

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

PROPOSER	PRELIMINARY REQUIREMENT	PRICE	PRICE REASONABLENESS	PERSONNEL & EQUIPMENT	EXPERIENCE	SCHEDULE	SCHEDULE REASONABLENESS	TOTAL POINTS
	PASS/FAIL	45 POINTS	15 POINTS	10 POINTS	10 POINTS	10 POINTS	10 POINTS	100 POINTS
			NOTES					

Completed by: _____ Date: _____

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 • 3696 • 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

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

\$ 0.00

Contract Price prior to this Change Order:

\$ 10,088,965.60

[Increase] [Decrease] of this Change Order:

\$ 612,218.30

Contract Price incorporating this Change Order:

\$ 10,701,183.90

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. _____:

Substantial completion (days): 0

Ready for final payment (days): 0

Contract Times prior to this Change Order:

Substantial completion (days or date): 353

Ready for final payment (days or date): 399

[Increase] [Decrease] of this Change Order:

Substantial completion (days or date): 58 Days

Ready for final payment (days or date): 71 Days

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)

DocuSigned by:

RECOMMENDED:

By: Peter Ma

0425E4FBD1284BF...
Engineer (Authorized Signature)

Date: 11/19/2025

Signed by:

ACCEPTED:

By: Joshua Breakstone

F6C4CE3F4C0B408...
Owner (Authorized Signature)

Date: 12/2/2025

ACCEPTED:

By: [Signature] SR PROJECT MGR

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: tpatrick@ajjohns.com

To: Governors Park South CDD
14775 Old St Augustine Rd
Jacksonville, FL 32246

Attn: Matthew Guilbeault
Phone: 904-265-3160
Email: GuilbeaultM@etminc.com

Job Name: GCS Bypass & Collector Rd Ph1A & CR
Date: September 16, 2025
Reference No.: 25001-COR01

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
34999	PHASE 1A				
35000	COLLECTOR ROADS				
35060	Sidewalk	1,449.00	SY	66.39	96,199.11
35990	COLLECTOR ROADS SUBTOTAL				96,199.11
36000	STORM DRAINAGE SYSTEM				
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	STORM DRAINAGE SYSTEM SUBTOTAL				171,530.08
37000	STORMWATER MANAGEMENT FACILITY				
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	STORMWATER MANAGEMENT FACILITY SUBTOTAL				-84,592.24
38000	CCUA FORCE MAIN				
38010	Air Release Valve with Manhole	2.00	EA	13,903.48	27,806.96
38990	CCUA FORCE MAIN SUBTOTAL				27,806.96
38999	GCS BYPASS CR-15A to US-17				
39000	STORM DRAINAGE SYSTEM				
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	STORM DRAINAGE SYSTEM SUBTOTAL				186,534.10
41000	ROADWAY CONSTRUCTION				
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 Friction Course FC-12.5 1.5"	527.00	SY	21.18	11,161.86
41990	ROADWAY CONSTRUCTION SUBTOTAL				214,740.29
42000	TOTAL COR#01				612,218.30

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 ☐

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 ☐

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.

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 ☐

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 ☐

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 ☐




District Manager

ERNESTO J. Torres

Print Name

8/8/24

Date



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

Achieved: Yes ☐ No ☐

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

Achieved: Yes ☐ No ☐ Not Applicable ☐

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Goal 3.1 Annual Budget Preparation

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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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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.

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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 ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

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
ASSETS				
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>
LIABILITIES AND FUND BALANCES				
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>
DEFERRED INFLOWS OF RESOURCES				
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
REVENUES				
Landowner contribution	\$ -	\$ -	\$ 92,196	0%
Total revenues	-	-	92,196	0%
EXPENDITURES				
Professional & administrative				
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	9,895	9,895	92,196	11%
Net change in fund balances	(9,895)	(9,895)	-	
Fund balances - beginning	(1,080)	(1,080)	-	
Fund balances - ending	\$ (10,975)	\$ (10,975)	\$ -	

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

**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
REVENUES		
Interest	\$ 22,174	\$ 22,174
Total revenues	<u>22,174</u>	<u>22,174</u>
EXPENDITURES		
Construction costs	<u>659,212</u>	<u>659,212</u>
Total expenditures	<u>659,212</u>	<u>659,212</u>
Excess/(deficiency) of revenues over/(under) expenditures	(637,038)	(637,038)
Fund balances - beginning	<u>5,846,103</u>	<u>5,846,103</u>
Fund balances - ending	<u><u>\$ 5,209,065</u></u>	<u><u>\$ 5,209,065</u></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 held a Regular Meeting on November 13, 2025 at 12:15 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

Present:

Kevin Kramer	Assistant Secretary
Shira Fertel	Assistant Secretary
Aharon Benyowitz	Assistant Secretary

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.

Supervisors Kramer, Benyowitz and Fertel were present. Supervisors Noah Breakstone 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**

39 30, 2025; and Providing for an Effective
40 Date
41

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.

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

48
49
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

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68 Mr. Eckert presented Resolution 2026-02.

69 **On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor,**
70 **Resolution 2026-02, Amending and Restating Resolution 2025-13; Authorizing**
71 **Issuance of Competitive Solicitations for Implementation of the District's**
72 **Capital Improvement Program; Providing for Authority of District Engineer to**
73 **Make Certain Deviations; Approving Evaluation Criteria for Requests for**
74 **Qualifications and Requests For Proposals; Establishing a Construction**
75 **Evaluation Committee; Appointing Initial Members of the Construction**
76 **Evaluation Committee and Providing for Removal and Replacement; Defining**
77 **the Duties of the Construction Evaluation Committee; Providing a Severability**
78 **Clause; and Providing an Effective Date, was adopted.**

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Amending and Restating Resolution 2024-23, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date

Mr. Torres presented Resolution 2026-03.

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

SIXTH ORDER OF BUSINESS

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

Mr. Torres presented Resolution 2026-04.

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

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2025

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

EIGHTH ORDER OF BUSINESS

Approval of October 9, 2025 Regular Meeting Minutes

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the October 9, 2025 Regular Meeting Minutes, as presented, were approved.

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

Mr. Eckert stated that the Resolution authorizing the direct purchase of construction services will likely be ready for the December meeting; he recommended adopting the Resolution sooner, rather than later.

B. District Engineer: England-Thims & Miller**▪ Consideration of A.J. Johns Change Order #1**

This item was an addition to the agenda.

Mr. Guilbeault presented Change Order #1. Mr. Lavoie indicated that the Change Order falls within budget; it was negotiated with A.J. Johns. Mr. Kramer noted that the Request for Proposals went out before the plans were all approved and these involve the approved plans and the associated changes. Mr. Lavoie stated that the budget is still in order, even with this Change Order; it has been accounted for in the overall.

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, A.J. Johns Change Order #1, was approved.

Mr. Guilbeault stated that the Request for Proposals (RFP) for the bypass to the expressway, including the collector road from the bypass.

It was noted that the RFP Evaluation Committee Meeting will be on December 10, 2025, so consideration of the RFP can be on the December 11, 2025 agenda.

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

- **NEXT MEETING DATE: December 11, 2025 at 12:15 PM**

- **QUORUM CHECK**

157

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

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160 There were no Board Members' comments or requests.

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

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164 No members of the public spoke.

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

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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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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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177
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179

Secretary/Assistant Secretary

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		
<i>Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073</i>		
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>	RFP Opening Clay Dairy Parkway (West Bypass)	3:00 PM
December 8, 2025	RFP Opening Clay Dairy Parkway (West Bypass)	3:00 PM
December 10, 2025	Construction Evaluation Committee Clay Dairy Parkway (West Bypass)	11:00 AM
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