

**GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT**

October 1, 2018 Minutes of Landowner Election, Public Hearing & Regular Meeting

Minutes of the Landowner Election, Public Hearing & Regular Meeting

The Landowner Election, Public Hearing & Regular Meeting of the Board of Supervisors for the Grand Oaks Community Development District was held on **Wednesday, October 1, 2018 at 2:00 p.m.** at The Smith Ranch located at 4185 State Road 16, St. Augustine, FL 32092.

LANDOWNERS MEETING/ELECTION

1. CALL TO ORDER

Brian Lamb called the Landowner Meeting/Election of the Board of Supervisors of the Grand Oaks Community Development District to order on **Wednesday, October 1, 2018 at 2:00 p.m.**

Staff Members Present:

Brian Lamb	Meritus	
Sarah Warren	District Counsel	<i>via conference call</i>

Dale Taylor
John Bailey
Marc Harris
Keith Hyatt

There were no members of the general public in attendance.

2. APPOINTMENT OF MEETING CHAIRMAN

Mr. Lamb stated that he will be the meeting chairman for the Landowners Meeting and Election.

3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS

There was a signed proxy from the legal owner Dennis Smith. Keith Hyatt was the named proxy holder. Mr. Lamb stated that the two candidates who received the highest number of votes will have four-year terms, and the other three will receive two-year terms. There were up to 450 votes. Keith Hyatt, Mark Harris, Dale Taylor, and Dennis Smith were the candidates.

4. ELECTION OF SUPERVISORS

Keith Hyatt received 450 votes; Marc Harris received 350 votes; Dale Taylor received 350 votes; and Dennis Smith received 450 votes.

Therefore, Keith Hyatt will hold Seat 1, which expires in November 2022. Marc Harris will hold Seat 2, which expires in November 2020. Dale Taylor will hold Seat 3, which expires in

48 November 2020. Dennis Smith will hold Seat 4, which expires in 2022. Seat 5 will remain
49 vacant at this time.

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51 Mr. Lamb stated that he is a notary in the state of Florida and will administer the Oath of Office
52 to the three Supervisors present, Keith Hyatt, Marc Harris, and Dale Taylor. Dennis Smith, who
53 was not present, will be take the Oath of Office at a later date.

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55 Supervisors Hyatt, Supervisor Harris, and Supervisor Taylor signed and took the Oath of Office.
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57 Ms. Warren and Mr. Lamb briefly went over Sunshine Laws and filling out a Form 1 with the
58 Board members present.

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61 **5. OWNERS REQUEST**

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There were no owner requests.

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66 **6. ADJOURNMENT**

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The meeting was adjourned.

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REGULAR MEETING OF THE BOARD OF SUPERVISORS

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1. CALL TO ORDER/ROLL CALL

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Brian Lamb called the Landowner Election, Public Hearing & Regular Meeting of the Board of
Supervisors of the Grand Oaks Community Development District to order on **Wednesday,**
October 1, 2018 at 2:00 p.m.

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Board Members Present and Constituting a Quorum:

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Marc Harris Supervisor

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Keith Hyatt Supervisor

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Dale Taylor Supervisor

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Staff Members Present:

Brian Lamb Meritus

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Sarah Warren District Counsel *via conference call*

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John Bailey

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There were no members of the general public in attendance.

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94 **2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

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96 There were no audience questions or comments on agenda items.
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99 **3. VENDOR/STAFF REPORTS**

100 **A. District Counsel**

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102 Ms. Warren stated that the bond validation hearing should be November 1, 2018. They are
103 waiting for the signed order from the judge to officially set that date.
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105 **B. District Engineer**

106 **C. District Manager**

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109 **4. BUSINESS MATTERS**

110 **A. Consideration of Resolution 2019-01; Canvassing and Certifying the Results of**
111 **the Landowners Election**

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113 Mr. Lamb went over the resolution with the Board. Keith Hyatt will hold Seat 1, and Dennis
114 Smith will hold Seat 4, with each seat having a four year term. Dale Taylor will hold Seat 2, and
115 Marc Harris will hold Seat 3, with each seat having a two year term. Seat 5 will remain vacant at
116 this time.
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MOTION TO:	Approve Resolution 2019-01.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Harris
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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124 **B. Consideration of Resolution 2019-02; Designating Officers**

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127 Mr. Lamb the resolution with the Board. Keith Hyatt will be Chair. Marc Harris will be Vice
128 Chair. The balance of the Board will be Assistant Secretaries. Mr. Lamb will be the Secretary,
129 Eric Davidson with Meritus will be Treasurer, and Brian Howell will be an additional Assistant
130 Secretary.
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MOTION TO:	Approve Resolution 2019-02 with the officer positions as discussed, in substantial form.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Taylor
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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RECESS TO PUBLIC HEARING

1. OPEN THE PUBLIC HEARING ON IMPOSING SPECIAL ASSESSMENTS

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MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Harris
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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2. STAFF PRESENTATIONS

Mr. Lamb stated that this public hearing was set at the organizational meeting. Staff recommended continuing the public hearing to a date, time, and location certain. The Board agreed to continue the public hearing October 18, 2018 at 2:00 p.m. at the same location.

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3. PUBLIC COMMENTS

There were no members of the general public present at the hearing.

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4. CONSIDERATION OF RESOLUTION 2019-03; IMPOSING SPECIAL ASSESSMENTS

5. CLOSE THE PUBLIC HEARING ON IMPOSING SPECIAL ASSESSMENTS

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MOTION TO:	Continue the public hearing to October 18, 2018 at 2:00 p.m. at the same location.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Harris
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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RETURN TO REGULAR MEETING

5. CONSENT AGENDA ITEMS

A. Consideration of Special Organizational Meeting Minutes August 30, 2018

The Board reviewed the minutes.

MOTION TO:	Approve the August 30, 2018 Special Organizational Meeting minutes.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Harris
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

6. SUPERVISOR REQUESTS

There were no supervisor requests.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience comments.

8. ADJOURNMENT/CONTINUATION

MOTION TO:	Continue the meeting to October 18, 2018 at 2:00 p.m. at the same location.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Harris
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

211 *Please note the entire meeting is available on disc.

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213 *These minutes were done in summary format.

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215 *Each person who decides to appeal any decision made by the Board with respect to any matter
216 considered at the meeting is advised that person may need to ensure that a verbatim record of
217 the proceedings is made, including the testimony and evidence upon which such appeal is to be
218 based.

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220 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
221 noticed meeting held on 11.5.18.

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Signature

Signature

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Printed Name

Printed Name

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Title:

Title:

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Secretary

Chairman

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Assistant Secretary

Vice Chairman

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Recorded by Records Administrator

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Signature

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Date

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Grand Oaks Community Development District

SEAL

Established August 24, 2018
St. Johns County, Florida

Official District Seal