

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, August 13, 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
Linda Cruz
Clair Snyder
David Crosby

Chairman
Vice Chairperson
Supervisor
Supervisor

Also, present were:

Jim Oliver
Joseph Brown *by phone*
Paul Stratton
Allen Flannery

District Manager
District Counsel
Field Operations Manager
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. Oliver pointed out that David Crosby was elected at the last meeting and was sworn in prior to the meeting.

SECOND ORDER OF BUSINESS

Public Comments (*Regarding Agenda Items Listed Below*)

Mr. Oliver opened the public comment period. Hearing no public comments at this time, the next item followed.

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THIRD ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Newly Appointed Supervisor

Mr. Oliver noted Mr. David Crosby was sworn into office before this CDD meeting.

B. Election of Officers, Resolution 2025-07

Mr. Oliver stated they had a vacancy on the Board that was filled by David Crosby. He noted that right now they do not have a Vice Chairman on the Board. He asked for an appointment of one of the Board members to be Vice Chairman. He also asked to add Mr. Crosby as an officer or Assistant Secretary. Linda Cruz was nominated to be Vice Chairperson.

On MOTION by Mr. Dodson, seconded by Ms. Snyder, all in favor, Resolution 2025-07 Electing Officers Appointing Linda Cruz as Vice Chairman, was approved.

Mr. Oliver asked for the appointment of David Crosby to be an Assistant Secretary for the District.

On MOTION by Ms. Cruz, seconded by Mr. Dodson, all in favor, Appointing David Crosby as an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the July 2, 2025, Meeting

Mr. Oliver presented the minutes of the July 2, 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 July 2, 2025 Meeting, were approved.

FIFTH ORDER OF BUSINESS

Discussion of Alcohol Policies

Mr. Oliver presented different policies from other CDDs for the Board to consider regarding the alcohol policies discussed at the last meeting. He pointed out that if alcohol is going to be served at a private function at CDD facilities, some CDDs have a requirement to have a licensed bartender serving and the responsible party must provide proof of insurance. He explained

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that usually for most of these Districts, there is a certificate of liability for a million dollars, which is called special event insurance. It was noted that this does not increase the CDD's cost of insurance. He added that within the District's policies, if there is property damage, that particular deposit is used to cover costs of the repairs for those things. In saying that, if there is significant damage in excess of the deposit amount, the resident sponsoring the private rental would be responsible for that. Discussion ensued; this item will be brought back for further discussion at the next meeting.

SIXTH ORDER OF BUSINESS**Public Hearing Adopting the Budget for
Fiscal Year 2026**

Mr. Oliver explained that the budget they approved back in June and discussed at their last meeting is a no increase budget. He added that the assessments stay the same. He explained that they have a lot of issues that they are working with at this District, and they are not going to factor into that an assessment increase. He also pointed out that when they hear the term "*special assessments*", in the CDD world, it is assessments. He further explained that the challenge with this budget is as they go through the different issues they are dealing with in terms of the land that's not been developed, assessment collections that's not captured in this budget, they still want to focus on collecting delinquent revenues for this particular fiscal year and also to collect them for next year. He noted that it's important to know that when they do levy assessments, they are levying it on the property. In saying that, he stated people may come and go, but the property stays.

Mr. Oliver reviewed and discussed the budget. He pointed out that the Board has the flexibility to move funds among line items. He noted there is no increase in assessments, as compared to Fiscal Year 2025.

Mr. Oliver asked for a motion to open the public hearing.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, Opening the Public Hearing, was approved.

A resident asked who is responsible for the lots that haven't been sold there that would have contributed to the CDD fees and relief. Mr. Oliver responded that the landowner remains responsible for those assessments. He explained that if the land is subsequently sold or acquired by another party, the new [property owner is responsible for those assessments. He explained that

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the bottom line is that the landowners of lots and undeveloped parcels within this District are the only source of funding for operations and maintenance costs, and the budget will need to be managed tightly in the near term if assessments are not fully collected. The resident responded that they understood and explained that as long as everybody understood that this is based on a fully funded budget and there is potential for problems coming up.

A resident asked if the net assessment is something they have to pay in addition to the money they are already. Mr. Oliver responded no. He explained that when they receive their tax bill on November 1st, it will be the same amount that it was for last November.

A resident asked what the sum total amount for the assessments for the two periods that the landowner didn't pay. Mr. Oliver responded that the unpaid operations and maintenance (O&M) assessments for the current year are \$319,296.12.

Mr. Oliver asked to close the public hearing.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, Closing the Public Hearing, was approved.

A. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026

Mr. Oliver explained that by adopting this resolution they are adopting the budget for Fiscal Year 2026.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, Resolution 2025-08 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026, was approved.

B. Consideration of Resolution 2025-09, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026

Mr. Oliver explained the certified assessment roll will be provided it to the St. Johns County Tax Collector for inclusion on the property tax bills. The CDD will send direct bills to the property owners of parcels not yet platted.

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On MOTION by Ms. Cruz, seconded by Mr. Dodson, with all in favor, Resolution 2025-09, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Brown stated he had nothing to report.

B. Engineer

Mr. Oliver noted Bill Schaefer Dominion Engineering Group is the District Engineer. He is not in attendance today.

C. Manager

1. Discussion of Fiscal Year 2026 Meeting Schedule

Mr. Oliver noted there is a proposed meeting schedule in the agenda package for review. The proposed Fiscal Year 2026 meeting schedule continues to be on the second Wednesday of each month at 1:30 p.m. He explained the Board can certainly add meetings, cancel meetings, and continue meetings as needed.

On MOTION by Mr. Dodson, seconded by Mr. Crosby, with all in favor, the Fiscal Year 2026 Meeting Schedule, was approved.

2. Goals & Objectives

Mr. Oliver explained the 2024 legislation regarding performance measures and suggested adopting the goals and objectives as presented.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, the Goals & Objectives, was approved.

D. Operation Manager

1. Report

2. The Greenery Landscape Report

Mr. Stratton provided the Operation Manager's report. The report included pressure washing around the Amenity Center, several dead trees dropped or removed throughout the community, they are in the process of getting quotes for several other dead trees, they perform

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general maintenance duties as needed, they are working on getting quotes for additional drainage, there were several landscape repairs made, they are working on issues in the bathroom of the pool deck, and some other minor things that they do and have done. Mowing certain pond banks with robotic mowers was discussed.

Mr. Allen Flannery from The Greenery explained their audit report stating it's a client communication report, which he does weekly. He further explained that the report includes spotting deficiencies, looking at enhancement opportunities, and giving general updates regarding landscape maintenance matters. Mr. Oliver explained this report from The Greenery is in the agenda package for review.

A resident noted concern regarding the landscaping in the decorative pots in the front. This resident noted objecting to the replacement of these plants because they immediately die, but was told the issue was the sprinklers and they had been fixed, but the plants have now completely died again. Mr. Flannery explained that the plant was a late spring flower and when they got word that they wanted to put the flowers in, it was late in the season. He also explained that with all the heat, it melted them. He noted that they are planning to replace them at no charge early next week or maybe sooner. A resident asked for the consideration of putting perennials into the pots.

A resident asked the status of the outdoor treehouse. The treehouse status is currently closed for repairs, inspection, as well as litigation matters. Mr. Oliver responded that Mr. Haber has been working on this matter and they have been working with the District's insurer. He noted that the most difficult thing right now is engaging a certified playground inspector to come in and inspect it. Discussion ensued and Mr. Oliver stated he would continue to work with Mr. Haber regarding this matter. Mr. Oliver noted they will provide an update at their next meeting.

E. Amenity Center Manager – Report

The Amenity Center Manager report was provided.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests and Public Comments

Mr. Dodson stated he met with St. John's River Water Management District briefly the other day. He noted they are going through to see where the status is. He explained that they have been sending the developer letters to bring it into compliance. He noted they walk the property and

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are going to report back to him. He further explained that it was the status of the mitigation of all the wetland areas there. He noted they will go through and send a report.

A resident asked if there is anything they can do about the kids riding around on the electronic bikes and dirt bikes because they are destroying the grass. Mr. Oliver suggested scheduling a meeting with St. Johns County Sheriff's Department to give their electronic bike presentation. He clarified it would not be a CDD meeting; it would be run by the sheriff's office.

NINTH ORDER OF BUSINESS**Financial Reports****A. Financial Statements as of June 30, 2025**

Mr. Oliver presented the financial statements as of June 30, 2025. Mr. Oliver stated the numbers on the income statement are the same ones in the budget. They have been updated in the same way. He explained that the headline story for these financials is the gap in the revenue section because of the failure to pay assessments. He explained that on the expenditure side, they are doing well. He stated they tightened spending during the current fiscal year, as compared to the budget adopted last August.

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B. Summary of Operations and Maintenance invoices

Mr. Oliver presented the Check Register. There were no further questions or comments on the check register.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, the Check Register, was approved, without Hotwire.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – 09/10/25 @ 1:30 p.m. at Grand Oaks Amenity Center

Mr. Oliver stated the next meeting is scheduled for September 10, 2025, at 1:30 p.m. at the Grand Oaks Amenity Center.

ELEVENTH 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

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Secretary / Assistant Secretary

Signed by:

John Dodson

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Chairman / Vice Chairman