

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, December 10, 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:

Justin Dudley	Chairman
Linda Cruz	Vice Chairperson
David Crosby <i>joined late</i>	Supervisor
Dick Trowbridge	Supervisor

Also, present were:

Jim Oliver	District Manager
Wes Haber	District Counsel
Bill Schaeffer <i>by phone</i>	District Engineer
Allen Flannery	The Greenery
John Ferguson	Nation Stormwater Trust
Jeff Littlejohn	Nation Stormwater Trust
Rich Gray <i>by phone</i>	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*)

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

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the November 12, 2025, Meeting**

Mr. Oliver presented the minutes of the November 12, 2025, meeting and asked for any comments, corrections, or changes. The Board had no revisions to the minutes.

On MOTION by Mr. Dudley, seconded by Ms. Cruz, all in favor, the Minutes of the November 12, 2025 Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Lease Agreement with National Stormwater Trust, Inc. *(will be sent under separate cover)***

Mr. Oliver introduced Jeff Littlejohn and John Ferguson from the National Stormwater Trust. Mr. Dudley explained that the previous developers started the process of pursuing the Stormwater Trust in order to create nutrient credits. There were some problems with that and how the compensation worked related to that lease. That was revisited and it was determined that it was in the best interest of the community as well as the greater area, it needs to meet both of those qualifications, and that it did have an interest of the community at heart.

Mr. Dudley stated in the process of our engineer's review, we've come across that they've also went through a process with St. John's county through their development review. They had to file with St. John's County the modifications proposed and that gets reviewed by planning and zoning, by technical, by engineering, by utility, by a number of departments at the county very similar to what the developments themselves go through. There were some modifications to some of the pond engineering

Mr. Dudley stated that they are in a very positive place as it comes to the lease having a blessing or endorsement having had an examination by the District engineer, by the county, as well as the Water Management District. He stated he believes the comfort level from a Board is much higher than when the process started. The Board discussed the concern related to that maintenance obligation in the long term and the percentage of funding the CDD will be receiving from this. Mr. Dudley stated that the CDD would receive \$1,125,000 of their credit sales or up to that amount after their expenditures of \$450,000 was covered. That is unchanged. However, the annual lease

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amount originally the annual lease amount proposed was \$6,796. We have moved that number up to \$13,227. In addition to that the annual increase has moved from 2% to 2.5%. Mr. Dudley explained that over a 99-year lease that's about a \$3.5 million dollar difference. Over a net present value that's going from about a \$213,000 net present value to about a \$480,000 net present value.

Mr. Dudley requested that the Board approve the lease agreement subject to the National Stormwater Trust engaging with Universal for geotechnical to ensure that this is set up software correctly and that they would give us a written response that they acknowledge that and that they don't have an objection complying with it.

On MOTION by Mr. Dudley, seconded by Ms. Cruz, all in favor, the Lease Agreement with National Stormwater Trust, Inc., was approved in substantial form.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Proposals for Pond Fountain**

Mr. Gray reviewed the proposals for two pond fountains that were included in the agenda package for Board review. The Lake Doctors had two proposals: the first proposal totaling \$32,786 and the second option totaling \$26,000. Mr. Gray explained that the biggest difference between the two proposals is the lighting kit. After the Board reviewed the proposals, they directed staff to bring back quotes from other vendors.

#### **SIXTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. Attorney**

Mr. Haber stated that the District, by payment from its insurer, had the lawsuit against it related to the treehouse on the slide dismissed and the district is no longer a part of that lawsuit. The lawsuit is still outstanding against some other parties, but all parties to that lawsuit though have confirmed that any inspection or review they need to do of the treehouse has been done. There's no rush or obligation to do so, but as the District deems it appropriate and finds that it has adequate funds to do so, the District is free to make any improvements that it feels it needs to do to address the treehouse and the slide.

##### **B. Engineer**

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Mr. Schaefer had nothing to report. Mr. Dudley asked if Mr. Schaefer had reviewed the drainage proposals for the oak trees. Mr. Schaefer confirmed that he did review those plans and felt the locations were adequate and the points of discharge were adequate.

