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, July 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
Dick Trowbridge	Supervisor
David Crosby	Supervisor

Also, present were:

Matt Biagetti	District Manager
Wes Haber	District Counsel
Jim Oliver	District Manager
Allen Flannery	The Greenery
Rich Gray	Operations Manager
Robin West	Amenity Manager
Greyson Peugh	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 specific to agenda items and asked that comments be limited to three minutes and explained the public comment expectations.

Resident commented on the ponds and wondered if there are fish in the pond. If there are no fish in the ponds, can they get a quote on how much it would cost to stock the ponds with fish. She's also looking for more free activities for kids to do.

Resident suggested public comments be allowed after each agenda item.

Resident asked about the audit report and if it was an aberration. Mr. Olver noted that he will talk about that later in the agenda.

Resident asked how some of the rules and policies are being enforced. He stated that there has been a great amount of vandalism and read an email about a group of teenage boys who have been breaking and entering and trashing the amenities.

THIRD ORDER OF BUSINESS **Discussion of Policy Violations**

Mr. Oliver started the conversation on policy violations and briefly explained how Rules of Procedures work in this District. Mr. Haber, District Counsel, explained how a violation was given along with witness statements. An interim suspension was issued until the Board could hear the circumstance today to determine further action. Ultimately, staff is looking for the Board to motion on the options Counsel presented. Ms. Galvez, the resident in question for suspension, was given an opportunity to speak on her behalf. Robin West, the amenity manager involved in the incident, also spoke. After hearing both sides, Mr. Dudley made a motion that the current suspension be lifted as time has been served and is now done and moving forward as both parties agree to act in a professional manner moving forward.

On MOTION by Mr. Dudley, seconded by Mr. Trowbridge, all in favor, Suspension for 7 Days with Reinstatement of Amenity Privileges to Resident Effective July 8, 2026, was approved.

FOURTH ORDER OF BUSINESS **Consideration of Minutes of the June 10, 2026 Meeting**

Mr. Oliver presented the minutes of the June 10, 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 June 10, 2026, Meeting, were approved.

FIFTH ORDER OF BUSINESS **Landscape Maintenance Update**

Mr. Flannery provided a landscape maintenance update for the Board that was provided in the agenda package for review. Mr. Flannery reported on completed and ongoing projects as well as recommendations for property enhancements. The Board asked questions about plantings, flowers, and mulching. Discussion followed on dying oaks due to "wet foot" or moss growth. There are techniques described as expensive that may aerate and clean the trees and Board direction was to look into the cost to bring back at a later meeting. Board also gave direction to choose plants that will not be as quick to die and to look into the possibility of perennial plantings.

SIXTH ORDER OF BUSINESS **Discussion of Playground and Open Field Options**

Mr. Oliver stated that this discussion is for the purposes of long-term planning. There are no current funds for this project but you do not need to wait to plan for the future. Spatial plans were presented for future amenities at the field where staff is working with District Engineer that include possibilities of a playground structure, full or half-court basketball court, shade structure with walking paths and tables at the field. As far as direct pricing, there is no cost factor and staff is looking for Board direction to narrow down the interest so they can obtain some real quotes for future planning. Board direction was to come to the next Board of Supervisors meeting with playground options with next steps to seek a funding request from the HOA. It was also requested for playable fields to be added to the HOA ask. Ms. Cruz asked if a basketball hoop is donated, could they put it by the pickleball court that could be used. Mr. Haber noted that it would be a liability issue and would need to ensure it is commercial standard and safe for use. It was communicated that it's just not a good idea to have multiple uses for courts.

SEVENTH ORDER OF BUSINESS **Discussion of Fiscal Year 2027 Budget**

Mr. Oliver gave an update by stating that Florida Statute requires the District to approve a preliminary budget no later than June 15th which was approved at the last Board of Supervisors meeting and a copy of the preliminary budget was provided in the agenda package for review. The budget hearing will be held on August 12, 2026 for the adoption of the final Fiscal Year 2027 budget. This upcoming fiscal year's budget does contemplate an increase which will be reported and communicated to property owners via mailed notice along with information of the public hearing for the budget adoption.

EIGHTH ORDER OF BUSINESS **Acceptnace of Fiscal Year 2025 Audit Report**

Mr. Oliver presented the audit report for Fiscal Year 2025 and noted that the deadline had changed from September 30th to June 30th. Mr. Oliver reviewed the report in detail that was provided in the agenda package for review and Board discussion followed at length and the Board allowed public comment. Mr. Olver did say that the District is in a state of financial emergency which is noted in the audit and they will continue to work through this. After there were no questions, Mr. Oliver asked for a motion to accept the report as it was presented.

On MOTION by Mr. Trowbridge, seconded by Ms. Cruz, all in favor, Accepting the Fiscal Year 2025 Audit Report, was approved.

NINTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Haber reported on some sovereign immunity laws that did not pass. There being nothing further for Mr. Haber to report the next item followed.

B. Engineer

There being no comments, the next item followed.

C. Manager

Mr. Oliver thanked the Board for meeting the July 1st deadline for their Form 1 filings.

D. Operation Manager – Report

Mr. Gray presented the field operations and amenity report to the Board that was provided in the agenda package for review. He reported on completed and ongoing projects. He offered to answer any Board questions. It was asked where they are in the process of the proposal for stormwater management. Staff is looking into three other proposals and will be ready to resent at the next meeting.

E. Amenity Center Manager – Report

Ms. West presented the amenity report along with the upcoming bookings and activities provided throughout the upcoming month.

TENTH ORDER OF BUSINESS Supervisor's Requests and Public Comments

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

Ms. Cruz stated that there has been dumped furniture that is not on CDD property and the concerns of people seeing it and thinking they can dump things there as well. Mr. Gray will look into it and if he cannot get in touch with the owners of that property, he will do his best to clean it up as best they can.

Resident asked if the Chair would give any updates he can on Pulte after the meeting.

Resident asked about pond maintenance and commented that the ponds are not looking good. Mr. Gray noted that they are talking about Pond 15 and they are aware of the issue and are working in getting the levels back to normal as soon as possible.

ELEVENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of May 31, 2026

B. Summary of Operations and Maintenance Invoices

Mr. Oliver presented the financial statements for the period ending May 31, 2026 and noted that he didn't see anything unusual and asked for a motion to approve.

On MOTION by Mr. Dudley, seconded by Mr. Trowbridge, with all in favor, the Financial Reports, were approved.

TWELFTH ORDER OF BUSINESS Next Scheduled Meeting – August 12, 2026 @ 10:00 a.m. @ Grand Oaks Amenity Center

Mr. Oliver stated the next meeting is scheduled for August 12, 2026, at 10:00 a.m. at the Grand Oaks Amenity Center where they will also hold the budget hearing to adopt the Fiscal Year 2027 budget.

THIRTEENTH ORDER OF BUSINESS Adjournment

Mr. Oliver asked for a motion to adjourn the meeting.

On MOTION by Ms. Cruz, seconded by Mr. Dudley, 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