

GOVERNORS

PARK SOUTH

COMMUNITY DEVELOPMENT

DISTRICT

November 13, 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/>

November 6, 2025

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 November 13, 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. 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
4. 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
5. 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
6. 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

ATTENDEES:

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

7. Acceptance of Unaudited Financial Statements as of September 30, 2025
8. Approval of October 9, 2025 Regular Meeting Minutes
9. 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: December 11, 2025 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

10. Board Members' Comments/Requests
11. Public Comments
12. 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

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RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
GOVERNORS PARK SOUTH COMMUNITY DEVELOPMENT
DISTRICT 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**

WHEREAS, on September 12, 2024, pursuant to Resolution 2024-40, the Board of Supervisors (hereinafter referred to as the “Board”) of the Governors Park South Community Development District (hereinafter referred to as the “District”), adopted a Budget for Fiscal Year 2024/2025; and

WHEREAS, the Board desires to amend the previously adopted Fiscal Year 2024/2025 budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE GOVERNORS PARK SOUTH COMMUNITY
DEVELOPMENT DISTRICT:**

Section 1. The Fiscal Year 2024/2025 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2025 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 13th day of November, 2025.

ATTEST:

**GOVERNORS PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**GOVERNORS PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2025**

**GOVERNORS PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2025**

	FY 2025 Actual	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY 2025 Amended Budget
REVENUES					
Landowner contribution	\$ 98,819	\$ 85,123	\$ (13,696)	\$ 13,696	\$ 98,819
Total revenues	<u>98,819</u>	<u>85,123</u>	<u>(13,696)</u>	<u>13,696</u>	<u>98,819</u>
EXPENDITURES					
Professional & administrative					
Supervisors	861	-	(861)	861	861
Management/accounting/recording	36,000	46,000	10,000	(10,000)	36,000
Legal	27,171	25,000	(2,171)	2,171	27,171
Engineering	27,069	2,000	(25,069)	35,069	37,069
Audit	500	-	(500)	500	500
Dissemination agent	1,000	1,833	833	(833)	1,000
Telephone	200	200	-	-	200
Postage	275	500	225	(225)	275
Printing & binding	500	500	-	-	500
Legal advertising	1,615	1,750	135	(135)	1,615
Annual special district fee	175	175	-	-	175
Insurance	5,250	5,500	250	(250)	5,250
Contingencies/bank charges	864	750	(114)	114	864
Website hosting & maintenance	1,680	705	(975)	975	1,680
Website ADA compliance	-	210	210	(210)	-
Meeting room rental	2,512	-	(2,512)	2,512	2,512
Total professional & administrative	<u>105,672</u>	<u>85,123</u>	<u>(20,549)</u>	<u>30,549</u>	<u>115,672</u>
Total expenditures	<u>105,672</u>	<u>85,123</u>	<u>(20,549)</u>	<u>30,549</u>	<u>115,672</u>
			-		
Excess/(deficiency) of revenues over/(under) expenditures	(6,853)	-	6,853	(16,853)	(16,853)
Fund balances - beginning	(13,810)	-	13,810	(13,810)	(13,810)
Fund balances - ending	<u>\$ (20,663)</u>	<u>\$ -</u>	<u>\$ 20,663</u>	<u>\$ (30,663)</u>	<u>\$ (30,663)</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

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RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GOVERNORS PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT 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.

WHEREAS, the Governors Park South Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, as amended, (the "Act"); and

WHEREAS, the Act authorizes the District to construct, install, acquire, operate and/or maintain systems and facilities for certain basic public infrastructure; and

WHEREAS, at this time, the District's Board of Supervisors ("Board") finds it is in the District's best interests to authorize the competitive solicitation of all components of the District's Capital Improvement Program dated August 6, 2024, as amended and supplemented from time to time ("CIP"), in accordance with state and federal law and the District's Rules of Procedure; and

WHEREAS, the Board believes it is beneficial to have subject matter experts initially evaluate the competitive solicitation responses and recommend approval or modification of change orders necessary to construct the District's CIP, and therefore desires to establish a Construction Evaluation Committee ("Committee"); and

WHEREAS, the Board desires to approve a form of Evaluation Criteria for requests for qualifications and authorize certain deviations by the Committee; and

WHEREAS, the Board desires to approve a form of Evaluation Criteria for requests for proposals and authorize certain deviations by the Committee; and

WHEREAS, the Board desires to appoint the initial members of the Committee and provide for their removal and replacement from time to time; and

WHEREAS, the Board further desires to provide for the general functions of the Committee.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GOVERNORS PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. All of the representations, findings and determinations contained above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. The Board hereby authorizes the advertisement of all competitive solicitations for of all components of the District's CIP in accordance with state and federal law and its Rules of Procedure. This expressly includes, but is not limited to, professional services, construction services, and purchases of goods necessary for implementation of the CIP. No further action by the Board is necessary to initiate and publish such competitive solicitations.

