

**MINUTES OF MEETING
GOVERNORS PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Governors Park South Community Development District held a Regular Meeting on June 12, 2025 at 1:00 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

Present:

Joshua Breakstone
Samantha Breakstone
Kevin Kramer

Chair
Vice Chair
Assistant Secretary

Also present:

Ernesto Torres
Felix Rodriguez
Mike Eckert
Peter Ma
Dave D'Ambrosio (via telephone)
Eric Lavoie (via telephone)
Nick Sartori (via telephone)

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
District Engineer
BTI Partners
BTI Partners
Regional Development

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 1:20 p.m.

Supervisors Joshua Breakstone, Samatha Breakstone and Kevin Kramer were present.
Supervisors Noah Breakstone and Justin Onorato were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2025-06,
Amending and Restating Resolution 2025-
05, Setting Forth the Specific Terms of the
Governors Park South Community
Development District's Special Assessment**

Revenue Bonds, Series 2025; Confirming the District's Provision of Infrastructure Improvements; Confirming and Adopting the Supplemental Engineers Report; Confirming and Adopting Series 2025 Supplemental Assessment Methodology Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Series 2025 Bonds; Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Series 2025 Special Assessments; Providing for Conflicts, Severability and an Effective Date

Mr. Eckert presented Resolution 2025-06. This Resolution amends the final Assessment Resolution to reflect that an escrow sub-account was not implemented.

On MOTION by Mr. Kramer and seconded by Ms. Breakstone, with all in favor, Resolution 2025-06, Amending and Restating Resolution 2025-05, Setting Forth the Specific Terms of the Governors Park South Community Development District's Special Assessment Revenue Bonds, Series 2025; Confirming the District's Provision of Infrastructure Improvements; Confirming and Adopting the Supplemental Engineers Report; Confirming and Adopting Series 2025 Supplemental Assessment Methodology Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Series 2025 Bonds; Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Series 2025 Special Assessments; Providing for Conflicts, Severability and an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Ratifying, Confirming, and Approving the Sale of the Governors Park South Community Development District Special Assessment Revenue Bonds, Series 2025; Ratifying, Confirming and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries,

and All District Staff Regarding the Sale and Closing of the Governors Park South Community Development District Special Assessment Revenue Bonds, Series 2025; and Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date

Mr. Torres presented Resolution 2025-07.

On MOTION by Mr. Kramer and seconded by Ms. Breakstone, with all in favor, Resolution 2025-07, Ratifying, Confirming, and Approving the Sale of the Governors Park South Community Development District Special Assessment Revenue Bonds, Series 2025; Ratifying, Confirming and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Governors Park South Community Development District Special Assessment Revenue Bonds, Series 2025; and Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Disclosure of Public Finance

Mr. Eckert presented the Disclosure of Public Finance.

On MOTION by Mr. Kramer and seconded by Ms. Breakstone, with all in favor, the Disclosure of Public Finance, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-08, Approving Proposed Budget(s) for FY 2026; Setting a Public Hearing Thereon and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date

Mr. Torres presented Resolution 2025-08. He noted that the proposed Fiscal Year 2026 budget is Landowner-funded, with expenses funded as they are incurred. It is substantially similar to the Fiscal Year 2025 budget.

It was noted that two Landowners will be building in the CDD. The consensus was for the Developer to receive contributions from the Builders privately rather than levying assessments.

The following change was made to the proposed Fiscal Year 2026 budget:

Page 1: Add "Pond maintenance" line item for "15,000"

It was noted that some substantial landscaping will be needed likely within the next year and a half. Mr. Torres will further develop the proposed budget before the next meeting.

On MOTION by Mr. Kramer and seconded by Ms. Breakstone, with all in favor, Resolution 2025-08, Approving Proposed Budget(s) for FY 2026, as amended; Setting a Public Hearing Thereon for August 14, 2025 at 1:00 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073, and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

This item was deferred to the next meeting.

EIGHTH ORDER OF BUSINESS

Discussion: Memorandum Regarding Direct Purchase of Materials – Florida Sales and Use Tax

- A. Consideration of Resolution 2025-10, Authorizing an Individual Designated by the Board of Supervisors to Act as the District's Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary**

for the Construction, Installation, Maintenance or Completion of the District's Infrastructure Improvements as Provided in the District's Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date

Mr. Eckert presented Resolution 2025-10.

On MOTION by Mr. Kramer and seconded by Ms. Breakstone, with all in favor, Resolution 2025-10, Authorizing an Individual Designated by the Board of Supervisors to Act as the District's Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District's Infrastructure Improvements as Provided in the District's Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

**Discussion: Memorandum Regarding
Impact Fee Agreement**

Mr. Eckert presented the Memorandum Regarding Impact Fee Agreement. No board action is required.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-11,
Electing Officer(s) of the District and
Providing for an Effective Date**

Mr. Torres presented Resolution 2025-11. This Resolution adds Mr. Rodriguez as follows:

Felix Rodriguez

Assistant Secretary

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

Joshua Breakstone	Chair
Samantha Breakstone	Vice Chair
Noah Breakstone	Assistant Secretary
Kevin Kramer	Assistant Secretary
Justin Onorato	Assistant Secretary
Craig Wrathell	Secretary
Ernesto Torres	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Kramer and seconded by Ms. Breakstone, with all in favor, Resolution 2025-11, Electing, as nominated, Officer(s) of the District and Providing for an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services

A. Affidavit of Publication

B. RFQ Package

C. Respondents

I. Alliant Engineering, Inc.

II. England- Thims & Miller, Inc.

These items were included for informational purposes.

