

**GOVERNORS  
PARK SOUTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

**December 11, 2025**

**BOARD OF SUPERVISORS**

**REGULAR MEETING**

**AGENDA**

**GOVERNORS PARK SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA  
LETTER**

# Governors Park South Community Development District

## OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W•Boca Raton, Florida 33431

Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

<https://governorsparksouthcdd.net/>

December 4, 2025

### ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors  
Governors Park South Community Development District

Dear Board Members:

The Board of Supervisors of the Governors Park South Community Development District will hold a Regular Meeting on December 11, 2025 at 12:15 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Review of Proposals for Clay Dairy Parkway (Bypass West)
  - A. Respondents
  - B. Ranking/Evaluation
  - C. Authorization to Negotiate and Finalize Contract(s)
4. Consideration of AJ Johns Change Order No. 1 Green Cove Springs Bypass Collector Rd Ph 1A and CR15A Widening
5. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
  - A. October 1, 2024 - September 30, 2025 [Posted]
  - B. October 1, 2025 - September 30, 2026
6. Acceptance of Unaudited Financial Statements as of October 31, 2025
7. Approval of November 13, 2025 Regular Meeting Minutes
8. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *England-Thims & Miller, Inc.*

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

- NEXT MEETING DATE: January 8, 2026 at 12:15 PM
  - QUORUM CHECK

SEAT 1	JOSHUA BREAKSTONE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 2	SHIRA FERTEL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 3	AHARON BENYOWITZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 4	KEVIN KRAMER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 5	NOAH BREAKSTONE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

9. Board Members' Comments/Requests

10. Public Comments

11. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (904) 295-5714 or Felix Rodriguez at (863) 510-8274.

Sincerely,  
  
Ernesto Torres  
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE  
CALL-IN NUMBER: 1-888-354-0094  
PARTICIPANT PASSCODE: 782 134 6157

# **GOVERNORS PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT**

**3**

# **GOVERNORS PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT**

**3B**

## GOVERNORS PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT

## REQUEST FOR PROPOSALS CLAY DAIRY PARKWAY (BYPASS WEST)

## EVALUATION CRITERIA MATRIX

Completed by: \_\_\_\_\_ Date: \_\_\_\_\_

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Board Member's Signature

Printed Name of Board Member

# **GOVERNORS PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT**

**4**



**A. J. JOHNS, INC.**  
CONTRACTOR

3225 ANNISTON ROAD • JACKSONVILLE, FL 32246 • 904-641-2055

**Change Order**  
**No. 1**

Date of Issuance: November 13, 2025 Effective Date: November 13, 2025

Project: GCS Bypass & Collector Rd	Owner: Governors Park South CDD	Owner's Contract No.:
Contract: Green Cove Springs Bypass Collector Rd Ph1A and CR15A Widening		Date of Contract: February 27, 2025
Contractor: AJ Johns, Inc.		Engineer's Project No.:

**The Contract Documents are modified as follows upon execution of this Change Order:**

Description: 1. Changes based on Field and Plan Changes discussed with owner.

2. Added Days - Project Delay Due to Turtles and Permit Issues

Attachments: (List documents supporting change):

AJJI CO Request # 25001-COR#1 Rev

**CHANGE IN CONTRACT PRICE:**

Original Contract Price:

\$ 10,088,965.60**CHANGE IN CONTRACT TIMES:**Original Contract Times:  Working days  Calendar days  
Substantial completion (days or date): 353 (03/15/2026)Ready for final payment (days or date): 399 (04/30/2026)

[Increase] [Decrease] from previously approved Change Orders No. \_\_\_\_\_ to No. \_\_\_\_\_:

\$ 0.00

[Increase] [Decrease] from previously approved Change Orders No. \_\_\_\_\_ to No. \_\_\_\_\_:

Substantial completion (days): 0Ready for final payment (days): 0

Contract Price prior to this Change Order:

\$ 10,088,965.60

Contract Times prior to this Change Order:

