

**GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT**

August 24, 2022, 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 **Wednesday, August 24, 2022, at 2:00 p.m.** at St. John's County Public Library located at 1960 N. Ponce de Leon Blvd, St Augustine, FL 32084.

1. CALL TO ORDER/ROLL CALL

Bryan Radcliff called the Regular Meeting of the Board of Supervisors of the Grand Oaks Community Development District to order on **Wednesday, August 24, 2022, at 2:00 p.m.**

Board Members Present and Constituting a Quorum:

Keith Hyatt	Chair
Marc Harris	Supervisor
Amy Corob	Supervisor

Staff Members Present:

Bryan Radcliff	District Manager, Inframark
Bob Concarr	District Manager, Inframark
Jonathan Johnson	District Counsel, Hopping Green & Sams (via conference call)

There were several members of the public in attendance.

2. PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments on agenda items.

A resident expressed several concerns one of them being when will the amenity center, dog park and be opened. The resident also commented on the fees residents are charged for regarding the key fobs and expressed they should not be charged since they are investing on getting the system repaired. Mr. Hyatt will investigate the situation for answers as. The resident also expressed the 4-foot-long alligator that is still roaming around and concerned about children. Also, tennis court would like to know if it can be multiuse of the court. Resident requested the pool to be shut down at 9 P.M.

A resident commented on the splash pad.

The Board ensued a conversation with the resident regarding his concerns to clarify the opening of the amenity center and the involvement of several inspection for the building. All answers will be posted on the website.

A resident expressed concern with equipment on the playground and children are getting injured.

48 A resident commented on the access cards. Mr. Hyatt stated access cards will be available when
49 the software security system is setup.

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51 **3. RECESS TO PUBLIC HEARING**

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53 Bryan Radcliff directed the Board to recess to Public Hearing.

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55 **4. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2023 BUDGET**

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A. Open the Public Hearing on Fiscal Year 2023 Budget

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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B. Staff Presentation

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Mr. Radcliff made a presentation to the Board and stated no assessment fee increased.

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C. Public Comment

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A resident believes that those who are new to the community have a higher assessment fee. Mr. Radcliff stated the fees are the same for all residents and it all depends on the lot size.

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D. Consideration of Resolution 2022-06; Adopting Final Fiscal Year 2023 Budget

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The Board Adopted Resolution 2022-06, Adopting Final FY 2023 Budget.

MOTION TO:	Approve Resolution 2022-06.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Corob
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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E. Close the Public Hearing on Adopting Fiscal Year 2023 Budget

MOTION TO: Close 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

5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS

A. Open the Public Hearing on Levying O&M Assessments

MOTION TO: Open the Public Hearing.
MADE BY: Supervisor Corob
SECONDED BY: Supervisor Hyatt
DISCUSSION: None Further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion Passed Unanimously

B. Staff Presentation

Mr. Radcliff made a presentation to the Board regarding the Levying O&M Assessments.

C. Public Comment

There were no public comments.

D. Consideration of Resolution 2022-07; Levying O&M Assessments

The Board Adopted Resolution 2022-07, Levying O&M Assessments.

MOTION TO: Approve Resolution 2022-07.
MADE BY: Supervisor Hyatt
SECONDED BY: Supervisor Harris
DISCUSSION: None Further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion Passed Unanimously

130 **E. Close the Public Hearing on Levying O&M Assessments**

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MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Corob
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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139 **6. RETURN AND PROCEED TO THE REGULAR MEETING**

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141 Mr. Radcliff directed the Board to proceed to the regular meeting.

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143 **7. BUSINESS ITEMS**

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145 **A. Consideration of Resolution 2022-08; Setting FY 2023 Meeting Schedule**

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147 Mr. Radcliff discussed the resolution with the Board regarding the fiscal year 2023 meeting
148 schedule. Mr. Radcliff suggested to change the meeting time to 5 P.M. to accommodate the
149 Board and residents.

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MOTION TO:	Approve Resolution 2022-08.
MADE BY:	Supervisor Harris
SECONDED BY:	Supervisor Corob
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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158 **B. General Matters of the District**

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160 There were no general matters of the district at this time.

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162 **8. CONSENT AGENDA**

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The Board reviewed the Consent Agenda items.

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MOTION TO:	Approve the Consent Agenda Items A through E.
MADE BY:	Supervisor Harris
SECONDED BY:	Supervisor Hyatt
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

9. VENDOR/STAFF REPORTS
A. District Engineer
B. District Counsel
C. District Manager

There were no vendor or staff reports on at this time.

10. BOARD MEMEBERS COMMENTS

There were no supervisor requests.

11. PUBLIC COMMENTS

A resident expressed concerns with monitoring the lawns in the community as some properties are not maintain. Mr. Radcliff stated that’s HOA responsibility. Properties that are not development and the lawn is overgrown then contact the District Management.

A resident expressed the algae growing in the ponds and Mr. Hyatt mentioned the Board is suggesting putting fishes in the pond to remove the algae. Mr. Radcliff stated Aquatics can be of help with situations like the algae in the ponds and use products to eliminate the algae.

A resident expressed gratitude of how good of a job the new vendor is doing with the community.

A resident comment on the large amount of construction debris at the pond and would like the builders to clean up the debris. Mr. Radcliff suggested that maybe hiring a vendor to pick up the debris only while constructions is in the works.

A resident commented on who she contacts regarding common areas as she is aware of Lake View association contact information. Mr. Radcliff clarified the areas CDD maintain and what HOA area they maintain.

A resident suggested that weeds are not cured by weed killer instead to mow it to maintain property lawn.

A resident sated if an update on the website be in place since all the documents and items are more than 1 ½ years old.

217 A resident expressed concern with overload algae from top to bottom at the pond. Mr. Hyatt
218 suggested that putting fishes in the pond would reduce the increase of algae and avoid harsh
219 chemicals. Mr. Radcliff will investigate the treatment plan form the vendor.

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221 A resident suggested to have a basketball court in the community due to the number of teenagers
222 in the community would be helpful. Mr. Hyatt stated from previous feedback that basketball
223 court cause nuisance but then we have resident that say it should be put in. Mr. Hyatt stated there
224 is a large amount of land that can be decided to put in with approval and residents' contribution.

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226 A resident state the streetlight at the mailbox that was previously discussed is still not on and the
227 ones located at legacy park section. Also concerns with people driving above speed limit and
228 suggested to have the speed decreased to 25 MPH instead of 35 MPH for the safety of other and
229 children.

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231 A resident suggested a change of bus route adjustment for children pick up where the parking lot
232 or mailbox is for safety of the parents and children. Mr. Radcliff suggested petitioning the school
233 transportation to adjusted routes to accommodate the safety of children and parents.

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235 **12. ADJOURNMENT**

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MOTION TO:	Adjourn at 2:59 P.M.
MADE BY:	Supervisor Harris
SECONDED BY:	Supervisor Corob
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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

**These minutes were done in summary format.*

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on December 15, 2022.

DocuSigned by:
Brian Lamb
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Signature

Brian Lamb

Printed Name

Title:

- Secretary
- Assistant Secretary

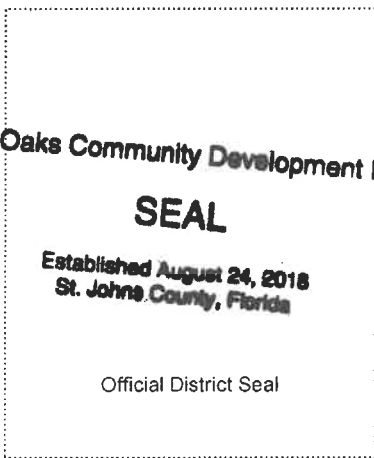
DocuSigned by:
Keith Hyatt
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Signature

Keith Hyatt

Printed Name

Title:

- Chairman
- Vice Chairman



Recorded by Records Administrator

Brittany Crutchfield
Signature

12/27/2022
Date