

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, June 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
Linda Cruz	Supervisor
Clair Snyder	Supervisor

Also, present were:

Jim Oliver	District Manager
Wes Haber <i>by phone</i>	District Counsel
Rich Gray	GMS
Matt Biagetti	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 on agenda items.

Resident made comments about the budget and assumptions on the bonds. Mr. Oliver noted they will have discussion regarding that topic later in the agenda.

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THIRD ORDER OF BUSINESS**Consideration of Minutes of the May 14, 2025, Meeting**

Mr. Oliver presented the minutes of the May 14, 2025, meeting and asked for any comments, corrections, or changes. Hearing no changes from the Board, Mr. Oliver asked for a motion to approve.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, all in favor, the Minutes of the May 14, 2025, Meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Proposal from The Greenery for Mulch**

Mr. Flannery provided an overview of the mulching landscaping enhancements including the entrance, tress, and mulch. Mr. Dodson asked how much has been spent on mulch already. It was noted around \$10,000 has been spent. This total will bring them close to the \$20,000. The Board discussed locations, timelines, budgets, and consideration of doing only the center aisle. Board consensus was that next year they will look at doing more.

The Board gave direction to staff to mulch the front center median only and not the entire entrance.

FIFTH ORDER OF BUSINESS**Approval to Open Account with the State Board of Administration, Resolution 2025-05**

Mr. Oliver presented the open account option for investment of surplus funds with the State Board of Administration Trust Fund. He noted the rate is currently at 4.46%. He suggested the Board open the account. Mr. Dodson asked if it could be approved subject to Chair review.

On MOTION by Ms. Cruz, seconded by Ms. Snyder, with all in favor, Resolution 2025-05, Open Account with the State Board of Administration, was approved subject to Chairman review.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2025-06, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption (August 13, 2025)**

Mr. Oliver presented the proposed budget for 2026 and explained the budget process. He noted the proposed budget will need to be approved by June 15th and 60 days is needed for a public

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hearing. He noted the budget will stay the same and there will be no increase. Mr. Oliver reviewed the line items and process for determining amounts. He added the District is fully collected. He discussed revenues, capital reserve, line-items, budget amendments, proposed budget cannot be higher, budgeting being based on actuals as of April, bonds, expenditures, field management, landscaping, and amenity center. Ms. Cruz commented about an assessment increase, and mailed notices were discussed.

Mr. Oliver reviewed the amortization schedule, debt service funds, and special assessment bonds. Mr. Dodson asked about assessments, late fees, and penalties. Mr. Oliver noted there can be late fees and it is based on interest, and the developer. Discussion ensued on if they should be investigated, and principal payments were discussed.

There were no changes to the budget and no increases in assessments. The public hearing was set for August 13, 2025.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, Resolution 2025-06, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption on August 13, 2025, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber provided updates on the status of the Tree House Playground, and noted they were still working on this. He stated they are analyzing litigation and costs. He noted it is still closed while the litigation is ongoing. He discussed the insurance claim nearing a settlement for mold remediation and repairs to the pool restroom building. He noted this is still under review. Mr. Oliver reminded Supervisors to complete the Form 1 and ethics training.

B. Engineer

There being no comments, the next item followed.

C. Manager

Mr. Oliver had nothing additional to report.

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D. Operation Manager**1. Report**

Mr. Gray reviewed the Field Operations Report to include greenery enhancement, sodding, entrance clean up, tree concerns, weekly maintenance responsibilities, and completed projects. He discussed a proposal to remove some of the trees and explained that it couldn't wait. Mr. Gray asked for approval and a not to exceed amount of \$8,000. They discussed specific locations where work was needed. The problems with the trees were discussed; the size, the cost, and the specific work to remove them. He clarified this is only for dropping the tree. It was noted this was a lower quote from another vendor.

Trimming around the pool has not been completed. Mr. Gray stated this is on the list and are working on this project. He noted the termite inspection had been completed. Ms. Cruz asked for information on the bathroom and the mold removable, insurance, validation, and deductibles.

The removal process was discussed to include the process, specialist to review, insurance claims, moisture in the area, and humidity levels having an impact.

On MOTION by Ms. Cruz seconded by Ms. Snyder, with all in favor, the Proposal for Tree Removal with a Not to Exceed Amount of \$8,000, was approved.

2. The Greenery Audit Report

The Greenery report was reviewed to include projects, fertilization schedule, and topics on landscaping and weather conditions.

E. Amenity Center Manager – Report

Ms. Nixon presented the Amenity Manager Report to include her new role, events, event planning, lost & found placed in pool deck, rental increases, card club still meeting, and food truck issues with space and location.

Mr. Dodson asked about janitorial services and correcting some issues. He added a new staff has been added and they will see how they work. A question was asked on the mulch and rainstorms washing it away.

Discussion ensued on drainage issues, budget, fountain repair, and irrigation issues.

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EIGHTH ORDER OF BUSINESS

Supervisor's Requests and Public Comments

Mr. Oliver asked for Supervisors' request and public comments.

Resident asked about late payments on Fiscal Year 2025 assessments. Mr. Oliver discussed the agreement, fees, schedules, proposals, insurance claims.

Resident commented on Board members, process, and impact on the District.

Resident commented on rescue plan and updates needed. Staff will be presenting to the commissioners. Other discussion on locations, problem with paying bills,

Resident commented on having an outside attorney to give the District an update.

Resident commented on communication to the community on rescue plan. Other question was asked on a commission meeting date.

Resident commented on water source issue, and using the dog park. Other comments were made on the trail signs and updates.

Resident commented on the pooling of water in driveway has not been addressed, payments, who owns the property, who is responsible, Pulte involvement and GMS is attempting to resolve the issues. Comments were made on road repairs, and continuing issues.

Resident complimented landscapers, commented on pond issues, treatments, lake access, GMS is continuing to address this issue. Discussion ensued on the locations of the ponds that need attention and if the CDD is responsible.

Other comments were made on HOA updates, fee amounts, documents for meetings, Pond 15 road access updates, other treatments to ponds, weeds, etc.

NINTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of April 30, 2025

Mr. Oliver presented the financial statements as of April 30, 2025. Mr. Oliver noted this was the same numbers the Board has seen. No action was necessary. The District is 100% collected.

B. Summary of Operations and Maintenance invoices

Mr. Oliver presented the Check Register from for \$135,876.68.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, the Check Register for \$135,876.68, was approved.

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TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – 07/02/25 @ 1:30
p.m. at Grand Oaks Amenity Center**

Mr. Oliver stated the next meeting is scheduled July 2, 2025, at 1:30 p.m. at the Grand Oaks Amenity Center.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:

Jim Oliver

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Secretary / Assistant Secretary

Signed by:

John Dodson

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Chairman / Vice Chairman