SECTION 3. The Evaluation Criteria attached hereto as **Exhibit A** are hereby approved for all requests for qualifications, unless modified by the Board by motion.

SECTION 4. The Evaluation Criteria attached hereto as **Exhibit B** are hereby approved for all requests for proposals. Prior to issuance of a request for proposals, the District Engineer shall have the power and discretion to deviate from the point allocations for any category by up to 25 points for an individual request for proposals, provided the total number of points possible shall remain at 100. Unless established by the Board for a particular request for proposal, the District Engineer shall establish the Preliminary Requirements considering the nature and costs of the work to be performed.

SECTION 5. The Committee is hereby established. The Committee shall consist of no more than three (3) members and no less than two (2) members. The initial members of the Committee are:

1. Eric Lavoie
2. Peter Ma
3. Aharon Benyowitz

The Board shall have the power to remove and replace any and all Committee members by motion or resolution. At least two Committee members must be physically present to constitute a quorum. In the event only one Committee member can be physically present, an employee of the District Engineer may fill in as a substitute member for that specific meeting. The Committee and its members shall be subject to Florida's Sunshine Laws, including open meetings laws and public records laws.

SECTION 6. The duties of the Committee shall generally include:

1. Review responses to competitive solicitations and provide information and advice to the Board regarding the same.
2. Suggest an initial scoring of responses to competitive solicitations for information purposes only and for the Board's consideration; provided however, the Board shall be free to reject the scoring provided by the Evaluation Committee for any reason whatsoever and complete the Board's own scoring, or, alternatively, shall be free to approve by motion the scoring provided by the Evaluation Committee as the Board's own.
3. Review change orders and recommend approval or modification of the same to the Board.

SECTION 7. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 8. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 13th day of November, 2025.

ATTEST:

**GOVERNORS PARK SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Evaluation Criteria for Requests for Qualifications

Exhibit B: Evaluation Criteria for Requests for Proposals

Exhibit A
Evaluation Criteria for Requests for Qualifications

1) Ability and Adequacy of Professional Personnel (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

2) Consultant's Past Performance (Weight: 25 Points)

Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.

3) Geographic Location (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

4) Willingness to Meet Time and Budget Requirements (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

5) Certified Minority Business Enterprise (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

6) Recent, Current and Projected Workloads (Weight: 8 Points)

Consider the recent, current and projected workloads of the firm.

7) Volume of Work Previously Awarded to Consultant by District (Weight: 2 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

Exhibit B
Evaluation Criteria for Requests for Proposals

1. PRELIMINARY REQUIREMENTS

(Pass / Fail)

An interested firm must (i) hold all required local, state and federal licenses in good standing, (ii) be authorized to do business in the County in which the District is located and the State of Florida, (iii) Proposer will have constructed _____ (____) projects similar in quality and scope with a minimum of \$_____ in overall total volume construction cost within the last five (5) years; (iv) Proposer will have minimum bonding capacity of \$_____ from a surety company acceptable to the District.

2. PRICE

(60 Points Possible)

This category addresses overall pricing for the construction work, as well as consideration of unit prices and the overall reasonableness of the pricing. Points available for price will be allocated as follows:

45 Points will be awarded to the Proposer submitting the lowest cost proposal for completing the work. All other Proposers will receive a percentage of this amount based upon the difference between the Proposer's bid and the low bid. Points for all other Proposers will be calculated by dividing the dollar amount in the lowest cost proposal by the dollar amount in each Proposer's cost proposal and then multiplying that result by 45. The cost proposal evaluation for this point category will include any bid alternates recommended for implementation by the District Engineer.

