

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, April 8, 2026 at 10:00 a.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	Supervisor
Dick Trowbridge	Supervisor

Also, present were:

Matt Biagetti	District Manager
Wes Haber <i>by phone</i>	District Counsel
Allen Flannery	The Greenery
Erick Wyrick	The Greenery
Rich Gray	GMS
Robin Nixon	GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Biagetti called the meeting to order at 10:00 a.m. Four Board members were present in person constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comments** (*Regarding Agenda Items Listed Below*)

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

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**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the March 11, 2026 Meeting**

Mr. Biagetti presented the minutes of the March 11, 2026 meeting and asked for any comments, corrections, or changes. The Board had no revisions to the minutes.

On MOTION by Mr. Trowbridge, seconded by Mr. Dudley, all in favor, the Minutes of the March 11, 2026 Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Landscape Maintenance Update**

Mr. Flannery provided an update on maintenance activities. It was reported that crews are working through delays caused by rain, with approximately half of the community mowed to date. Plans include completing pocket parks and continuing pond maintenance as conditions allow, with safety considerations due to wet conditions.

Mr. Flannery also reported on a fallen live oak tree near Summer Bay, which has been re-staked and will be further secured. Additionally, the first round of herbicide treatment has been applied, with early signs of effectiveness as weeds begin to decline. Staff noted that treatment will be applied gradually to avoid damage to turf while restoring proper nutrient balance.

Staff confirmed that mowing cycles are on schedule and that proper access and equipment are being utilized for pond maintenance. Further updates will be included in the weekly report.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposals:**

**A. Mulching**

Mr. Gray reviewed multiple proposals for mulching services throughout the District. He presented proposals from Greenery, Yellowstone, and US Mulch, noting variations in pricing and application methods. The scope of work included mulching at entryways, amenity areas, and other designated locations, with an option to utilize pine straw in certain areas, particularly around the front pond, to reduce costs while still providing ground cover and erosion control.

The Board discussed prior mulching efforts, noting that limited mulching had been completed in the previous year and emphasizing the importance of mulching for both aesthetic purposes and weed suppression and soil stabilization. Staff confirmed that all proposals reflected comparable scopes of work and that vendors would apply mulch at a standard depth.

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After discussion, the Board expressed a preference for a cost-effective approach utilizing a combination of mulch and pine straw.

On MOTION by Ms. Cruz, seconded by Mr. Dudley, all in favor, the Proposal from Yellowstone for Mulch and Pine Straw totaling \$10,685, was approved.

### **B. Annuals**

Mr. Gray reviewed a proposal for installation of annual planting at the front entry and amenity center areas. Staff explained that the proposal includes installation of blue daze plantings at the front entry, as well as seasonal annuals in planter boxes at the amenity center to enhance overall aesthetics.

The Board discussed the scope and cost of the proposal, noting that blue daze is a durable plant that, once installed, will not require frequent replacement and can be maintained over time. It was also noted that the planter boxes at the amenity center would include seasonal rotations to provide ongoing color.

After discussion, the Board agreed to proceed with the proposed improvements.

On MOTION by Mr. Trowbridge, seconded by Mr. Crosby, all in favor, the Proposal for Blue Daze and Annual Installation with the Greenery in the Amount of \$741.83, was approved.

### **C. Irrigation Pump Preventative Maintenance**

Mr. Gray reviewed proposals related to irrigation pump repairs and ongoing preventative maintenance services. Staff explained that one of the pump stations is currently non-operational and requires repairs to restore functionality and allow for further system evaluation. The proposed repairs include replacement of pressure gauges, shaft seals, a check valve, and restoration of the vacuum pump necessary to properly prime the system.

The Board discussed concerns with the District's current service provider and the need to transition to a more reliable vendor. Mr. Gray presented a proposal from M&M Pumps for both the repair work and ongoing preventative maintenance services, noting their experience and responsiveness on similar projects.

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Additional discussion included the need for routine diving services to clean intake screens, with staff recommending semi-annual service to ensure proper system performance. It was noted that the proposed preventative maintenance contract would replace the existing agreement and provide more comprehensive service coverage.

Following discussion, the Board approved the repair of the irrigation pump system.

On MOTION by Ms. Cruz, seconded by Mr. Trowbridge, all in favor, the Proposal for Irrigation pump repairs in the Amount of \$4,874, was approved.

On MOTION by Ms. Cruz, seconded by Mr. Trowbridge, all in favor, the Proposal for Annual Preventative Maintenance and Diving Services in the Amount of \$7,030, was approved.

**D. Fountains at Legacy Park (Lighting Kit Repair)**

Mr. Gray reviewed proposals for replacement of the lighting system at the Legacy Park Fountains. Mr. Gray reported that one of the fountain lighting kits is currently non-operational and presented options from two vendors for replacement.

The Board discussed the cost differences between vendors, warranty terms, and the potential for color variation between the existing and replacement lighting systems. An additional option to replace both fountain lighting systems was presented to ensure uniformity; however, it was noted that the second fountain is currently functioning.

After discussion, the Board determined to proceed with replacement of the non-functioning lighting system only.

On MOTION by Ms. Cruz, seconded by Mr. Crosby, all in favor, the Proposal for One Light Kit Replacement on the Legacy Park Fountain with Future Horizons in the Amount of \$2,722, was approved.

