

Governors Park South Community Development District

OFFICE OF THE DISTRICT MANAGER

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<https://governorsparksouthcdd.net/>

June 4, 2026

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 June 11, 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 2026-11, Ratifying, Confirming, and Approving the Sale of the Governors Park South Community Development District Special Assessment Revenue Bonds, Series 2026 (Assessment Area Two) and Series 2026 (Master Infrastructure Bond Area); Ratifying, Confirming, and Approving the Actions of the Chair, Vice Chair, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Governors Park South Community Development District Special Assessment Revenue Bonds, Series 2026 (Assessment Area Two) and Series 2026 (Master Infrastructure Bond Area); Determining Such Actions as Being in Accordance With the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date
4. Consideration of Resolution 2026-12, Approving Proposed Budget(s) for FY 2027; Setting a Public Hearing Thereon and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date
5. Consideration of Resolution 2026-13, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
6. Consideration of Resolution 2026-14, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date
 - A. Amended Rules of Procedure

ATTENDEES:

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

7. Consideration of England-Thims & Miller, Inc. Work Authorization Number 4 [Clay Dairy Parkway (aka Bypass West) and North Collector (aka E/F/Roadway)]
8. Review of Qualifications for Construction Engineering & Inspection Services for South and West Collector Roads Project
 - A. Respondents
 - B. Ranking/Evaluation
 - C. Authorization to Negotiate and Finalize Contract(s)
9. Review of Qualifications for Construction Engineering & Inspection Services for Clay Dairy Parkway (Bypass West) Project
 - A. Respondents
 - B. Ranking/Evaluation
 - C. Authorization to Negotiate and Finalize Contract(s)
10. Ratification Items
 - A. Resolution 2026-09, 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
 - B. Resolution 2026-10, 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

11. Acceptance of Unaudited Financial Statements as of April 30, 2026

12. Approval of Minutes

A. April 16, 2026 Public Hearing and Regular Meeting

B. April 27, 2026 Continued Regular Meeting

13. Staff Reports

A. District Counsel: *Kutak Rock LLP*

B. District Engineer: *England-Thims & Miller, Inc.*

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

- 0 Registered Voters in District as of April 15, 2026
- NEXT MEETING DATE: July 9, 2026 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

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

14. Board Members' Comments/Requests

15. Public Comments

16. 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