15 Points are allocated for the reasonableness of unit prices and balance of bid.

3. PERSONNEL & EQUIPMENT

(10 Points Possible)

This category addresses the following criteria: skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the Project; experience of key management and assigned personnel performing projects in the County in which the District is located; present ability to staff, equip and manage the Project; proposed staffing levels; proposed equipment; capability of performing the work; geographic location; inventory of all equipment; etc.

4. EXPERIENCE/UNDERSTANDING SCOPE OF WORK

(10 Points Possible)

This category addresses past & current record and experience of the Proposer (and/or subcontractors and suppliers) in similar projects; past performance in any other contracts; etc., whether the Proposer demonstrates an understanding of the District's needs for the services

requested, whether the proposal provided all the information as requested by the District, whether the Proposer used the forms provided from the Project Manual in responding to the proposal, and whether the proposal as a whole appears to be feasible, in light of the scope of work.

5. SCHEDULE

(20 Points Possible)

This category addresses the timeliness of the construction schedule, as well as the Proposer's ability to credibly complete the Project within the Proposer's schedule. Points available for schedule will be allocated as follows:

10 Points will be awarded to the Proposer submitting the proposal with the most expedited construction schedule (i.e., the fewest number of CALENDAR days) for completing the work. All other proposals will receive a percentage of this amount based upon the difference between the Proposer's time proposal and the most expedited construction schedule. Points for all other Proposers will be calculated by dividing the number of days in the most expedited construction schedule by the number of days in each Proposer's construction schedule and then multiplying that result by 10.

10 Points are allocated for the Proposer's ability to credibly complete the project within the Proposer's schedule and demonstrate on-time performance.

100 Total Points Possible

GOVERNORS PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-03

A RESOLUTION OF THE GOVERNORS PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") 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.

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, Section 190.011(5) of the Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, Rule 1.1(2)(g) of the District's Rules of Procedure contemplates that the Board may delegate authority to others to contract or make expenditures on behalf of the District; and

WHEREAS, the District previously adopted Resolution 2024-23, establishing a policy governing the disbursement of funds without prior approval by the Board; and

WHEREAS, the Board hereby determines that for purposes of administrative and accounting necessity, it is in the best interests of the District, and necessary for the conduct of District business, to amend and restate Resolution 2024-23 to establish a revised policy governing the disbursement of funds without prior approval by the Board, as set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GOVERNORS PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Payment of Expenses.

A. Continuing Expenses. The Board hereby authorizes the payment of invoices of continuing expenses, which meet the following requirements:

- 1.** The invoices must be due on or before the next scheduled meeting of the Board of Supervisors.
- 2.** The invoice must be pursuant to a contract or agreement authorized by the Board of Supervisors.

3. The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.

B. Non-Continuing Expenses. The Board hereby authorizes the disbursement of funds for payment of invoices of non-continuing expenses which are 1) required to provide for the health, safety, and welfare of the residents within the District; or 2) required to repair, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets, pursuant to the following schedule:

1. Non-Continuing Expenses Not Exceeding \$25,000 with approval of the District Manager; and

2. Non-Continuing Expenses Not Exceeding \$50,000 with approval of the District Manager and Chairperson or Vice Chairperson of the Board of Supervisors, if in the judgment of the District Manager and Chairperson or Vice Chairperson such Non-Continuing Expense is required to be addressed before the next scheduled meeting of the Board of Supervisors.

C. Emergency Expenses. For emergency expenses exceeding the authorization in section 1.B. above, and in the event that an emergency meeting of the Board cannot timely be convened pursuant to the District's Rule 1.3(6) and Florida law, the Board hereby authorizes the disbursement of funds in any amount necessary to address any emergency condition affecting the District, but only with the prior written approval of (i) the District Manager and (ii) the Chairperson of the Board of Supervisors, or in his or her absence, the Vice Chairperson, or in his or her absence, the Secretary or any Assistant Secretary of the District. For purposes of this Resolution, the term "emergency expense" means a purchase or payment necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the delay of waiting for a board meeting would be detrimental to the interests of the District. This includes, but is not limited to, instances where delay will jeopardize the funding for the project, will materially increase the cost of the project, will likely cause damage to property, will prejudice the District's interest in a project already in progress, or will create an undue hardship on the public health, safety, or welfare.

Section 2. Board Consideration. Any payment made pursuant to the Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification. Copies of any disbursements made under the authority of this Resolution shall be included in the agenda package for the scheduled meeting or otherwise distributed to the Board at the meeting. Any expenditures under this Section 2 must be within the District's current fiscal year budget.

