MINUTES OF MEETING
GOVERNORS PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Governors Park South Community Development District will hold a Regular Meeting on July 8, 2025 at 12:30 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

Present:

Joshua Breakstone	Chair
Noah Breakstone	Assistant Secretary
Kevin Kramer	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Mike Eckert	District Counsel
Peter Ma	District Engineer
Matthew Guilbeault	England-Thims & Miller

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

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

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

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Acceptance of Resignation of Samantha Breakstone [Seat 2]**

On MOTION by Mr. Noah Breakstone and seconded by Mr. Kramer, with all in favor, the resignation of Samantha Breakstone from Seat 2, was accepted.

- **Acceptance of Resignation of Justin Onorato [Seat 3]**

This item was an addition to the agenda.

On MOTION by Mr. Noah Breakstone and seconded by Mr. Joshua Breakstone, with all in favor, the resignation of Justin Onorato from Seat 3, was accepted.

FOURTH ORDER OF BUSINESS **Consideration of Appointment to Fill Unexpired Term of Seat 2; Term Expires November 2028**

Mr. Joshua Breakstone nominated Shira Fertel to fill Seat 2. No other nominations were made.

On MOTION by Mr. Joshua Breakstone and seconded by Mr. Noah Breakstone, the appointment of Shira Fertel to fill Seat 2, was approved.

- **Administration of Oath of Office (the following to be provided under separate cover)**

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Shira Fertel.

- **Consideration of Appointment to Fill Unexpired Term of Seat 3 and Administration of Oath of Office**

This item was an addition to the agenda.

Mr. Noah Breakstone nominated Aharon Benyowitz to fill Seat 3. No other nominations were made.

On MOTION by Mr. Noah Breakstone and seconded by Mr. Joshua Breakstone, the appointment of Aharon Benyowitz to fill Seat 3, was approved.

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Aharon Benyowitz.

Ms. Fertel and Mr. Benyowitz are familiar with the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-12, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-12. Mr. Joshua Breakstone nominated the following:

Joshua Breakstone	Chair
Noah Breakstone	Vice Chair
Shita Fertel	Assistant Secretary
Aharon Benyowitz	Assistant Secretary
Kevin Kramer	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Samantha Breakstone	Vice Chair
Justin Onorato	Assistant Secretary

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

Craig Wrathell	Secretary
Ernesto Torres	Assistant Secretary
Felix Rodriguez	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Joshua Breakstone and seconded by Mr. Noah Breakstone, with all in favor, Resolution 2025-12, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-13, Authorizing Issuance of Competitive Solicitations for Implementation of the District's Capital Improvement Program; Approving Evaluation Criteria for Requests for Qualifications and Requests for Proposals; Establishing a Construction Evaluation Committee; Appointing Initial Members of the Construction Evaluation Committee and Providing for Removal and Replacement; Defining the Duties of the**

Construction Evaluation Committee; Providing a Severability Clause; and Providing an Effective Date

Mr. Eckert presented Resolution 2025-13. Section 5 of the Resolution will be updated to include Committee Members Aharon Benyowitz, Eric Lavoie and Peter Ma. Kevin Kramer will likely call in but will not be a part of the Committee. Section 6 will be amended to remove "ranking", which will be done by the Board.

On MOTION by Mr. Joshua Breakstone and seconded by Mr. Kramer, with all in favor, Resolution 2025-13, as amended, Authorizing Issuance of Competitive Solicitations for Implementation of the District's Capital Improvement Program; Approving Evaluation Criteria for Requests for Qualifications and Requests for Proposals; Establishing a Construction Evaluation Committee; Appointing Initial Members of the Construction Evaluation Committee and Providing for Removal and Replacement; Defining the Duties of the Construction Evaluation Committee; Providing a Severability Clause; and Providing an 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**

Mr. Torres presented Resolution 2025-09.

The following change wase made to the Fiscal Year 2026 Meeting Schedule:

TIME: 12:15 PM

On MOTION by Mr. Benyowitz and seconded by Mr. Kramer, with all in favor, Resolution 2025-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of May 31, 2025**

On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in favor, the Unaudited Financial Statements as of May 31, 2025, were accepted.

NINTH ORDER OF BUSINESS **Approval of June 12, 2025 Regular Meeting Minutes**

On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in favor, the June 12, 2025 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Eckert stated that Staff is working on the second bond issuance.

B. District Engineer: England-Thims & Miller

There was no report.

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

- **UPCOMING MEETINGS**
  - **August 14, 2025 at 1:00 PM [Adoption of FY 2026 Budget]**
  - **September 11, 2025 at 1:00 PM**
    - **QUORUM CHECK**

ELEVENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in favor, the meeting adjourned at 1:31 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Secretary/Assistant Secretary

Chair/Vice Chair