

**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 December 11, 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                   |
| Kate John (via telephone)        | Kutak Rock LLP                     |
| Peter Ma                         | District Engineer                  |
| David D'Ambrosio (via telephone) | BTI Partners                       |
| Eric Lavoie (via telephone)      | BTI Partners                       |
| Stan Bates                       | Vallencourt                        |
| Harley Morland                   | Vallencourt                        |

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order at 12:15 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**

**Review of Proposals for Clay Dairy Parkway (Bypass West)**

Mr. Eckert recalled that, at the previous meeting, the Board adopted a new Evaluation Committee Resolution that allows the Construction Committee to both evaluate and score the proposals. No proposals were recommended for rejection by Staff or the Committee and all the submitted proposals are before the Board which, per the Resolution, the Board has the authority to either accept the Committee’s scores and rankings or utilize its own joint or individual scores and ranking if the Board disagrees with the Committee’s recommendation.

**A. Respondents**

Mr. Ma stated the Evaluation Committee met and reviewed the responses received from Florida Roads, AJ Johns, Vallencourt, CW Matthews, JB Coxwell, Petticoat Schmitt and Phillips Heavy Civil. Vallencourt had the lowest bid at \$12,985,846.40.

Mr. Ma stated this is for Phase 2 of what is known as the Bypass Road. AJ Johns is still working on Phase 1, which starts at 17 to the wetlands. This project continues from there and goes to the First Coast Expressway ramps and includes a road that comes off Clay Dairy that will serve the Medical Road, which will include a potential future medical facility. Mr. Kramer noted that the road will have four lanes and asked if there will be alternates for stockpiles, etc. Mr. Ma replied that there will be no alternates.

**B. Ranking/Evaluation**

Mr. Ma discussed and reviewed the Evaluation Criteria Matrix.

The overall scores and ranking were as follows:

|    |                      |              |
|----|----------------------|--------------|
| #1 | Vallencourt          | 96.36 points |
| #2 | CW Matthews          | 94.07 points |
| #3 | Phillips Heavy Civil | 93.95 points |
| #4 | Florida Roads        | 93.02 points |
| #5 | JB Coxwell           | 87.39 points |
| #6 | AJ Johns             | 86.12 points |
| #7 | Petticoat Schmitt    | 82.82 points |

Discussion ensued regarding the Construction Committee’s scoring and the Phillips Heavy Civil proposal. The Board accepted the Construction Committee’s scores and rankings.

**C. Authorization to Negotiate and Finalize Contract(s)**

**On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, accepting the Construction Committee’s scores, ranking and recommendation as the Board’s own and ranking Vallencourt as the #1 ranked respondent, authorizing Staff to negotiate and finalize a contract with the #1 ranked respondent and, if a contract cannot be reached, to negotiate with the #2 ranked respondent, then with #3 and so on, was approved.**

**FOURTH ORDER OF BUSINESS**

**Consideration of AJ Johns Change Order No. 1 Green Cove Springs Bypass Collector Rd Ph 1A and CR15A Widening**

Mr. Torres presented the AJ Johns Change Order No. 1. Mr. Lavoie stated it is for a final cleanup of Phase 1 and includes all the Department of Transportation (DOT) changes that were required. Asked if the increase was anticipated and budgeted, Mr. Lavoie replied affirmatively.

**On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, AJ Johns Change Order No. 1 for Green Cove Springs Bypass Collector Rd Ph 1A and CR15A Widening, in the amount of \$612,218.30, was approved.**

**FIFTH ORDER OF BUSINESS**

**Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form**

**A. October 1, 2024 - September 30, 2025 [Posted]**

The August 8, 2024 date on the signature page will be changed to August 8, 2025.

**B. October 1, 2025 - September 30, 2026**

**On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the Goals and Objectives Reporting Fiscal Year 2025 Performance Measures and Standards, as amended, and the Goals and Objectives Reporting for Fiscal Year 2026, were ratified.**

**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of October 31, 2025**

**On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the Unaudited Financial Statements as of October 31, 2025, were accepted.**

SEVENTH ORDER OF BUSINESS

Approval of November 13, 2025 Regular Meeting Minutes

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the November 13, 2025 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Regarding financing, Mr. Eckert stated the Board might have to meet in January 2026 to adopt the Delegated Award Resolution for the second series of bonds. Mr. Torres stated the next meeting will be held on January 8, 2026.

B. District Engineer: England-Thims & Miller

There was no report.

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

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

NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS

Public Comments

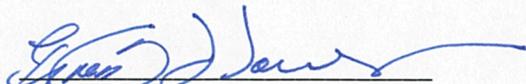
No members of the public spoke.

ELEVENTH ORDER OF BUSINESS

Adjournment

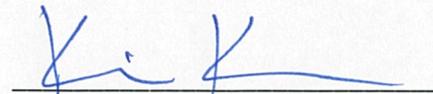
On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the meeting adjourned at 12:34 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



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Secretary/Assistant Secretary



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Chair/Vice Chair