Section 3. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 4. Effective Date; Conflicts. This Resolution shall take effect upon the passage and adoption by the Board and shall remain in effect unless rescinded or repealed. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

Introduced, considered favorably, and adopted this 13th day of November, 2025.

ATTEST:

**GOVERNORS PARK SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

GOVERNORS PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF GOVERNORS PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION, PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Governors Park South Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Clay County, Florida; and

WHEREAS, the District's Board of Supervisors (the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the effective date of Clay County Ordinance No. 2024-21 creating the District (the "Ordinance") is June 14, 2024; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on the first Tuesday in November, which shall be noticed pursuant to Section 190.006(2)(a), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF GOVERNORS PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. In accordance with section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on the 3rd day of November, 2026 at ____:____ __.m., at the _____.

SECTION 2. The District's Secretary is hereby directed to publish notice of this landowners meeting in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

SECTION 3. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election is hereby announced at the Board's Regular Meeting held on the 13th day of November, 2025. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 13th day of November, 2025.

ATTEST:

**GOVERNORS PARK SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF
SUPERVISORS OF THE GOVERNORS PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Governors Park South Community Development District (the "District") in Clay County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 3, 2026

TIME: ____:____.m.

PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, by emailing wrathellc@whhassociates.com or calling (561) 571-0010. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

District Manager

Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
GOVERNORS PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 3, 2026**

TIME: ____:____.m.

LOCATION: _____

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**GOVERNORS PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Governors Park South Community Development District to be held at ____:____ __.m., on November 3, 2026 at the _____, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the proxy holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT

**GOVERNORS PARK SOUTH COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026**

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Governors Park South Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
3.	_____	_____
4.	_____	_____
5.	_____	_____

Date: _____

Signed: _____

Printed Name: _____

**GOVERNORS PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**GOVERNORS PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2025**

**GOVERNORS PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	General Fund	Debt Service Series 2025	Capital Projects Series 2025	Total Governmental Funds
ASSETS				
Cash	\$ 11,265	\$ -	\$ -	\$ 11,265
Investments				
Revenue	-	326,496	-	326,496
Reserve	-	685,948	-	685,948
Construction	-	-	6,499,948	6,499,948
Cost of issuance	-	74	-	74
Due from Landowner	34,486	-	-	34,486
Due from debt service fund	236	-	-	236
Total assets	<u>\$ 45,987</u>	<u>\$ 1,012,518</u>	<u>\$6,499,948</u>	<u>\$ 7,558,453</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 34,392	\$ -	\$ -	\$ 34,392
Due to general fund	-	236	-	236
Accrued retainage payable	-	-	96,141	96,141
Accrued contracts payable	-	-	527,419	527,419
Accrued taxes payable	122	-	-	122
Landowner advance	6,000	-	-	6,000
Landowner advance - legal advertising	5,973	-	-	5,973
Total liabilities	<u>46,487</u>	<u>236</u>	<u>623,560</u>	<u>670,283</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	19,664	-	-	19,664
Total deferred inflows of resources	<u>19,664</u>	<u>-</u>	<u>-</u>	<u>19,664</u>
Fund balances:				
Restricted				
Debt service	-	1,012,282	-	1,012,282
Capital projects	-	-	5,876,388	5,876,388
Unassigned	(20,164)	-	-	(20,164)
Total fund balances	<u>(20,164)</u>	<u>1,012,282</u>	<u>5,876,388</u>	<u>6,868,506</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 45,987</u>	<u>\$ 1,012,518</u>	<u>\$6,499,948</u>	<u>\$ 7,558,453</u>

**GOVERNORS PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 29,313	\$ 98,819	\$ 85,123	116%
Total revenues	<u>29,313</u>	<u>98,819</u>	<u>85,123</u>	116%
EXPENDITURES				
Professional & administrative				
Supervisors	-	861	-	N/A
Management/accounting/recording	4,000	36,000	46,000	78%
Legal	300	27,171	25,000	109%
Engineering	15,032	27,069	2,000	1353%
Dissemination agent	167	1,000	1,833	55%
Telephone	17	200	200	100%
Postage	57	275	500	55%
Printing & binding	42	500	500	100%
Legal advertising	-	1,615	1,750	92%
Annual special district fee	-	175	175	100%
Insurance	-	5,250	5,500	95%
Contingencies/bank charges	-	864	750	115%
Website hosting & maintenance	-	1,680	705	238%
Website ADA compliance	-	-	210	0%
Meeting room rental	396	2,513	-	N/A
Total professional & administrative	<u>20,011</u>	<u>105,173</u>	<u>85,123</u>	124%
Excess/(deficiency) of revenues over/(under) expenditures	9,302	(6,354)	-	
Fund balances - beginning	(29,466)	(13,810)	-	
Fund balances - ending	<u>\$ (20,164)</u>	<u>\$ (20,164)</u>	<u>\$ -</u>	