On MOTION by Mr. Dudley, seconded by Mr. Crosby, all in favor, the Drainage Plan and Quote Totaling \$16,450, was approved.

Mr. Dudley commented on the Drees pocket parks, and he noted that the CDD had asked Drees to address some of the trees and sidewalks and it looks like that has been completed. He stated that Drees is now taking the engineer's report on the roads and seeking quotes from site contractors to address the road issues. He stated that he would like Mr. Schaefer to review that road work once it is completed, prior to the CDD's acceptance of those.

### **C. Manager**

Mr. Oliver reminded the Supervisors that they must complete their four hours ethics training by December 31<sup>st</sup>.

### **D. Operation Manager**

#### **1. Report**

Mr. Gray reviewed the operation manager report. Mr. Trowbridge commented that he would like the front fountain turned back on for 24 hours, and the Board agreed with him. Direction was for staff to power the front fountain only for 24 hours going forward and for Mr. Gray to calculate an estimate of what it costs to power the fountain all day.

Ms. Cruz requested that staff obtain quotes to pressure wash the curbs and the sidewalks.

#### **2. Landscape Maintenance Update**

Mr. Flannery from The Greenery provided updates. Mr. Flannery stated that they had previously discussed either issuing a \$2,500 credit or a \$3,600 enhancement and he asked for direction from the Board to close the year out on how the Board wanted them to proceed with that. Mr. Dudley noted that according to Rich's calculations of the cuts that were missed, that total should be closer to \$4,000. The Greenery representatives stated that they would provide a

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breakdown of their calculations to the Supervisors. The Board appointed David Crosby as the point of contact to finalize the monetary credit for the missed cuts outside of the regular Board meeting.

On MOTION by Mr. Dudley, seconded by Ms. Cruz, all in favor, Delegating David Crosby to Finalize Monetary Credit for Missed Cuts, was approved.

Mr. Flannery and the Board discussed which entity is responsible for maintaining and mowing the pond banks on Lakeview. Ms. Haber noted that he will review the Covenants and Restrictions which should delineate that information.

On MOTION by Mr. Dudley, seconded by Ms. Cruz, all in favor, Delegating David Crosby to Approve Amendments to Pond 17 & 18 and Drees Pocket Parks, was approved.

**E. Amenity Center Manager – Report**

Ms. Nixon reviewed the amenity manager report for the Board. Ms. Nixon thanked Greenery for sponsoring the drive-in movie night event.

**SEVENTH ORDER OF BUSINESS**

**Supervisor’s Requests and Public Comments**

Mr. Dudley spoke about the need for authority for the CDD to trespass people.

Resident asked the Board to recirculate the fishing policies and which ponds are part of the fishing policy.

Mr. Dudley requested that Thigpen complete corrective work on the air conditioning to stop the deterioration of the bathrooms.

Ms. Cruz stated that they are still using a company from Tampa for the cameras/electrical issues and half of their invoices are travel fees. She requested that staff research local vendors to do that work. Mr. Oliver noted that he would research the contract to see if that would be an easy contract to get out of.

Mr. Crosby requested that staff provide two vendors for proposals for wetland mitigation at the January meeting for Board review.

Resident (Frank Alvarado) asked about water spraying in the retaining pond in the trails.

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**EIGHTH ORDER OF BUSINESS                      Financial Reports**

**A. Financial Statements as of October 31, 2025**

Mr. Oliver stated the financials are through October 31<sup>st</sup>.

On MOTION by Mr. Dudley, seconded by Ms. Cruz, with all in favor, the Check Register totaling \$185,179.48, 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.

**NINTH ORDER OF BUSINESS**

**Next Scheduled Meeting – January 14, 2026 @  
1:30 p.m. @ Grand Oaks Amenity Center**

Mr. Oliver stated the next meeting is scheduled for January 14, 2026 at 1:30 p.m. at the Grand Oaks Amenity Center.

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

Signed by:  
*Matt Beagette*  
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Secretary / Assistant Secretary

DocuSigned by:  
*Justin Dudley*  
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Chairman / Vice Chairman