

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**

○ QUORUM CHECK

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

SEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

EIGHTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

NINTH ORDER OF BUSINESS

Adjournment

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Eric J. Dow

Secretary/Assistant Secretary

K. K.

Chair/Vice Chair