

**GRAND OAKS  
COMMUNITY DEVELOPMENT DISTRICT**

**June 29, 2021 Minutes of Regular Meeting**

**Minutes of the Regular Meeting**

The Regular Meeting of the Board of Supervisors for the Grand Oaks Community Development District was held on **Tuesday, June 29, 2021 at 10:30 a.m.** at UpChurch Bailey and UpChurch located at 780 North Ponce De Leon Blvd., ST. Augustine, FL 32084.

**1. CALL TO ORDER**

Brian Lamb called the Regular Meeting of the Board of Supervisors of the Grand Oaks Community Development District to order on **Tuesday, June 29, 2021 at 10:45 a.m.**

**Board Members Present and Constituting a Quorum:**

Keith Hyatt	Chair	
Dennis Smith	Vice-Chair	<i>via conference call</i>
Marc Harris	Supervisor	
Dail Taylor	Supervisor	

**Staff Members Present:**

Brian Lamb	District Manager, Meritus
Sarah Warren	District Counsel, Hopping Green & Sams
Bill Schaefer	District Engineer, Dominion Engineering Group
John Bailey	Landowners Representative

There were no members of the general public in attendance.

Mr. Lamb noted for the record that he had the Oaths of Office from Marc Harris and Dail Taylor and they had been sworn in. Supervisor Harris waived compensation. Supervisor Taylor accepted compensation.

**2. PUBLIC COMMENTS ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. BUSINESS ITEMS**

**A. Consideration of Resolution 2021-01; Canvassing & Certifying the Results from the Landowners Election**

Mr. Lamb went over the resolution with the Board. Marc Harris received 205 votes for a four-year term. Dail Taylor received 204 votes for a four-year term. Seat 5 is still vacant.

47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87

MOTION TO: Approve Resolution 2021-01.  
MADE BY: Supervisor Hyatt  
SECONDED BY: Supervisor Harris  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
4/0 - Motion Passed Unanimously

**B. Consideration of Resolution 2021-02; Re-designation of Officers**

Mr. Lamb went over the resolution with the Board. Supervisor Hyatt will be Chair, Supervisor Smith will be Vice-Chair, with the balance of the Board serving as Assistant Secretaries. Mr. Lamb will be Secretary, Eric Davidson with Meritus will be Treasurer, and Brian Howell with Meritus will be an additional Assistant Secretary.

MOTION TO: Approve Resolution 2021-02.  
MADE BY: Supervisor Hyatt  
SECONDED BY: Supervisor Harris  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
4/0 - Motion Passed Unanimously

**C. Consideration of Resolution 2021-03; Delegation Resolution**

- i. Fourth Supplemental Indenture**
- ii. Bond Purchase Contract**
- iii. Preliminary Limited Offering Memorandum**
- iv. Continuing Disclosure Agreement**

Ms. Warren went over the resolution with the Board. There were a few questions from the Board. Ms. Warren answered. The Board discussed possibly making a change to the resolution. Ms. Warren and Mr. Lamb recommended doing a separate agreement between the developer and landowner.

MOTION TO: Approve Resolution 2021-03.  
MADE BY: Supervisor Harris  
SECONDED BY: Supervisor Hyatt  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
3/1 – Supervisor Taylor opposed.

88 **D. Consideration of Third Supplemental Assessment Methodology Report**

89  
90 Mr. Lamb went over the Third Supplemental Assessment Methodology Report with the Board.  
91

92 MOTION TO: Approve the Third Supplemental Assessment  
93 Methodology Report in substantial form.  
94 MADE BY: Supervisor Harris  
95 SECONDED BY: Supervisor Hyatt  
96 DISCUSSION: None further  
97 RESULT: Called to Vote: Motion PASSED  
98 4/0 - Motion Passed Unanimously

99  
100 **E. Consideration of Resolution 2021-04; Approving Fiscal Year 2022 Proposed**  
101 **Budget & Setting Public Hearing**

102  
103 Mr. Lamb went over the resolution and proposed budget for FY 2022 with the Board. The public  
104 hearing will be on September 8, 2021 at 2:00 p.m.  
105

106 MOTION TO: Approve Resolution 2021-04.  
107 MADE BY: Supervisor Hyatt  
108 SECONDED BY: Supervisor Harris  
109 DISCUSSION: None further  
110 RESULT: Called to Vote: Motion PASSED  
111 4/0 - Motion Passed Unanimously

112  
113 **F. Acceptance of Financial Review for FY Ending September 30, 2020**

114  
115 The Board reviewed the audit.  
116

117 MOTION TO: Accept the Financial Review for FY Ending  
118 September 30, 2020.  
119 MADE BY: Supervisor Harris  
120 SECONDED BY: Supervisor Hyatt  
121 DISCUSSION: None further  
122 RESULT: Called to Vote: Motion PASSED  
123 4/0 - Motion Passed Unanimously

124  
125 **H. Announcement of Qualified Electors**

126  
127 Mr. Lamb announced that as of April 15, 2021, Grand Oaks CDD had 0 qualified electors.  
128

129 **I. General Matters of the District**

130  
131 There were no additional general matters to discuss.

132  
133

134 **4. CONSENT AGENDA**

135 **A. Consideration of Board of Supervisors Landowners Election Minutes November**  
136 **2, 2020**

137 **B. Consideration of Operations and Maintenance Expenditures August 2020 -**  
138 **September 2020**

139 **C. Consideration of Operations and Maintenance Expenditures October 2020 -**  
140 **April 2021**

141 **D. Review of Financial Statements Month Ending April 30, 2021**

142  
143 The Board reviewed the Consent Agenda items.

144

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Harris
SECONDED BY:	Supervisor Hyatt
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

145  
146  
147  
148  
149  
150

151  
152

153 **5. VENDOR/STAFF REPORTS**

154 **A. District Counsel**

155  
156 There were no additional updates Counsel.

157

158 **B. District Engineer**

159  
160 Mr. Schaefer provided a construction update on Phase I and the amenities.

161

162 **C. District Manager**

163  
164 Mr. Lamb noted the vacancy on the Board for Seat 5 and they should look to have a qualified  
165 individual to fill the vacancy.

166  
167

168 **6. SUPERVISOR REQUESTS**

169  
170 Supervisor Taylor stated that he was tendering his resignation from the Board.

171  
172  
173

174 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

175

176 There were no audience comments.

177

178

179 **8. ADJOURNMENT**

180

181

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

182

183

184

185

186

187

188

189 \*Please note the entire meeting is available on disc.

190

191 \*These minutes were done in summary format.

192

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

197

198 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
199 noticed meeting held on 11-4-2021.

200

DocuSigned by:  
Brian Lamb  
Signature

DocuSigned by:  
Keith Hyatt  
Signature

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

Brian Lamb  
**Printed Name**

Keith Hyatt  
**Printed Name**

**Title:**  
 **Secretary**  
 **Assistant Secretary**

**Title:**  
 **Chairman**  
 **Vice Chairman**

*Recorded by Records Administrator*

Brittany Crutchfield  
*Signature*

11/8/2021  
*Date*

Grand Oaks Community Development District

**SEAL**

Established August 24, 2018  
St. Johns County, Florida

Official District Seal

Grand Oaks Community Development District

**SEAL**

Established August 24, 2018  
St. Johns County, Florida