Substantial completion (days or date): 353Ready for final payment (days or date): 399

[Increase] [Decrease] of this Change Order:

\$ 612,218.30

[Increase] [Decrease] of this Change Order:

Substantial completion (days or date): 58 DaysReady for final payment (days or date): 71 Days

Contract Price incorporating this Change Order:

\$ 10,701,183.90

Contract Times with all approved Change Orders:

Substantial completion (days or date): 411 (05/12/2026)Ready for final payment (days or date): 470 (07/10/2026)

RECOMMENDED:  
**Peter Ma**  
 By: 0425E4FBD1204BF...  
 Engineer (Authorized Signature)

Date: 11/19/2025

SIGNED:  
**Toshua Breakstone**  
 By: F6C4CE3F4C0B405...  
 Owner (Authorized Signature)

Date: 12/2/2025

ACCEPTED:  
**John C. Stiles** *SR PROJECT MGR*  
 By: 11/14/25  
 Contractor (Authorized Signature)

Date: 11/14/25

Approved by Funding Agency (if applicable): \_\_\_\_\_ Date: \_\_\_\_\_

# GCS Bypass & Collector Rd 25001-COR#1 REV



## A.J. Johns, Inc

3225 Anniston Road

Jacksonville, FL 32246

**Contact:** Todd Patrick

**Phone:** (904) 641-2055

**Email:** tppatrick@ajjohns.com

<u>To:</u>	Governors Park South CDD 14775 Old St Augustine Rd Jacksonville, FL 32246	<u>Job Name:</u>	GCS Bypass & Collector Rd Ph1A & CR		
		<u>Date:</u>	September 16, 2025		
<u>Attn:</u>	Matthew Guilbeault	<u>Reference No.:</u>	25001-COR01		
<u>Phone:</u>	904-265-3160				
<u>Email:</u>	GuilbeaultM@etminc.com				

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
34999	<b>PHASE 1A</b>				
35000	<b>COLLECTOR ROADS</b>				
35060	Sidewalk	1,449.00	SY	66.39	96,199.11
35990	<b>COLLECTOR ROADS SUBTOTAL</b>				<b>96,199.11</b>
36000	<b>STORM DRAINAGE SYSTEM</b>				
36010	Deduct Original CPZ Up-Flo Filter snd Box	-1.00	EA	36,081.10	-36,081.10
36020	Add New CPZ Up-Flo Filter and Box	1.00	EA	186,957.68	186,957.68
36030	Demo/Dispose Existing Triple 24" Road Crossing	1.00	LS	20,653.50	20,653.50
36990	<b>STORM DRAINAGE SYSTEM SUBTOTAL</b>				<b>171,530.08</b>
37000	<b>STORMWATER MANAGEMENTFACILITY</b>				
37010	Sod Temp Ditch	-11,271.00	SY	3.65	-41,139.15
37020	Balance Temp Ditch	-9,107.00	CY	3.22	-29,324.54
37030	Spread & Compact Temp Ditch	-101.00	CY	1.51	-152.51
37040	Rough Grade Temp Ditch	-11,271.00	SY	0.53	-5,973.63
37050	Machine Dress Temp Dirst	-11,271.00	SY	0.71	-8,002.41
37990	<b>STORMWATER MANAGEMENTFACILITY SUBTOTAL</b>				<b>-84,592.24</b>
38000	<b>CCUA FORCE MAIN</b>				
38010	Air Release Valve with Manhole	2.00	EA	13,903.48	27,806.96
38990	<b>CCUA FORCE MAIN SUBTOTAL</b>				<b>27,806.96</b>
38999	<b>GCS BYPASS CR-15A to US-17</b>				
39000	<b>STORM DRAINAGE SYSTEM</b>				
39010	18" RCP	100.00	LF	68.48	6,848.00
39020	24" RCP	-276.00	LF	95.78	-26,435.28
39030	30" RCP	300.00	LF	140.90	42,270.00
39040	36" RCP	82.00	LF	200.73	16,459.86
39050	42" RCP	78.00	LF	240.57	18,764.46
39060	Dispersion Basin at Control Structure	1.00	EA	11,403.84	11,403.84

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
39070	Type C-Inlet	1.00	EA	6,002.42	6,002.42
39080	20" Steel Casing Installed via Open Cut	252.00	LF	197.14	49,679.28
39090	24" Steel Casing Installed via Open Cut	126.00	LF	236.09	29,747.34
39100	42" MES (PIP)	1.00	EA	6,551.94	6,551.94
39110	36" MES	-1.00	EA	4,971.87	-4,971.87
39120	30" MES	3.00	EA	3,882.90	11,648.70
39130	24" MES	4.00	EA	3,243.53	12,974.12
39140	14x23 MES	1.00	EA	3,381.77	3,381.77
39150	TV Inspection	284.00	LF	7.78	2,209.52
39990	<b>STORM DRAINAGE SYSTEM SUBTOTAL</b>				<b>186,534.10</b>
41000	<b>ROADWAY CONSTRUCTION</b>				
41005	Spread & Compact Right of Way	4,088.00	CY	1.52	6,213.76
41010	12" LBR40 Subgrade	3,716.00	SY	9.29	34,521.64
41020	Undercut Unsuitables from Roadway	11,189.00	CY	13.78	154,184.42
41030	First Lift of Asphalt SP Structural Course 1.5"	527.00	SY	16.43	8,658.61
41040	Second lift of Asphalt FrictionCourse FC-12.5 1.5"	527.00	SY	21.18	11,161.86
41990	<b>ROADWAY CONSTRUCTION SUBTOTAL</b>				<b>214,740.29</b>
42000	<b>TOTAL COR#01</b>				<b>612,218.30</b>

**NOTES:**

Changes based on Field and Plan Changes discussed with owner.

# **GOVERNORS PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT**

**5**

**GOVERNORS PARK SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

**5A**

**GOVERNORS PARK SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**  
**Performance Measures/Standards & Annual Reporting Form**  
**October 1, 2024 – September 30, 2025**

**1. COMMUNITY COMMUNICATION AND ENGAGEMENT**

**Goal 1.1      Public Meetings Compliance**

**Objective:** Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of two (2) regular board meetings was held during the fiscal year.

**Achieved:** Yes  No

**Goal 1.2      Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes  No  Not Applicable

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### **Goal 1.3**

#### **Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes  No  Not Applicable

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## **2. INFRASTRUCTURE AND FACILITIES MAINTENANCE**

### **Goal 2.1**

#### **District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes  No  Not Applicable

The District is still under development, so a formal inspection is premature. A full inspection will be scheduled once the infrastructure is substantially complete.

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## **3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

### **Goal 3.1**

#### **Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes  No  Not Applicable

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### **Goal 3.2      Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

**Measurement:** Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

**Standard:** CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  No  Not Applicable

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### **Goal 3.3      Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

**Achieved:** Yes  No  Not Applicable

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Ernesto J. Torres

District Manager

Ernesto J. Torres

Print Name

8/8/24

Date

Joshua Breakstone

Chair/Vice Chair, Board of Supervisors

Joshua Breakstone

Print Name

8/8/24

Date

# **GOVERNORS PARK SOUTH**

## **COMMUNITY DEVELOPMENT DISTRICT**

**5B**

**GOVERNORS PARK SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**  
**Performance Measures/Standards & Annual Reporting Form**  
**October 1, 2025 – September 30, 2026**

**1. COMMUNITY COMMUNICATION AND ENGAGEMENT**

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**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

**Achieved:** Yes  No  Not Applicable

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District Manager

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Print Name

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Date

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Chair/Vice Chair, Board of Supervisors

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Print Name

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Date

**GOVERNORS PARK SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**GOVERNORS PARK SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
OCTOBER 31, 2025**

**GOVERNORS PARK SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
OCTOBER 31, 2025**

	General Fund	Debt Service Series 2025	Capital Projects Series 2025	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 20,362	\$ -	\$ -	\$ 20,362
Investments				
Revenue	-	327,610	-	327,610
Reserve	-	688,288	-	688,288
Construction	-	-	5,368,015	5,368,015
Cost of issuance	-	74	-	74
Due from Landowner	30,409	-	-	30,409
Due from debt service fund	236	-	-	236
Total assets	<u>\$ 51,007</u>	<u>\$ 1,015,972</u>	<u>\$ 5,368,015</u>	<u>\$ 6,434,994</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 39,141	\$ -	\$ -	\$ 39,141
Due to general fund	-	236	-	236
Accrued contracts payable	-	-	30,285	30,285
Accrued taxes payable	122	-	-	122
Retainage payable	-	-	128,665	128,665
Landowner advance	6,000	-	-	6,000
Landowner advance - legal advertising	5,973	-	-	5,973
Total liabilities	<u>51,236</u>	<u>236</u>	<u>158,950</u>	<u>210,422</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	10,746	-	-	10,746
Total deferred inflows of resources	<u>10,746</u>	<u>-</u>	<u>-</u>	<u>10,746</u>
Fund balances:				
Restricted				
Debt service	-	1,015,736	-	1,015,736
Capital projects	-	-	5,209,065	5,209,065
Unassigned	(10,975)	-	-	(10,975)
Total fund balances	<u>(10,975)</u>	<u>1,015,736</u>	<u>5,209,065</u>	<u>6,213,826</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 51,007</u>	<u>\$ 1,015,972</u>	<u>\$ 5,368,015</u>	<u>\$ 6,434,994</u>

**GOVERNORS PARK SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Landowner contribution	\$ -	\$ -	\$ 92,196	0%
Total revenues	<u>-</u>	<u>-</u>	<u>92,196</u>	0%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording	\$ 4,000	\$ 4,000	\$ 48,000	8%
Legal	-	-	25,000	0%
Engineering	-	-	2,000	0%
Dissemination agent	167	167	2,000	8%
Telephone	17	17	200	9%
Postage	24	24	500	5%
Printing & binding	42	42	500	8%
Legal advertising	-	-	1,750	0%
Annual special district fee	-	-	175	0%
Insurance	5,565	5,565	6,406	87%
Contingencies/bank charges	80	80	750	11%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Meeting room rental	-	-	2,000	0%
EMAA Software	-	-	2,000	0%
Total professional & administrative	<u>9,895</u>	<u>9,895</u>	<u>92,196</u>	11%
Net change in fund balances	(9,895)	(9,895)	-	
Fund balances - beginning	(1,080)	(1,080)	-	
Fund balances - ending	<u>\$ (10,975)</u>	<u>\$ (10,975)</u>	<u>\$ -</u>	

\*These items will be realized when bonds are issued.

\*\*WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**GOVERNORS PARK SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2025  
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: off-roll	\$ -	\$ -	\$ 676,279	0%
Interest	3,454	3,454	-	N/A
<b>Total revenues</b>	<b>3,454</b>	<b>3,454</b>	<b>676,279</b>	<b>1%</b>
<b>EXPENDITURES</b>				
Principal	-	-	145,000	0%
Interest	-	-	586,287	0%
<b>Total debt service</b>	<b>-</b>	<b>-</b>	<b>731,287</b>	<b>0%</b>
Net change in fund balances	3,454	3,454	(55,008)	
Fund balances - beginning	1,012,282	1,012,282	995,397	
<b>Fund balances - ending</b>	<b>\$ 1,015,736</b>	<b>\$ 1,015,736</b>	<b>\$ 940,389</b>	

**GOVERNORS PARK SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2025  
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 22,174	\$ 22,174
Total revenues	<u>22,174</u>	<u>22,174</u>
<b>EXPENDITURES</b>		
Construction costs	659,212	659,212
Total expenditures	<u>659,212</u>	<u>659,212</u>
Excess/(deficiency) of revenues over/(under) expenditures	(637,038)	(637,038)
Fund balances - beginning	5,846,103	5,846,103
Fund balances - ending	<u>\$ 5,209,065</u>	<u>\$ 5,209,065</u>

**GOVERNORS PARK SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

DRAFT

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

The Board of Supervisors of the Governors Park South Community Development District  
Regular Meeting on November 13, 2025 at 12:15 p.m., at the Holiday Inn and Suites, 620  
Road, Orange Park, Florida 32073.

## Present:

## Also present:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Mike Eckert	District Counsel
Matthew Guilbeault	District Engineer
David D'Ambrosio (via telephone)	BTI Partners
Eric Lavoie	BTI Partners

## **FIRST ORDER OF BUSINESS**

## Call to Order/Roll Call

Mr. Torres called the meeting to order at 12:38 p.m.

28 Supervisors Kramer, Benyowitz and Fertel were present. Supervisors Noah Breakstone  
29 and Joshua Breakstone were absent.

## SECOND ORDER OF BUSINESS

## Public Comments

No members of the public spoke.

### THIRD ORDER OF BUSINESS

**Consideration of Resolution 2026-01,  
Relating to the Amendment of the Annual  
Budget for the Fiscal Year Beginning  
October 1, 2024, and Ending September**

## 30, 2025; and Providing for an Effective Date

42 Mr. Torres presented Resolution 2026-01. This action is necessary because expenses  
43 exceeded budget; amending the budget will help avoid a finding in the annual audit.

**On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, Resolution 2026-01, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; and Providing for an Effective Date, was adopted.**

## 50 FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Amending and Restating Resolution 2025-13; Authorizing Issuance of Competitive Solicitations for Implementation of the District's Capital Improvement Program; Providing for Authority of District Engineer to Make Certain Deviations; 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 2026-02.

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, Resolution 2026-02, Amending and Restating Resolution 2025-13; Authorizing Issuance of Competitive Solicitations for Implementation of the District's Capital Improvement Program; Providing for Authority of District Engineer to Make Certain Deviations; 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.

81 **FIFTH ORDER OF BUSINESS**

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93 Consideration of Resolution 2026-03,  
94 Amending and Restating Resolution 2024-  
95 23, Authorizing the Disbursement of Funds  
96 for Payment of Certain Continuing  
97 Expenses Without Prior Approval of the  
98 Board of Supervisors; Authorizing the  
99 Disbursement of Funds for Payment of  
100 Certain Non-Continuing Expenses Without  
101 Prior Approval of the Board of Supervisors;  
102 Providing for a Monetary Threshold; and  
103 Providing for an Effective Date

104 Mr. Torres presented Resolution 2026-03.

105 **On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor,**  
106 **Resolution 2026-03, Amending and Restating Resolution 2024-23, Authorizing**  
107 **the Disbursement of Funds for Payment of Certain Continuing Expenses**  
108 **Without Prior Approval of the Board of Supervisors; Authorizing the**  
109 **Disbursement of Funds for Payment of Certain Non-Continuing Expenses**  
110 **Without Prior Approval of the Board of Supervisors; Providing for a Monetary**  
111 **Threshold; and Providing for an Effective Date, was adopted.**

101 **SIXTH ORDER OF BUSINESS**

102  
103 Consideration of Resolution 2026-04,  
104 Designating a Date, Time and Location for  
105 Landowners' Meeting and Election;  
106 Providing for Publication, Providing for  
107 Severability and an Effective Date

108 Mr. Torres presented Resolution 2026-04.

109 **On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor,**  
110 **Resolution 2026-04, Designating November 3, 2026 at 10:00 AM at the Holiday**  
111 **Inn and Suites, 620 Wells Road, Orange Park, Florida 32073 as the Date, Time**  
112 **and Location for Landowners' Meeting and Election; Providing for Publication,**  
113 **Providing for Severability and an Effective Date, was adopted.**

