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, June 10, 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
Dick Trowbridge	Supervisor

Also, present were:

Matt Biagetti	GMS
Jim Oliver	District Manager
Wes Haber *by phone*	District Counsel
Allen Flannery	The Greenery
Erick Wyrick	The Greenery
Rich Gray	Operations Manager
Robin West	Amenity Manager

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Oliver called the meeting to order at 10:00 a.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. A resident expressed appreciation for Ms. West's efforts in organizing the community party and suggested establishing a volunteer committee to assist with future events. Additional comments were made regarding a trail sign matter previously discussed at prior meetings and a concern about providing water access for dogs.

Board members acknowledged the comments and indicated the topics would be addressed later in the meeting as appropriate.

THIRD ORDER OF BUSINESS **Consideration of Minutes of the May 13, 2026 Meeting**

Mr. Oliver presented the minutes of the May 13, 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 May 13, 2026, Meeting, were approved.

FOURTH ORDER OF BUSINESS **Landscape Maintenance Update**

Mr. Flannery provided an update on ongoing maintenance activities throughout the community, including detailed cleaning and vegetation management along perimeter fencing and common areas. He reported progress in addressing a persistent invasive grass identified as quack grass, which had proven difficult to control. Working with Clemson University and industry experts, Mr. Wyrick implemented a targeted treatment program and reported encouraging results, while noting that continued monitoring and follow-up treatments would be necessary. Residents were advised that maintaining healthy turf through proper fertilization and routine care could help reduce future weed intrusion.

Mr. Flannery also reported that routine maintenance operations, access points, gates, and infrastructure systems were functioning normally, with no significant maintenance obstacles currently affecting service delivery. Irrigation practices continue to be adjusted in response to water restrictions and weather conditions, with efforts focused on maintaining landscape health while conserving water resources.

Additional discussion addressed a previously removed tree near the Groves entrance, where a remaining hole and landscape restoration options were reviewed. Staff generally favored filling, grading, and restoring the area, though tree replacement remained an option for future consideration. Staff also reported on recent sidewalk demolition work, noting that unusually thick concrete sections increased project complexity. The Greenery donated sod, fill material, and repair work valued at approximately $6,000, allowing restoration of the affected area at no cost to the District.

FIFTH ORDER OF BUSINESS Discussion of:

A. Fishing Policies

The Board reviewed the community's existing fishing policy. Questions were raised by residents regarding permitted fishing locations. Mr. Biagetti explained that the current policy, previously adopted by the Board, identifies approved fishing areas through a designated map and accompanying guidelines. The policy has been distributed through community communications, posted on the District website, displayed on community bulletin boards, and reinforced with signage at ponds where fishing is prohibited. Mr. Biagetti reported that these measures have been effective in educating residents and reducing policy violations, with no recent reports of ongoing issues.

Board members discussed whether any modifications to the existing policy were necessary and generally agreed that the current approach has successfully designated appropriate fishing locations while protecting restricted areas. The Board acknowledged that any future revisions to fishing regulations would be at the Board's discretion but expressed satisfaction with the effectiveness of the current policy. No changes were proposed, and no formal action was taken.

B. Playground Options

Mr. Gray presented discussion regarding potential recreational improvements and replacement of the existing playground area. The Board reviewed conceptual playground layouts, location alternatives, installation requirements, and cost considerations, noting that actual project costs could significantly exceed advertised equipment prices due to delivery, installation, site preparation, surfacing, and related improvements. Discussion focused on locating a playground near the existing recreation field and parking area to improve visibility, accessibility, supervision, and future expansion opportunities while preserving flexibility for additional recreational amenities. Residents provided extensive feedback regarding the proposed playground concept, with several expressing support for a playground while others suggested alternative uses of the space, including soccer fields, basketball courts, multi-purpose recreation areas, open play fields, skate features, and amenities geared toward older children and teenagers. Residents also discussed the need for shade structures, seating, fencing, safe surfacing, and equipment appropriate for a range of age groups.

Board members emphasized that no final decision had been made and that resident input would continue to be considered before proceeding. Discussion included the possibility of conducting community surveys or gathering additional feedback to better understand resident preferences. Several residents suggested forming a community committee to develop recreation concepts and recommendations for Board consideration. Board members noted that while community input is valuable, final decisions regarding District-owned property and capital improvements remain the responsibility of the Board. The discussion also addressed long-term planning considerations, including preserving sufficient space for future recreational amenities such as sports courts or athletic fields, evaluating the feasibility and cost of field improvements, and ensuring that any playground installation would not limit future opportunities. The Board discussed obtaining additional site planning and engineering input to evaluate how recreational improvements could be incorporated while maintaining flexibility for future community needs. No formal action was taken, and the Board indicated that additional evaluation, public input, and project planning would occur before any final decision is made.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-04, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date for Adoption (August 12, 2026)** ***(proposed budget will be sent under separate cover)***

Mr. Oliver presented Resolution 2026-04, approving the proposed Fiscal Year 2027 budget and setting a public hearing for budget adoption on August 12, 2026. Mr. Oliver reviewed statutory budget requirements, the budget development process, and key assumptions underlying the proposed budget. Discussion included inflationary increases, anticipated repairs and maintenance expenses, mitigation and regulatory compliance costs, contractual obligations, and the continued inclusion of delinquent assessments owed by a landowner as a budgeted receivable. It was noted that the proposed Operations & Maintenance assessment reflects an approximate 3.75% increase, equating to roughly $57 annually per home, while debt service assessments remain unchanged. Board members and residents discussed budget line items, including repairs and maintenance projections, miscellaneous maintenance expenses, outstanding $60,000 litigation-related obligations to be added into FY 2027 budget, and the ability to refine the budget prior to final adoption. Staff explained that the proposed budget establishes a maximum assessment level for notice purposes and may be reduced before final adoption but cannot be increased after required notices are mailed. Following discussion and public comment, the Board approved Resolution 2026-04 adopting the proposed Fiscal Year 2027 budget and establishing August 12, 2026, as the public hearing date for final budget consideration and adoption.

