

Governors Park South Community Development District

OFFICE OF THE DISTRICT MANAGER

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<https://governorsparksouthcdd.net/>

April 20, 2026

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 Continued Regular Meeting on April 27, 2026 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 2026-08, Setting Forth the Specific Terms of the Governors Park South Community Development District's Special Assessment Revenue Bonds, Series 2026 (Assessment Area Two); Confirming the District's Provision of Infrastructure Improvements; Confirming and Adopting the Supplemental Engineer's Report; Confirming and Adopting the Second Supplemental Assessment Methodology Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Assessment Area Two Bonds; Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Series 2026 Special Assessments (Assessment Area Two); Providing for Conflicts, Severability and an Effective Date
 - A. Capital Improvement Plan, Dated August 6, 2024, as Amended and Restated April 6, 2026, and Second Supplemental Engineer's Report to the Capital Improvement Plan (Assessment Area Two and Master Infrastructure Bond Area), Dated April 6, 2026
 - B. Second Supplemental Special Assessment Methodology Report, Dated March 12, 2026
4. Consideration of Resolution 2026-09, Setting Forth the Specific Terms of the Governors Park South Community Development District's Special Assessment Revenue Bonds, Series 2026 (Master Infrastructure Bond Area); Confirming the District's Provision of Infrastructure Improvements; Confirming and Adopting the Supplemental Engineer's Report; Confirming and Adopting the Third Supplemental Assessment Methodology

Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Master Infrastructure Bonds; Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Series 2026 Special Assessments (Master Infrastructure Bond Area); Providing for Conflicts, Severability and an Effective Date

- A. Capital Improvement Plan, Dated August 6, 2024, as Amended and Restated April 6, 2026, and Second Supplemental Engineer’s Report to the Capital Improvement Plan (Assessment Area Two and Master Infrastructure Bond Area), Dated April 6, 2026
- B. Third Supplemental Special Assessment Methodology Report, Dated March 12, 2026

5. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *England-Thims & Miller, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Discussion: Meeting Time Change
 - UPCOMING MEETINGS
 - May 14, 2026 at 12:15 PM [Regular Meeting]
 - June 11, 2026 at 12:15 PM [Presentation of FY2027 Proposed Budget]
 - 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

- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

- 6. Board Members’ Comments/Requests
- 7. Public Comments
- 8. 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