

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, February 11, 2026 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	Supervisor
Dick Trowbridge	Supervisor

Also, present were:

Jim Oliver	District Manager
Tucker Mackie <i>by phone</i>	District Counsel
Bill Schaeffer <i>by phone</i>	District Engineer
Allen Flannery	The Greenery
Erick Wyrick	The Greenery
Rich Gray	GMS – Director of Operations
Matt Biagetti	Assistant District Manager
Christy Buganski	Assistant Amenities Manager

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.

February 11, 2026

Grand Oaks CDD

THIRD ORDER OF BUSINESS

Consideration of Minutes of the January 14, 2026 Meeting

Mr. Oliver presented the minutes of the January 14, 2026 meeting and asked for any comments, corrections, or changes. The Board had no revisions to the minutes.

On MOTION by Ms. Cruz, seconded by Mr. Trowbridge, all in favor, the Minutes of the January 14, 2026 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Landscape Maintenance Update

Mr. Flannery provided a landscape update. Soil samples were completed and results indicate a phosphorus deficiency. Due to State of Florida application limits, only a restricted amount of phosphorus can be applied annually. The next fertilizer application will include the maximum allowable phosphorus, and the team will supplement with micronutrients (iron, manganese, zinc, etc.) to support turf health.

Granular fertilizer and a pre-emergent weed application were recently completed. Water samples were also tested. Initial results show no harmful or abnormal chemical levels. Additional molecular-level testing is being conducted out of an abundance of caution. Staff thanked the landscape team for their proactive approach and attendance at the meeting.

FIFTH ORDER OF BUSINESS

Consideration of Proposals:

A. Treehouse Repair and Demolition

Mr. Gray reviewed proposals for repair or demolition of the treehouse structure. Staff noted that due to the financial impact and long-term implications, the Board would seek community input before making a decision. A survey will be prepared outlining the options, associated costs, and future considerations to ensure transparency.

B. Repair of Playground Equipment

Mr. Gray reviewed estimates to bring the playground structure into compliance with ranges from approximately \$18,895 to \$24,456, with total costs (including mulch replenishment) ranging from roughly \$24,000 to \$30,000. Compliance would require removal of slides and swings, stabilization of certain features, additional safety modifications, and updated age-range signage (5-12 only).

February 11, 2026

Grand Oaks CDD

C. Removal of Playground Equipment

Mr. Gray noted that the demolition estimates range from approximately \$16,800 to \$22,100 for removal of the structure. Full removal including mulch was higher; however, staff noted that leaving the mulch in place could reduce costs to under \$17,000 and preserve the base for any future improvements.

Board members discussed liability concerns, insurance implications, long-term maintenance costs, and the impact on neighborhood children. It was noted that the structure is currently closed. Suggestions included factoring insurance into the cost analysis and ensuring the survey clearly outlines age restrictions, removed features, and potential future replacement timelines. The communication draft will be circulated to the Board prior to distribution. No decision was made at this time.

SIXTH ORDER OF BUSINESS

Consideration of 2026-03, Requesting the St. Johns County Supervisor of Elections to Conduct the District’s General Elections

Mr. Oliver reviewed Resolution 2026-03 requesting the St. Johns County Supervisor of Elections to conduct the District’s November 2026 general election. Seats 1 (Keith Hyatt) and 2 (David Crosby) will be up for election in November 2026. The Board will continue to have four resident elected Supervisors and one landowner elected representative.

Mr. Oliver noted that to qualify to run for a seat, candidates must be registered voters residing within the District. The official qualifying period runs from noon on June 12 (Monday) through noon on June 12 (Friday). Staff encouraged interested candidates to prequalify with the Supervisor of Elections. It was noted by Supervisor Cruz that the Elections Office provides excellent guidance and assistance for CDD candidates.

Mr. Oliver stated if only one candidate qualifies for a seat, that candidate will assume office after the general election, without appearing on the ballot. If multiple candidates qualify, the race will appear on the November ballot. If no candidates qualify, the Board will fill the vacancy by appointment of qualified resident elector (after the general election has passed).

On MOTION by Mr. Trowbridge, seconded by Ms. Cruz, all in favor, Resolution 2026-03, Requesting the St. Johns County Supervisor of Elections to Conduct the District’s General Elections, was approved.

February 11, 2026

Grand Oaks CDD

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Mackie had no specific updates for the Board. She offered to relay any questions to Mr. Haber.

B. Engineer

Mr. Schaefer reported no items at this time. He noted he was available for any Board questions.

C. Manager

Mr. Oliver reminded the Board that budget season is approaching. A proposed budget must be approved by June 15, 2026 and adopted no later than September 30, 2026. The Board will likely consider a preliminary budget approval at the May meeting to allow sufficient time for revisions prior to final adoption.

D. Operation Manager – Report

Mr. Gray reported that pond debris (318 Lone Cypress) initial log removal was attempted. Remaining debris will be addressed by the pond maintenance vendor at month's end using a boat. Further updates will be provided if needed. Irrigation and Pump Stations: Filters were cleaned and systems are operational. A potential bearing issue was noted but is not currently critical. Mr. Gray will present a proposal in March to increase pump maintenance from once to twice annually.

Mr. Gray noted regarding lighting repairs that the entrance issues have been corrected. Pond 17 gate installation is approved. To reduce costs, existing panels from Pond 15 will be repurposed for Pond 18. Pond 15 access has been corrected to allow proper vendor entry; Mr. Gray will confirm with the maintenance contractor. Invasive Species Project; SCS will begin work next week, starting with signage installation. Mr. Gray will monitor progress and provide updates. Bathroom Renovation: work begins February 17 and is expected to be completed by March 1. Fountains: equipment has been ordered; installation is expected within 14-21 days.

E. Amenity Center Manager – Report

Ms. Buganski provided an update while filling in for Ms. Nixon. Ms. Buganski stated the recent Vendor Village was a strong success with high community turnout. The next Vendor Village is scheduled for March 14. Vendor participation is being expanded due to strong interest. She

February 11, 2026

Grand Oaks CDD

stated the amenity rental room is nearly fully booked for the upcoming month, with only two weekend dates remaining.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests and Public Comments

There were no Supervisor requests.

A resident reported ongoing issues with a resident disposing of dog waste in storm drains. The Board discussed possible solutions, including a community reminder notice. It was noted that installing additional dog waste stations has been considered previously but was not pursued due to concerns about misuse and maintenance. The Board agreed that a reminder communication to residents regarding proper pet waste disposal would be appropriate.

Positive feedback was also shared regarding the recent Vendor Village event, with a suggestion to include more farmers market-style vendors in the future.

NINTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of December 31, 2025

Mr. Oliver reviewed the unaudited financial statements as of December 31, 2025. No unusual variances were noted. The assessment receipt schedule reflects Pulte and Toll Brothers are fully collected, with overall collections at 91%. February distributions are not yet included. Day Late remains at zero collections.

On MOTION by Mr. Trowbridge, seconded by Mr. Crosby, with all in favor, the Check Register, was approved.

TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – March 11, 2026 @
1:30 p.m. @ Grand Oaks Amenity Center**

Mr. Oliver stated the next meeting is scheduled for March 11, 2026 at 1:30 p.m. at the Grand Oaks Amenity Center.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

February 11, 2026

Grand Oaks CDD

Signed by:

Matt Bragetti

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Secretary / Assistant Secretary

DocuSigned by:

Justin Dunley

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Chairman / Vice Chairman