

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, March 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:

Justin Dudley	Chairman
Linda Cruz	Vice Chairperson
David Crosby	Supervisor
Dick Trowbridge	Supervisor

Also, present were:

Jim Oliver	District Manager
Kyle Magee <i>by phone</i>	District Counsel
Bill Schaefer <i>by phone</i>	District Engineer
Allen Flannery	The Greenery
Erick Wyrick	The Greenery
Jason Rodriguez	The Greenery
Rich Gray	Director of Field Operations
Matt Biagetti	Assistant District Manager
Christy Buganski	Amenity Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Oliver called the meeting to order at 1:30 p.m. Four 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 Minutes of the February 11, 2026, Meeting**

Mr. Oliver presented the minutes of the February 11, 2026, 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 February 11, 2026 Meeting, were approved.

**FOURTH ORDER OF BUSINESS****Landscape Maintenance Update**

Mr. Flannery provided an update on current operations and seasonal activities. Mr. Flannery stated that spring growth is underway, and crews are actively maintaining turf, ponds, and common areas, with some remaining areas scheduled for completion. The current maintenance involving ornamental grasses approach avoids cutting grasses down to the ground to preserve plant health. Grasses are being selectively trimmed. Full cutbacks will only occur if significant dieback is observed. Sod replacement in damaged areas is scheduled for late March to early April. Minimal freeze damaged was observed. Blue daze plantings showed some impact but are expected to recover; staff will proceed with trimming to encourage growth.

Mr. Flannery requested confirmation of a \$1,000 not-to-exceed monthly threshold for irrigation repairs to allow timely fixes without prior Board approval. The Board supported continuing this approach, with staff to be notified of repairs. Adjustments have been made to the fertilization program, with early improvements already visible. Additional treatments are scheduled, and overall turf conditions are expected to stabilize by late April. The Board expressed satisfaction with current landscape conditions and maintenance approach.

**FIFTH ORDER OF BUSINESS****Ratification of Lease Agreement with National Stormwater Trust, Inc.**

Mr. Oliver reviewed the lease agreement with National Stormwater Trust Inc., previously approved in substantial form at the December 10, 2025 meeting. The finalized agreement includes an initial annual payment exceeding \$13,000, with a 2.5% annual escalation, improved terms regarding District compensation upon any future sale of the assets, and resolution of prior engineering related concerns.

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The Board was advised that installation activities may begin within approximately 30 days of execution, though lease payments are required to commence within that same timeframe regardless of installation timing.

Staff will provide updates to the community once a project schedule is confirmed.

On MOTION by Mr. Dudley, seconded by Mr. Crosby, all in favor, Lease Agreement with National Stormwater Trust, Inc., was ratified.

**SIXTH ORDER OF BUSINESS**

**Discussion of Treehouse**

Mr. Oliver reviewed the prior Board discussion from January regarding repair versus removal of the treehouse and summarized the results of the resident survey conducted to gather community input. Survey Results: Repair the treehouse: 71 responses (28%), Remove the treehouse: 185 responses (72%).

Mr. Oliver noted that any repair would be limited in scope due to ADA compliance requirements, the structure would require ongoing maintenance and recurring costs, and safety concerns remain, as the treehouse continues to be assessed despite its condition.

Board members expressed consensus that removal is the most practical and cost-effective option, and any future replacement should be safer and require less long-term maintenance.

Staff confirmed that multiple demolition proposals are being obtained, with an additional proposal pending. The Board approved the Ms. Cruz to coordinate with staff and approve the final demolition proposal. Discussion of replacement options will occur at a future meeting.

On MOTION by Mr. Dudley, seconded by Mr. Trowbridge, all in favor, Removal of the Treehouse and Delegating Authority to Ms. Cruz to Authorize the Final Cost and Vendor, was approved.

**SEVENTH ORDER OF BUSINESS**

**Board Discussion and Guidance for Preparation of Proposed Fiscal Year 2027**

Mr. Oliver provided an overview of the upcoming FY2027 budget process, noting that the proposed budget is expected to be presented at the May meeting, with final adoption later in the summer following the required 60-day period.

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Mr. Oliver advised that the District must remain conservative in budgeting due to an existing assessment shortfall. The Board should provide any priority guidance to assist in development of the proposed budget.

The Board discussed consideration of how to allocate the approximately \$13,000 annual revenue from the National Stormwater Trust Lease. Suggestions to track these funds separately and potentially set them aside for reserves or future capital projects, rather than incorporating them into general operations.

The Board expressed general interest in maintaining fiscal discipline in the upcoming budget and considering future use of additional revenues for reserves or one-time improvements, rather than ongoing expenses. No formal action was taken.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Magee had nothing to report.

#### **B. Engineer**

Mr. Schaefer reported that a site visit was conducted with LARK regarding repairs to drainage structures, including the area near the fire pit. It was identified that LARK had excluded pipe and inlet materials from their final contract amount. Should the District proceed with installation, material costs would need to be reimbursed.

Mr. Schaefer also advised that an ASFO certification for the amenity center had not previously been filed and has now been submitted to the Water Management District. The District is awaiting feedback, with the agency having up to 30 days to inspect or comment.

Additional discussion included coordination between staff and the engineer regarding drainage systems, clarification on permitting, noting that permit transfer to operations and maintenance may require additional documentation and signatures once finalized.

#### **C. Manager**

Mr. Oliver stated that District Counsel, Mr. Haber, has been unable to attend the last two meetings due to a long-standing scheduling conflict with another CDD that meets at the same time. To address this, Mr. Oliver recommended moving the meeting time to 10:00 a.m. on the second Wednesday of each month, which would allow continued attendance.

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Board discussion included general support for maintain monthly meetings at this time due to ongoing District matters and consideration of potentially moving to bi-monthly meetings in the future, discussion of alternative meeting times to increase resident attendance.

The Board approved changing the meeting time to 10:00 a.m. on the second Wednesday of each month.

On MOTION by Mr. Trowbridge, seconded by Mr. Dudley, all in favor, Moving Meetings to 10:00 a.m., was approved.

Mr. Biagetti also provided an update regarding discussions with the HOA management company (Leland Management) about potential for the HOA to contribute funding toward District-related projects. He explained that any request for funding would need to be project-specific and demonstrate a clear benefit to the overall community and formal requests from the District would be submitted to the HOA Board for consideration and approval.

Board discussion included interest in pursuing HOA contributions for community improvement projects, such as playground replacement or enhancements and entry feature and lighting improvements. Recognition that the HOA is not obligated to provide funding, and any contribution would be at their discretion.

The Board directed staff to continue discussions with the HOA and identify potential projects and informally gauge HOA interest before bringing back a formal request.

#### **D. Operation Manager – Report**

Mr. Gray reported that new fountains previously approved by the Board have been installed and are performing well. Bathroom demolition on the pool deck has been completed, and staff will continue to monitor for any warranty-related issues. The HVAC blower motor for the amenity building is scheduled for installation.

Mr. Gray stated regarding environmental compliance, the approved vendor has begun installing conservation easement signage throughout the community. Approximately 100 signs will be installed to improve awareness and prevent encroachment. Existing temporary signage is expected to be removed, pending confirmation. Additional communication will be sent to residents explaining the purpose of the signage and compliance requirements. It was noted that signage is

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required to bring the District into regulatory compliance and allow transition from construction to operations and maintenance status.

Additional updates included Chinese tallow treatment is scheduled to begin the following week, and staff will continue sending community notifications regarding ongoing work.

Mr. Gray provided an update regarding the irrigation system. He stated one of the pump stations is currently non-operational, requiring repairs. A proposal has been received in the amount of \$4,874 to restore functionality. The system was designed to require multiple pumps for full buildout, and lack of redundancy presents operational risks. Staff was directed to obtain additional proposals, confirm system requirements and coverage, and coordinate with Supervisor Crosby on next steps.

The Board and staff discussed a fountain lighting issue that was reported and will be investigated. Staff is coordinating with the HOA regarding an unauthorized fence blocking pond maintenance access; the homeowner has been given notice to remove it.

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

Ms. Buganski announced that the community Vendor Village event will be held on Saturday from 11:00 a.m. to 2:00 p.m., featuring approximately 20 vendors, food trucks, music, and activities for children.

A resident inquired about allowing children in the community to operate a small concession-style setup at the amenity center, with parental supervision and potential proceeds benefiting both the children and possibly the community.

Board and staff discussed that the concept is not currently addressed in District rules or policies. The need to determine an appropriate structure and oversight, including potential agreements or permits, liability considerations, and use of amenity facilities.

Staff advised that additional guidance is needed from District management and counsel. The matter will be reviewed further to determine feasibility and appropriate procedures.

#### **NINTH ORDER OF BUSINESS**

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

Ms. Cruz suggested planning a community event during the summer, particularly now that the amenity facilities are operational. Discussions included hosting a low-cost event, potential



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**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

Signed by:

*Matt Bragetta*

Secretary / Assistant Secretary

DocuSigned by:

*Dustin Dudley*

Chairman / Vice Chairman