

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, November 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:

Linda Cruz	Vice Chairperson
David Crosby <i>by phone</i>	Supervisor
Dick Trowbridge	Supervisor
Justin Dudley	Supervisor

Also, present were:

Jim Oliver	District Manager, GMS
Wes Haber	District Counsel, Kutak Rock
Bill Schaeffer <i>by phone</i>	District Engineer, Dominion Engineering The Greenery
Allen Flannery	National Stormwater Trust
John Ferguson	National Stormwater Trust
Jeff Littlejohn	GMS
Rich Gray	GMS
Matt Biagetti	GMS
Robin Nixon	GMS
Christy Buganski	GMS

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments (*Regarding Agenda Items Listed Below*)

Mr. Oliver opened the public comment period. There being no comments, the next item followed.

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THIRD ORDER OF BUSINESS

Consideration of Resolution 2026-01, Election of Officers

Mr. Oliver asked if there were any nominations for Chair, Ms. Cruz nominated Justin Dudley to serve as the Chairman.

On MOTION by Ms. Cruz, seconded by Mr. Trowbridge, all in favor, Appointing Justin Dudley as Chairman and Linda Cruz as Vice Chairperson, was approved.

Mr. Oliver asked for a motion to adopt Resolution 2026-01 naming Justin Dudley as Chairman, Linda Cruz as Vice Chairperson, the remaining three Supervisors as Assistant Secretaries and Jim Oliver and Secretary and Treasurer.

On MOTION by Ms. Cruz, seconded by Mr. Trowbridge, all in favor, Resolution 2026-01 Election of Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the October 8, 2025, Meeting

Mr. Oliver presented the minutes of the October 8, 2025, meeting and asked for any comments, corrections, or changes. Mr. Dudley noted that Legacy “Bar” should be corrected to say Legacy Park on the bottom of page 5.

On MOTION by Mr. Dudley, seconded by Mr. Trowbridge, all in favor, the Minutes of the October 8, 2025 Meeting, were approved as amended.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Designation of Registered Agent

Mr. Haber stated that under Florida law, every CDD is required to have a registered agent. That document designates the person who will be served with any papers if there is a lawsuit or any event that would require a formal service process on the District. He noted that typically his office will serve as the District’s registered agent.

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On MOTION by Mr. Dudley, seconded by Mr. Trowbridge, all in favor, Resolution 2026-02, Designation of Wes Haber as the Registered Agent, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Lease Agreement with National Stormwater Trust, Inc.

Mr. John Ferguson and Mr. Jeff Littlejohn from the National Stormwater Trust, Inc. introduced themselves and gave an overview of their company that provides stormwater services across the state of Florida. He noted that they use new technology and management techniques to improve water quality, improve flood protection and environmental outcomes, and the opportunity to generate revenue. Mr. Ferguson noted that the lease would be for 99 years, and they would give the CDD a lump sum of \$1,125,000. Ms. Cruz inquired about permits, and discussion ensued regarding stormwater and wetland permits and mitigation. Mr. Ferguson noted that their community had multiple permits, but only one permit would be affected by NST. Mr. Ferguson and Mr. Littlejohn answered questions from the Board and audience. After discussion, Board direction was for the District Engineer to review any impacts to the stormwater facilities and for the Chairman and District Counsel to bring an executable document to the next meeting.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Drainage

Mr. Rich Gray reviewed the Southern Land Services, LLC proposal totaling \$5,500, a second proposal from Southern Land Services, LLC totaling \$10,950, and The Greenery, Inc. proposal totaling \$6,602.83.

The Board agreed to approval the Southern Land Services, LLC proposal subject to a diagram being provided with review by the District Engineer and Supervisor Crosby and a signed agreement.

On MOTION by Mr. Dudley, seconded by Ms. Cruz, all in favor, the Proposal for Drainage subject to Engineer and Crosby Review and a Signed Agreement, was approved.

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EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Consideration of Access/Maintenance Easement for Phase 2A(2) Ponds

Mr. Haber reviewed the Easement Agreement between the CDD and Day Late Enterprises, Inc. who is the owner of the property. He noted it is a non-exclusive access agreement for pond maintenance that authorizes the CDD to enter onto property to conduct maintenance on the ponds.

On MOTION by Ms. Cruz, seconded by Mr. Dudley, all in favor, the Access/Maintenance Easement for Phase 2A(2) Ponds, was approved.

B. Engineer

Mr. Schaefer had nothing to report. Mr. Oliver stated that the previous management company had adopted a set of goals for Fiscal Year 2025, and in those goals under section 2.2 there was an annual engineer’s report. Mr. Schaefer stated that he did not do that for 2025.

Mr. Dudley directed the engineer to work on conveyance of Drees, Toll, and Pulte roads.

C. Manager – Review of Fiscal Year 2025 Goals and Objectives

Mr. Oliver reviewed the Fiscal Year 2025 goals and objectives. He noted that 2.2, District Infrastructure and Facilities Inspections by the Engineer, was the only goal that they did not meet.

On MOTION by Mr. Dudley, seconded by Ms. Cruz, with all in favor, the Fiscal Year 2025 Goals and Objectives, was approved.

D. Operation Manager

1. Report

Mr. Gray reviewed the operation manager report. Ms. Cruz discussed areas that were not being mowed that were included on the mowing map. The Board requested that staff bring back clarification between pond mowing and pocket park map and landscape maintenance agreements.

2. Landscape Maintenance Update

Mr. Allen Flannery from The Greenery provided updates. He noted that he will bring back pool restroom remediation quotes to the next meeting.

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3. Discussion Regarding Legacy Park Fountains

Ms. Cruz asked staff to confirm that Lake Doctors had scaled back the hours they were running the fountains. The Board requested that staff obtain quotes to downsize the fountain power and options for adjustable nozzles.

E. Amenity Center Manager – Report

Ms. Nixon reviewed the amenity manager report for the Board. She noted that they were planning the First Coast Vendor Village market for early January 2026.

NINTH ORDER OF BUSINESS

Supervisor’s Requests and Public Comments

Ms. Cruz asked why the Spring Park signs were removed.

Mr. Trowbridge suggested creating a holiday decorating committee, and the Board discussed coordinating that with the Master HOA.

TENTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of September 30, 2025

Mr. Oliver stated the financials are through September 30th. Expenses and collections were discussed.

On MOTION by Mr. Dudley, seconded by Mr. Trowbridge, with all in favor, the Check Register totaling \$19,637.06, was approved.

B. Summary of Operations and Maintenance invoices

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

ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – December 10, 2025
@ 1:30 p.m. @ Grand Oaks Amenity Center**

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

TWELFTH ORDER OF BUSINESS

Adjournment

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On MOTION by Mr. Dudley, seconded by Mr. Trowbridge, with all in favor, the meeting was adjourned

Signed by:
Matt Bragetta
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Secretary / Assistant Secretary

Signed by:
P. Gray
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Chairman / Vice Chairman