114 **SEVENTH ORDER OF BUSINESS**

115  
116 Acceptance of Unaudited Financial  
117 Statements as of September 30, 2025

118 **On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor,**  
119 **the Unaudited Financial Statements as of September 30, 2025, were accepted.**

123

124 **EIGHTH ORDER OF BUSINESS**125 **Approval of October 9, 2025 Regular**  
126 **Meeting Minutes**127 **On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor,**  
128 **the October 9, 2025 Regular Meeting Minutes, as presented, were approved.**

129

130

131 **NINTH ORDER OF BUSINESS**132 **Staff Reports**133 **A. District Counsel: Kutak Rock LLP**134 Mr. Eckert stated that the Resolution authorizing the direct purchase of construction  
135 services will likely be ready for the December meeting; he recommended adopting the  
136 Resolution sooner, rather than later.137 **B. District Engineer: England-Thims & Miller**138 **▪ Consideration of A.J. Johns Change Order #1**139 **This item was an addition to the agenda.**140 Mr. Guilbeault presented Change Order #1. Mr. Lavoie indicated that the Change Order  
141 falls within budget; it was negotiated with A.J. Johns. Mr. Kramer noted that the Request for  
142 Proposals went out before the plans were all approved and these involve the approved plans  
143 and the associated changes. Mr. Lavoie stated that the budget is still in order, even with this  
144 Change Order; it has been accounted for in the overall.145 **On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor,**  
146 **A.J. Johns Change Order #1, was approved.**

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148

149 Mr. Guilbeault stated that the Request for Proposals (RFP) for the bypass to the  
150 expressway, including the collector road from the bypass.151 It was noted that the RFP Evaluation Committee Meeting will be on December 10, 2025,  
152 so consideration of the RFP can be on the December 11, 2025 agenda.

153

154 **C. District Manager: Wrathell, Hunt and Associates, LLC**155 **• NEXT MEETING DATE: December 11, 2025 at 12:15 PM**156 **○ QUORUM CHECK**

157

158 **TENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

159

160 There were no Board Members' comments or requests.

161

162 **ELEVENTH ORDER OF BUSINESS** **Public Comments**

163

164 No members of the public spoke.

165

166 **TWELFTH ORDER OF BUSINESS** **Adjournment**

167

168 **On MOTION by Mr. Benyowitz and seconded by Ms. Fertel, with all in favor,**  
169 **the meeting adjourned at 12:52 p.m.**

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175 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

176

177

178

179 Secretary/Assistant Secretary

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Chair/Vice Chair

**GOVERNORS PARK SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

**GOVERNORS PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT****BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE****LOCATION***Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2025	Regular Meeting	12:15 PM
November 13, 2025	Regular Meeting	12:15 PM
December 3, 2025 <i>rescheduled to December 8, 2025</i>	<b>RFP Opening</b> <b>Clay Dairy Parkway (West Bypass)</b>	<b>3:00 PM</b>
December 8, 2025	<b>RFP Opening</b> <b>Clay Dairy Parkway (West Bypass)</b>	<b>3:00 PM</b>
December 10, 2025	<b>Construction Evaluation Committee</b> <b>Clay Dairy Parkway (West Bypass)</b>	<b>11:00 AM</b>
December 11, 2025	Regular Meeting	12:15 PM
January 8, 2026	Regular Meeting	12:15 PM
February 12, 2026	Regular Meeting	12:15 PM
March 12, 2026	Regular Meeting	12:15 PM
April 9, 2026	Regular Meeting	12:15 PM
May 14, 2026	Regular Meeting	12:15 PM
June 11, 2026	Regular Meeting	12:15 PM
July 9, 2026	Regular Meeting	12:15 PM
August 13, 2026	Regular Meeting	12:15 PM
September 10, 2026	Regular Meeting	12:15 PM