**GOVERNORS PARK SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2025
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year To Date
REVENUES		
Special assessment: off-roll	\$ -	\$ 212,274
Lot closing	-	106,845
Interest	3,614	16,884
Total revenues	<u>3,614</u>	<u>336,003</u>
EXPENDITURES		
Cost of issuance	-	263,767
Total debt service	<u>-</u>	<u>263,767</u>
Other fees & charges		
Underwriter's discount	-	197,500
Total other fees and charges	<u>-</u>	<u>197,500</u>
Total expenditures	<u>-</u>	<u>461,267</u>
Excess/(deficiency) of revenues over/(under) expenditures	3,614	(125,264)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	1,135,472
Original issue discount	-	(24,043)
Transfers in	-	41,873
Total other financing sources	<u>-</u>	<u>1,153,302</u>
Net change in fund balances	3,614	1,028,038
Fund balances - beginning	1,008,668	(15,756)
Fund balances - ending	<u>\$ 1,012,282</u>	<u>\$ 1,012,282</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 SEPTEMBER 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 24,177	\$ 142,942
Total revenues	<u>24,177</u>	<u>142,942</u>
EXPENDITURES		
Construction costs	552,372	2,958,875
Total expenditures	<u>552,372</u>	<u>2,958,875</u>
Excess/(deficiency) of revenues over/(under) expenditures	(528,195)	(2,815,933)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	8,739,528
Transfer out	-	(41,873)
Total other financing sources/(uses)	<u>-</u>	<u>8,697,655</u>
Net change in fund balances	(528,195)	5,881,722
Fund balances - beginning	6,404,583	(5,334)
Fund balances - ending	<u>\$ 5,876,388</u>	<u>\$ 5,876,388</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 October 9, 2025 at 12:15 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

Present:

Joshua Breakstone	Chair
Noah Breakstone	Vice Chair
Kevin Kramer	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Mike Eckert	District Counsel
Peter Ma (via telephone)	District Engineer
Matthew Guilbeault	England-Thims & Miller
David D'Ambrosio (via telephone)	BTI Partners

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 12:50 p.m.

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

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Ratification of Requisition 16: Governors
Park Property Holdings, LLC [\$52,259.38]**

Mr. Torres presented Governors Park Property Holdings, LLC Requisition 16, in the amount of \$52,259.38.

On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, the Fiscal Year Requisition 16: Governors Park Property Holdings, LLC, in the amount of \$52,259.38, was ratified.

FOURTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of August 31, 2025**

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

FIFTH ORDER OF BUSINESS**Approval of August 14, 2025 Public Hearing and Regular Meeting Minutes**

On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in favor, the August 14, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.

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

There was no report.

A Board Member asked if the CDD's reserve funds are invested. Mr. Eckert stated that the reserve is invested and the earnings go into the reserve first to make sure it has met its requirement.

B. District Engineer: England-Thims & Miller

Mr. Ma stated the Request for Proposals (RFP) for the ramps and the collector road/bypass are being drafted. He anticipates advertising next month and possibly awarding at the December meeting.

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

- **NEXT MEETING DATE: November 13, 2025 at 1:00 PM**

74 ○ **QUORUM CHECK**

75 The next meeting will be on November 13, 2025, at 12:15 p.m., rather than at 1:00 p.m.

76

77 **SEVENTH ORDER OF BUSINESS****Board Members' Comments/Requests**

78

79 There were no Board Members' comments or requests.

80

81 **EIGHTH ORDER OF BUSINESS****Public Comments**

82

83 No members of the public spoke.

84

85 **NINTH ORDER OF BUSINESS****Adjournment**

86

87 On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in
88 favor, the meeting adjourned at 12:56 p.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

95
96
97
98

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 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