On MOTION by Mr. Trowbridge, seconded by Mr. Dudley, all in favor, Resolution 2026-04, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date for Adoption August 12, 2026, as Revised, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-05, Setting a Public Hearing Date to Adopt the Revised Rules of Procedure**

Mr. Oliver presented Resolution 2026-05, establishing a public hearing date to consider and adopt revised Rules of Procedure for the District. Mr. Haber explained that the revisions were primarily administrative updates intended to ensure compliance with recent changes in Florida law and current statutory requirements applicable to community development districts. The updates addressed procurement procedures, notice requirements for rulemaking hearings, revisions reflecting laws allowing Districts to operate across multiple counties, clarification of newspaper publication requirements, and provisions regarding Board member voting obligations and conflicts of interest.

Mr. Haber noted that most changes were procedural in nature and would not significantly affect the District's day-to-day operations. Board members discussed the revisions and confirmed that the amendments were generally intended to maintain consistency with statewide legal requirements rather than create District specific operational changes. Following discussion, the Board approved Resolution 2026-05 and established August 12, 2026, as the public hearing date for consideration and adoption of the revised Rules of Procedure.

On MOTION by Ms. Cruz, seconded by Mr. Trowbridge, all in favor, Resolution 2026-05, Setting a Public Hearing Date to Adopt the Revised Rules of Procedure for August 12, 2026, was approved.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Haber had nothing to report.

B. Engineer

The District Engineer was not present.

C. Manager

Mr. Oliver provided administrative updates and reminders to Board members regarding upcoming compliance and reporting requirements. Board members were reminded to file their annual Form 1 financial disclosure forms by the applicable deadline and to complete required ethics training before the end of the calendar year. Mr. Oliver also noted that completion of the ethics training must be reflected on the Form 1 filing. Additional information was provided regarding the qualifying period for upcoming Board vacancies and the process administered by the Supervisor of Elections.

D. Operation Manager – Report

Mr. Gray provided updates on ongoing maintenance and operational matters throughout the community. Topics included the installation and monitoring of fishing-related signage, efforts to address a damaged light pole and pursue reimbursement from the responsible party, coordination with FPL regarding repairs, and the anticipated installation of trail signage. Mr. Gray also reported on adjustments to community lighting timers, resolution of a temporary pool equipment issue, and ongoing oversight of landscape and maintenance contractors.

Board members discussed several maintenance concerns, including property damage, restroom repairs, and roadway stains at various locations within the community. Mr. Gray advised that cleanup and repair efforts would continue as appropriate and provided clarification regarding fountain operating schedules. Board members expressed appreciation for staff's efforts in addressing community maintenance and operational needs.

E. Amenity Center Manager – Report

Ms. West reported on community programming, facility rentals, and resident events as the amenity center. Ongoing activities included fitness classes, social clubs, food truck events, and aquatic programming. Ms. West noted available rental opportunities and highlighted recent community events, including a resident vendor fair and a summer kickoff celebration that featured local vendors, family activities, entertainment, and strong resident participation. Appreciation was expressed to residents, community organizations, and vendors who contributed to the success of the events.

Board members discussed the value of resident-led social activities and informal community groups. It was noted that while the District is subject to public meeting requirements, residents may coordinate social and event planning efforts through homeowner association groups and informal volunteer organizations.

NINTH ORDER OF BUSINESS **Supervisor's Requests and Public Comments**

Mr. Oliver asked for any Supervisor requests and public comments. Residents raised questions regarding collection of outstanding assessments owed by a property owner and potential enforcement mechanisms available to the District. Discussion also addressed installation of a dog water station, replacement of deteriorated landscaping near the community entrance, and long-term capital planning for future infrastructure and facility replacements. Staff and Board members provided responses and noted that these matters would continue to be evaluated as appropriate.

TENTH ORDER OF BUSINESS **Financial Reports**

A. Financial Statements as of April 30, 2026

Mr. Oliver presented the financial statements for the period ending April 30, 2026, including budget-to-actual variances and assessment collection activity. Mr. Oliver noted that the reports reflected seven months of activity within the fiscal year and highlighted items for Board review. The Board also reviewed the check register totaling in $127,377.53 and related expenditures. Following discussion, the Board approved the financial statements and check register as presented.

On MOTION by Mr. Dudley, seconded by Ms. Cruz, with all in favor, the Check Register Totaling $127,377.53, was approved.

ELEVENTH ORDER OF BUSINESS **Next Scheduled Meeting – July 8, 2026 @ 10:00 a.m. @ Grand Oaks Amenity Center**

Mr. Oliver stated the next meeting is scheduled for July 8, 2026, at 10:00 a.m. at the Grand Oaks Amenity Center.

TWELFTH ORDER OF BUSINESS **Adjournment**

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

Signed by:
Matt Biagetti
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Secretary / Assistant Secretary

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Justin Dudley
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Chairman / Vice Chairman