D. Competitive Selection Criteria/Ranking

The Supervisors completed the Competitive Selection Criteria worksheet.

The Board Members agreed on the following scores and ranking:

#1	England-Thims & Miller, Inc.	92 points
#2	Alliant Engineering, Inc.	74 points

E. Award of Contract

On MOTION by Mr. Kramer and seconded by Ms. Breakstone, with all in favor, ranking England-Thims & Miller, Inc. as the #1 ranked respondent to the RFQ for Engineering Services, and authorizing Staff to negotiate the Engineering Services Contract with England-Thims & Miller, Inc., the #1 ranked respondent, was approved.

TWELFTH ORDER OF BUSINESS**Authorization of RFP for Southern Collector Roads**

The Board and Staff discussed the RFP for the Southern Collector Roads.

Mr. Eckert stated that the Evaluation Criteria were clarified to specify that calendar days, not business days, will be specified on the schedule and to clarify how the price scoring and the time scoring will be calculated.

On MOTION by Mr. Kramer and seconded by Ms. Breakstone, with all in favor, the advertisement of the RFP for the Southern Collector Roads and the Evaluation Criteria, were approved.

Mr. Ma will lead development of the Project Manual and publishing the notice.

Discussion ensued regarding the bid alternate, points awarded for price, etc.

Mr. Eckert stated that verbiage can be inserted into the RFP Package to clarify that the Board can determine, in the beginning, to score and rank the proposals based on the alternate. Proposers will be noticed up front and objections can be made within 72 hours of picking up the RFP Package.

THIRTEENTH ORDER OF BUSINESS**Authorization of RFP for Bypass Rd. from end of Ph. 1 to FCE**

Mr. Eckert stated that the aforementioned clarifications will be made for all RFP Packages, going forward.

On MOTION by Mr. Kramer and seconded by Ms. Breakstone, with all in favor, the advertisement of the RFP for the Bypass Road from the end of Ph. 1 to FCE, and the Evaluation Criteria, were approved.

FOURTEENTH ORDER OF BUSINESS**Ratification Items****A. Bio Tech Consulting, Inc., Agreements for Environmental Services Project Coordination****I. Water Quality Monitoring****II. Gopher Tortoise Permitting**

On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in favor, Bio Tech Consulting, Inc., Agreements for Environmental Services Project Coordination for Water Quality Monitoring and Gopher Tortoise Permitting, were ratified.

FIFTEENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of April 30, 2025**

On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

SIXTEENTH ORDER OF BUSINESS**Approval of March 13, 2025 Regular Meeting Minutes**

On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in favor, the March 13, 2025 Regular Meeting Minutes, as presented, were approved.

SEVENTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Eckert stated that recent legislative changes did not materially affect CDDs; sovereign immunity limits did not increase and CDDs will not be permitted to advertise on their own websites.

Due to an increase in construction, Mr. Eckert suggested the Board consider appointing a Construction Committee with a minimum of two people to evaluate RFPs as they come in and perform scoring outside of a Regular Board Meeting.

Mr. Eckert stated a Resolution will be included on the next agenda to establish the Committee, appoint Committee members and define the functions of the Committee. Staff will work on the RFP process so that the Board is not required to meet to authorize RFPs.

B. District Engineer: England-Thims & Miller

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **UPCOMING MEETINGS**
 - **July 10, 2025 at 1:00 PM**
 - **August 14, 2025 at 1:00 PM**
 - **September 11, 2025 at 1:00 PM**
 - **QUORUM CHECK**

The next meeting will be on July 8, 2025 at 12:30 p.m., instead of on July 10, 2024.

Supervisors Joshua Breakstone, Samantha Breakstone and Kramer confirmed their attendance at the July 8, 2025 meeting.

EIGHTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

NINETEENTH ORDER OF BUSINESS

Public Comments

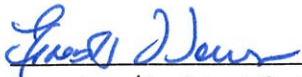
No members of the public spoke.

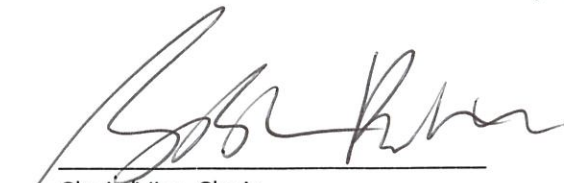
TWENTIETH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in favor, the meeting adjourned at 2:01 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair