

Governors Park South Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

<https://governorsparksouthcdd.net/>

August 6, 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 Public Hearings and a Regular Meeting on August 13, 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. Public Hearing on Adoption of Fiscal Year 2026/2027 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2026-16, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2026/2027, Pursuant to Florida Law
 - A. Affidavit of Publication
 - B. Mailed Notice to Property Owners
 - C. Consideration of Resolution 2026-17, Providing for Funding for the FY 2027 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes

- A. Affidavits of Publication
- B. Consideration of Resolution 2026-18, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date
- 6. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2025, Prepared by Grau & Associates
 - A. Consideration of Resolution 2026-19, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2025
- 7. Authorization to Request for Qualifications (RFQ) for Construction Manager at Risk Services (Amenity Center)
 - A. Evaluation Criteria
 - B. Standard Form of Agreement Between Owner and Construction Manager as Constructor
- 8. Consideration of First Supplemental Disclosure of Public Finance
- 9. Consideration of Vallencourt Constuction Co. Inc. Change Orders
 - A. No. 001 Clay Dairy Parkway and Chaplet Drive
 - B. No. 001 South and West Collector Road
- 10. Ratification Items
 - A. England-Thims & Miller, Inc. Agreements for Construction Egnineering & Inspection ("CEI") Services
 - I. South and West Collector Roads Project
 - II. Clay Dairy Parkway (Bypass West) Project
 - B. Special Warranty Deeds
 - I. CND-VP Laurelton, LLC
 - II. West Bypass Road
 - III. Collector Road Phase 2
- 11. Acceptance of Unaudited Financial Statements as of June 30, 2026
- 12. Approval of June 11, 2026 Regular Meeting Minutes
- 13. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *England-Thims & Miller, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: September 10, 2026 at 12:15 PM

- QUORUM CHECK

SEAT 1	JOSHUA BREAKSTONE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	SHIRA FERTEL	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	AHARON BENYOWITZ	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	KEVIN KRAMER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	NOAH BREAKSTONE	☐ IN PERSON	☐ PHONE	☐ 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