**SIXTH ORDER OF BUSINESS**

**Discussion of Fiscal Year 2027 Budget Process**

Mr. Biagetti reviewed the Fiscal Year 2027 budget process. He noted that the proposed budget will be presented for approval at the June 10 meeting, with final adoption scheduled for August 12.

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Staff provided an update regarding anticipated changes to the budget format, including the potential addition of more detailed line items to improve tracking and transparency. Examples discussed included separating preventative pump maintenance and fountain repairs into distinct categories, as well as identifying specific revenue sources such as the National Stormwater Trust lease payments. It was reported that the District is expected to receive its first lease payment.

The Board discussed recent trends in general repairs and maintenance expenses, noting that prior budgets may not have accurately reflected actual costs. It was suggested that a more detailed review of historical expenditures be conducted to better understand spending patterns and to develop a more realistic budget moving forward. The Board expressed interest in breaking down expenses into more specific categories to improve visibility and long-term planning.

Staff will review historical maintenance expenditures and work with Board members to develop updated budget recommendations for consideration at a future meeting.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Haber provided a legislative update following the recent session, noting that changes were made to sovereign immunity limits, increasing the maximum recoverable amounts in certain negligence claims. Mr. Haber advised that the District's current insurance coverage is expected to remain sufficient. He also reported on a new legislation establishing a recall process for supervisors in community development districts with resident-elected boards, though it is not expected to impact the District.

Discussion followed regarding upcoming Board seat elections. Staff confirmed that two seats will be up for election in November, with the qualifying period scheduled for June 8, 2026 through June 12, 2026. It was noted that if candidates qualify for a seat, the Board may appoint a qualified elector to fill the vacancy following the election.

Additional discussion included the process for handling unpaid assessments. Mr. Haber explained that no enforcement action is currently underway and that the District typically coordinates with bondholders and trustees regarding debt assessments, while maintaining the ability to pursue operations and maintenance assessments if necessary.

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**B. Engineer**

The District Engineer was not present; however, an update was provided regarding ongoing permitting matters by Mr. Dudley.

Mr. Dudley reported that two permit transfers with the Water Management District are currently in process. The first involves transferring the overall water management permit from construction to operations, including completion of required corrective items such as buffer signage installation and vegetation management. The second involves transfer of the Environmental Resource Permit (ERP) associated with the amenity facility.

Staff noted that documentation and coordination with the Water Management District are ongoing, and that the District is working to complete the transfers to ensure compliance and operational control moving forward. It was further noted that while significant progress has been made, additional review by the Water Management District may result in minor corrective items prior to approval.

**C. Manager**

Mr. Biagetti reminded Board members of the requirement to complete Form 1 financial disclosure forms with the Commission on Ethics. It was noted that the forms are due by July 1<sup>st</sup>, and that reminder notifications will be provided as the deadline approaches.

**D. Operation Manager – Report**

Mr. Gray presented a proposal for fencing repairs and gate relocation at ponds 17 and 18. It was noted that sections of fencing are beyond repair and require replacement, and that relocating access gates would improve maintenance operations by allowing vendors to access the ponds without crossing residential properties.

The Board discussed the proposal, including coordination with the landscape contractor and overall maintenance considerations.

On MOTION by Mr. Dudley, seconded by Ms. Cruz, all in favor, the Proposal from Sterling Specialties to Repair Fencing on Ponds 17 and 18 in the Amount of \$3,070, was approved.
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Mr. Gray also provided an update on the playground demolition project, noting that work will proceed upon execution of the agreement with the selected contractor.

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The Board discussed potential replacement of the playground following demolition of the existing structure. Staff reported that preliminary proposals range from approximately \$50,000 to \$150,000 depending on size, features, and location. Considerations included whether to relocate playground to an open field area or rebuild within existing location, as well as the need for shade structures and safety surfacing.

The Board discussed coordinating with the HOA regarding potential funding contributions and agreed that additional information is needed before making a formal request. A Board member volunteered to work with staff to develop options and obtain proposals for review at a future meeting.

#### **E. Amenity Center Manager – Report**

Ms. West provided an update on recent and upcoming community events. It was reported that a recent vendor fair was well attended, and another event is scheduled for May 2 with a Mother's Day theme.

Additional updates included recurring food truck visits each Thursday, the introduction of a monthly ice cream vendor, and efforts to coordinate additional vendors, including a snow cone truck. A community yard sale is scheduled for April 25.

Ms. West also reported that facility rentals for May are nearly fully booked due to seasonal demand, with limited availability remaining. Ongoing community activities such as card clubs, book club meetings, and Bible study continue to be held regularly.

The Board discussed communication efforts related to community reminders and agreed to streamline messaging in future communications.

#### **EIGHTH ORDER OF BUSINESS**

#### **Supervisor's Requests and Public Comments**

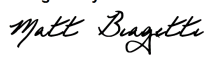
Mr. Biagetti asked for any Supervisor requests and public comments.

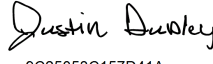
A resident expressed concerns regarding e-bike usage within the community, including safety issues, property damage, and use within conservation areas. The Board discussed potential limitations of enforcement and noted that additional review of applicable county regulations and District policies may be warranted.



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Signed by:  
  
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Secretary / Assistant Secretary

DocuSigned by:  
  
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Chairman / Vice Chairman