

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, May 13, 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	GMS
Jim Oliver	District Manager
Wes Haber	District Counsel
Allen Flannery	The Greenery
Erick Wyrick	The Greenery
Rich Gray	Operations Manager
Robin Nixon	Amenity Manager
Jeff Johnson	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver 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. 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 April 8, 2026 Meeting**

Mr. Oliver presented the minutes of the April 8, 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 Mr. Trowbridge, all in favor, the Minutes of the April 8, 2026 Meeting, were approved.

FOURTH ORDER OF BUSINESS**Landscape Maintenance Update**

Mr. Flannery reported that recent rainfall may delay scheduled maintenance activities due to safety concerns. The contractor is continuing plant health care and turf nutrition efforts and provided an update on an invasive grassy weed affecting the property. Test plots with multiple chemical treatment rotations are underway to determine an effective control method while minimizing damage to existing Bermuda and St. Augustine turf. The contractor also reported that the irrigation system has been upgraded to provide remote monitoring and control, including visibility into pressure drops and system failures. A malfunctioning rain sensor was identified and will be repaired. Board members were offered access to irrigation alerts and monitoring information. Overall, he indicated that the new irrigation monitoring capability should improve response time to system issues and help support healthier turf conditions.

The Board reviewed a proposal to prune the palm trees at the pool deck for \$1,417. The vendor indicated that, if approved, the work could be completed by the end of the month. Board discussion noted that palm pruning is typically performed annually, with more frequent service only occasionally warranted in higher-visibility areas. Staff also provided an update that work was underway on a tree that had fallen near a pond.

Mr. Flannery reported that palm pruning work could be accelerated from the first week of June if the Board elected to proceed sooner. The Board reviewed the status of pond access and confirmed that access issues, including prior fencing and gate concerns affecting certain pond locations, had been resolved and that full access to all ponds was currently available. Staff further advised that previously identified turf replacement work was substantially complete, with the remaining community turf issues now consisting primarily of treatment, fertilization, and mowing-related recovery rather than wholesale replacement. Two additional turf sections near the main drive continue to be monitored, and staff stated that any areas that fail to recover satisfactorily will

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be reestablished. Based on current observations, the community was estimated to be approximately 95 percent complete, with remaining corrective work expected to be addressed within approximately two weeks, subject to continued evaluation.

Mr. Flannery discussed the impact of rainfall on mowing operations, particularly along lake banks and pond slopes where saturated soil conditions create both safety concerns and a risk of turf damage if mowing proceeds too soon. It was noted that even a short period of rain may result in a longer mowing delay when embankments require additional drying time. The landscape contractor confirmed that this condition applies to the community and stated that internal scheduling adjustments would be made to address the most overgrown missed areas as conditions permit so that the property does not become unsightly. Board members emphasized the importance of proactive communication during the summer mowing season, referencing prior concerns about missed or delayed service. Staff confirmed that weekly updates are being provided and agreed that contractor communications regarding weather-related schedule changes should also be shared with the broader community so that residents understand when delays are due to site conditions rather than service omissions.

A resident raised concerns regarding turf near the mailboxes that appeared thinner and less green than surrounding areas. The Board acknowledged that some localized areas remain sluggish and advised that additional soil sampling would be performed to evaluate the effects of prior phosphorus-related adjustments and determine how much improvement had been achieved. He indicated that although conditions have improved overall, some pockets continue to lag and will remain under observation, with continued treatment efforts to be applied within allowable maintenance parameters.

FIFTH ORDER OF BUSINESS

Consideration of Proposals:

A. Dominion Engineering for Bi-Annual Pond Inspections

The Board reviewed a proposal from Dominion Engineering Group for the required biannual inspection of the District's 20 ponds. Staff explained that the inspections are mandated by permit conditions and that the first two required steps under the proposal totaled \$8,500. Board members discussed whether it would be prudent to obtain additional pricing before taking action, noting both the need to ensure market competitiveness and the fact that the current proposal was the only quote received to date. Staff confirmed that Dominion, while familiar with the system as engineer of record, had not yet performed any work under the current proposal and that the

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proposed inspection services would be separate from other pond-related work already underway. The Board also clarified that no conflict or coordination issue was anticipated between this proposal and other recently retained stormwater-related services. Following discussion, the Board reached consensus that one or two additional quotes should be obtained before approval. Staff agreed to solicit additional proposals from other qualified engineering firms and return the matter to the Board at the next meeting so that a final decision could be made in time to satisfy inspection requirements.

B. Quarterly PM HVAC Maintenance

Mr. Gray presented three proposals for quarterly preventive maintenance of the HVAC systems serving the amenity center and pool facilities, noting that the systems had recently been corrected and were operating properly. The proposals reviewed included Heat Beaters at \$1,335, Duck Duck Rooter at \$2,635, and Thigpen at \$4,944 annually. Staff advised that the scopes appeared substantially equivalent and confirmed that the lowest proposal included cleaning, filter service, electrical testing, coil maintenance, and other standard preventive-maintenance items for all covered units. After discussion, the Board determined that the Heat Beaters proposal provided the best value and approved the annual preventive-maintenance agreement. A motion was made and seconded, and the proposal from Heat Beaters LLC was approved unanimously.

On MOTION by Mr. Dudley, seconded by Ms. Cruz, all in favor, Quarterly PM HVAC Maintenance, was approved.

SIXTH ORDER OF BUSINESS

Discussion of Fiscal Year 2027 Budget Process

Mr. Oliver reviewed the Fiscal Year 2027 budget process and confirmed that a proposed budget will be presented at the June meeting for review and possible revision. Following Board approval of the proposed budget, a public hearing is expected to be scheduled for August 12, 2026, in accordance with the required notice period. He reported that preliminary budget preparation is underway, including refinement of budget line items to improve cost tracking and outreach to vendors regarding anticipated pricing changes. Updated preliminary materials will be provided to the Board in advance of the next meeting for further consideration.

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SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber had nothing to report.

B. Engineer

There being no comments, the next item followed.

C. Manager

1. 2026 General Elections

Mr. Oliver reported that two Board seats currently held by David Crosby and Keith Hyatt will be filled through the 2026 general election process. Notice of the qualifying period was being published in the St. Augustine Record and posted on the District website. Interested registered voters residing within the District were advised to coordinate with the St. Johns County Supervisor of Elections, with qualifying scheduled for June 8 through June 12, 2026, and early pre-qualification encouraged. It was further noted that, if no candidates qualify, the Board will consider nominees and appoint individuals to fill the positions

2. Report on the Number of Registered Voters (766)

Mr. Oliver reported that the District currently has 766 registered voters. This information was placed into the record to satisfy the District's annual statutory obligation to report the number of registered voters residing within the District.

3. Annual Form 1 Filing & Annual Ethics Training

Mr. Oliver reminded Board members of the annual Form 1 financial disclosure requirement and advised that updated filings must be completed by July 1, 2026. The Board was also reminded of the annual ethics-training obligation, which must be completed by December 31, 2026. During discussion, a Board member asked whether courtesy email confirmation of completed ethics training should be provided to staff, and Mr. Oliver confirmed that such notice would be appropriate.

D. Operation Manager – Report

Mr. Gray presented reported that the playground project was approximately 90 percent complete, with only minor punch-list items remaining, including trimming exposed hardware, final

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site cleanup, and removal of equipment once ground conditions permitted. Payment will be withheld until final inspection confirms completion. He further reported that prior fencing and easement-related access issues had been corrected and that the custom gate installation had improved access conditions, although additional clarification would be obtained regarding a reported boat-turning concern at one pond location. Pond maintenance efforts remain ongoing, with low water levels temporarily limiting airboat access and requiring interim backpack treatment. He also advised that parts for the vacuum-pump repair were expected imminently, with repair anticipated by the end of the week or the following week if delayed. The fountains were reported to be operating properly, annual flower installations were performing well, HVAC systems would continue to be monitored in conjunction with the newly approved preventive-maintenance program, and two minor irrigation line repairs had been completed.

E. Amenity Center Manager – Report

Ms. Nixon reported that rental activity for the community room remained strong, with limited June availability due to graduation parties and similar events. Recurring resident programming, including clubs, exercise classes, and weekly food trucks, continued to be well attended. She also provided updates on specialty vendors, noting that a dessert vendor and coffee truck had returned successfully and that additional appearances were planned through the summer. The community yard sale experienced lower-than-expected participation despite significant advance sign-ups, and the planned vendor fair was postponed until fall because of insufficient vendor commitment. She is presently organizing a summer kickoff event, with donated support for inflatable entertainment under consideration, and is also exploring a resident-only vendor fair featuring locally operated businesses and services. During discussion, Board members raised concerns regarding rental guests propping open amenity-center doors during private events, noting the potential negative effects on HVAC efficiency, indoor humidity control, and building security. She indicated that the issue would be reviewed further to determine an appropriate operational response.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests and Public Comments

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

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The Board discussed preliminary planning for future playground improvements at the amenity center site. A Board member reported that review of replacement playground options was underway and that potential concepts would be developed for consideration at a future meeting. The Board further advised that the homeowners association remained willing to consider contributing funds toward a new playground once a specific concept and scope were identified. During related discussion, the Board reviewed the District's current property rights at the amenity site and was advised by counsel that, although fee title has not yet been conveyed to the District, the District presently holds a perpetual easement that authorizes continued use, operation, maintenance, repair, replacement, and improvement of facilities on the property, including installation of a playground. Counsel further explained that the underlying property owner has expressed a willingness to convey the property to the District, but that transfer remains under review pending resolution of related litigation issues or other protections necessary to ensure that acceptance of title would not adversely affect the District. Counsel also confirmed that District funds may lawfully be used for removal and replacement of improvements on the site because such expenditures are authorized under a resident requested clarification regarding a sidewalk condition in Summer Bay involving a utility or water-access structure located within the sidewalk path, expressing concern that the condition may not comply with accessibility requirements and could present a trip hazard. Board discussion indicated that the roads and sidewalks in question are understood to be private facilities within the Summer Bay homeowner's association rather than District-owned infrastructure, and that responsibility for correction would therefore likely rest with the homeowner's association or developer rather than the District.

Multiple residents addressed ongoing concerns regarding unauthorized fishing activity and repeated access by minors and other individuals into conservation and preserve areas behind residential lots. Residents reported that the activity was disturbing wildlife, generating litter, reducing visible wildlife presence, and creating safety concerns due to steep embankments, wetlands, and the possible presence of wildlife such as alligators and bobcats. Additional concerns were raised regarding the use of private property and rear-lot access points to reach these areas, as well as the potential liability exposure to adjacent homeowners if an injury were to occur. Residents also noted that similar concerns had arisen near other non-designated ponds within the community.

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In response, staff and Board members acknowledged the recurring nature of the issue and confirmed that the District would continue to address the matter to the extent of its authority. It was noted that the District has already discussed the matter with the St. Johns County Sheriff's Office and has in place a trespass-authorization process that permits law enforcement to respond when unauthorized use occurs on District property or easement areas. Staff further reported that new District signs had been prepared and approved for installation stating that fishing is prohibited in the affected areas. These signs are to be placed in visible locations, including at known access points, in order to improve public notice and assist staff and law enforcement in enforcing District policies. Staff also stated that the District would revisit its fishing and amenity-use policies to confirm alignment with current conditions and, if warranted, clarify them at the next meeting.

The Board discussed the limits of District enforcement authority, emphasizing that the District cannot independently police all unauthorized conduct but may use available administrative remedies once violations are documented and policies are clearly communicated. Staff advised that one available consequence could include suspension of District amenity privileges for residents or, where applicable, entire households found to be violating District rules, subject to the required notice and hearing procedures. Counsel further explained that homeowners adjacent to ponds and easement areas do not receive separate District protection for conditions on their private lots and that questions of private-property liability remain matters for the individual property owner, except to the extent the District controls its own easement and amenity areas.

Additional public comments reflected differing perspectives on the issue. One resident urged that the District and community be mindful not to over-penalize neighborhood youth, noting that children in the community often have limited recreational outlets and are frequently the subject of complaints. Another resident suggested that, instead of focusing solely on prohibition, the District and homeowners' association might consider whether a safe, clearly designated fishing location could be developed in the future for youth use. Board members responded that designated fishing locations already exist within the community and that staff would work on better public communication identifying approved and non-approved areas. The Board concluded the discussion by confirming that the matter would remain on the District's front burner, that additional clarification would be prepared for a future agenda, and that residents should continue reporting immediate issues through appropriate channels, including law enforcement where necessary.

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NINTH ORDER OF BUSINESS**Financial Reports****A. Financial Statements as of March 31, 2026**

Mr. Oliver presented the financial statements for the first six months of the fiscal year and advised that the District remains in a financial position substantially similar to fiscal year 2025. It was noted that the budget is expected to remain tight through the balance of the fiscal year and that priority must continue to be given to essential operating expenses, particularly utilities and other costs necessary to maintain District operations. The Board was further advised that, although financial constraints remain in the near term, the District is expected to reach a stronger long-term financial position.

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

TENTH ORDER OF BUSINESS**Next Scheduled Meeting – June 10, 2026 @
10:00 a.m. @ Grand Oaks Amenity Center**

Mr. Oliver stated the next meeting is scheduled for June 10, 2026, at 10:00 a.m. at the Grand Oaks Amenity Center.

ELEVENTH ORDER OF BUSINESS**Adjournment**

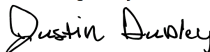
On MOTION by Mr. Dudley, seconded by Ms. Cruz, with all in favor, the meeting was adjourned

Signed by:



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Secretary / Assistant Secretary

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Chairman / Vice Chairman