

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

30, 2025; and Providing for an Effective Date

Mr. Torres presented Resolution 2026-01. This action is necessary because expenses 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.

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.

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**

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

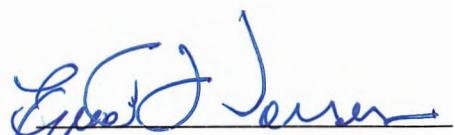
No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Adjournment

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair