Oliver stated it is operated by the state of Florida and is secured. These accounts are for Overnight Funds, Security of Principle, Liquidity and Earnings.

Mr. Dodson stated he would like to table this until they have more information on the accounts.

## **NINTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Haber had nothing further to report.

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**B. Engineer**

Mr. Schaefer stated with the recent legislation that has been passed, the Stormwater Ponds need to have bi-annual inspections every 2 years. He added the report must now be submitted to the Water Management Department and this will need to be added as a proposal to the next agenda.

*\* Jim Oliver left the meeting at this time.*

**C. Manager**

**1. Report on the Number of Registered Voters (751)**

Mr. Biagetti stated there are currently 751 registered voters in the district.

**2. Annual Form 1 Filing & Annual Ethics Training**

Mr. Biagetti reminded the board the Annual Form 1 will be due by July 1<sup>st</sup>. He noted the Ethic Training will be due by the end of the year and for those who completed the ethics training last year, they will need to check their ethic training as completed on the Form 1.

**D. Operation Manager**

**1. Report**

Mr. Gray reviewed the Field Operations Report. He stated everything is going smoothly and they have completed some small repairs by the pool. He noted they reviewed the proposal for the trees and found the proposal was just to declare them dead and not to remove them. They are now working on proposals to have the trees removed. He added this proposal may force them to close the pool deck while they are working. He offered to answer any questions and noted if anyone had any concerns to email him directly.

Mr. Gray stated the pool house bathrooms are still being worked on and is waiting on word from insurance. He added the playground is also waiting to hear from insurance to be completed.

**2. The Greenery Communication Report**

Mr. Flannery presented The Greenery Communication Report. He noted there will be a report at every meeting following this meeting.

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**E. Amenity Center Manager – Report**

Ms. Barron presented the Amenity Manager Report. She stated the Amenity Center is almost booked up for every weekend through August. She noted she has been training Robin Nixon as the new Amenity Manager while she transitions into a new position.

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

Resident – thanked the board for the trees being taken care of that she asked for.

Resident – asked why they should be optimistic on the Rescue Plan. Mr. Biagetti noted the board has not yet seen the Rescue Plan.

Resident – asked for an update on the 3<sup>rd</sup> party attorney. Mr. Biagetti stated they do not yet have an update.

Resident (Tom Teller 52 Myrtle Oak Ct.)- stated once the registered voters surpass 250 voters in 6 years, the control shifts to the residents. He added two board members should be residents. Ms. Cruz noted they are both residents. He added in the next year, they must add a new resident to the board. He noted there is a missing element on a light pole that causes the light to not shine.

**ELEVENTH ORDER OF BUSINESS****Financial Reports****A. Financial Statements as of March 31, 2025**

Mr. Biagetti presented the financial statements as of March 31, 2025. No action was necessary.

**B. Summary of Operations and Maintenance invoices**

Mr. Biagetti presented the Check Register from March 1, 2025 through March 31, 2025 for \$100,953.42. He offered to answer any questions.

Ms. Snyder asked if they had made progress with the fans. Mr. Biagetti stated they have and the only ones that are now an issue are the lights outside.

Mr. Dodson stated there are a few line items that are above the budget.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, the Check Register, was approved.

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**TWELFTH ORDER OF BUSINESS**

**Next Scheduled Meeting – 06/11/25 @ 1:30  
p.m. at Grand Oaks Amenity Center**

Mr. Biagetti stated the next meeting is scheduled for June 11, 2025, at 1:30 p.m. at the Grand Oaks Amenity Center.

**THIRTEENTH 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*

Secretary / Assistant Secretary

Signed by:

*John Dodson*

Chairman / Vice Chairman