

MINUTES OF MEETING
DEER RUN COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Deer Run Community Development District held a workshop on Thursday, February 23, 2023 at 6:02 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida.

Present and constituting a quorum were:

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| David St. Pierre | Chairman |
| Gail Lambert | Vice Chairperson |
| Darrell Broom | Supervisor |
| Andre Poulin | Supervisor |
| Greg Dean | Supervisor |

Also present were:

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| Howard McGaffney | District Manager |
| Jim Oliver | GMS |
| Katie Buchanan | District Counsel |
| Peter Armans | District Engineer |
| Several Residents | |

FIRST ORDER OF BUSINESS

Roll Call

Mr. McGaffney called the workshop to order at 6:02 p.m. and called the roll.

SECOND ORDER OF BUSINESS

**Wetland Restoration Plan and Process
(Presenter: District Engineer)**

Mr. Armans reviewed the history of correspondence and warning letters from the St. Johns River Water Management District regarding issues with conservation areas and easements some of which were over cleared and some that needed additional plantings. Areas 4, 10 and 11 will be addressed by the board and district staff will correspond with the golf course for areas that were encroached upon by over mowing.

The district engineer will present at the next board meeting his proposed plan to be presented to the St. Johns River Water Management District to bring the conservation area/easements into compliance.

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THIRD ORDER OF BUSINESS

Stormwater Ponds

A. Function and Flow

Mr. Armans reviewed the ownership of the ponds, advised that the ponds within Freedom are owned and maintained by Freedom HOA and that ponds are replenished by rainfall only.

B. Retention vs. Detention (which type does Deer Run have?)

Mr. Armans reviewed the differences in retention and retention ponds, both of which are in the district.

FOURTH ORDER OF BUSINESS

SJRWMD Permits

A. Pond Expansion (currently in application)

Ms. Buchanan advised that D.R. Horton wants to expand Pond B1 and part of the permitting needs for Phases 5 & 6 and the application for the permit needs to be signed by the chair. Staff will notify D.R. Horton of the presence of gopher tortoises on the property. This request will be presented at a future meeting.

B. Process of the Transfer of Maintenance/Ownership from DRH to District (Presenter: District Engineer/District Counsel)

Ms. Buchanan outlined the process of transferring completed ponds/improvements to the district for maintenance and ownership. This will add to the operation and maintenance budget. The engineer will inspect it before the district accepts improvements. The district engineer will confirm which ponds have been accepted by the district for maintenance and ownership and which ones will be transferred in the future.

The board and staff discussed the issues with the location of a mailbox kiosk and the district manager will advise D.R. Horton of the dissatisfaction of the Phase 3 mailbox cluster, regarding safety and ADA concerns.

FIFTH ORDER OF BUSINESS

Review of Sunshine Law (District Counsel)

Ms. Buchanan reviewed the sunshine law, outlined ways to avoid a sunshine law violation and reiterated that any item that could come before the board for discussion and

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consideration cannot be discussed with another board member outside of a publicly advertised meeting. All supervisors have the ability to ask staff to add an item to a future agenda.

SIXTH ORDER OF BUSINESS

Resident Committees vs. Board Appointed DHOC/Committees (Presenter: District Counsel)

Ms. Buchanan provided information on the differences between a committee appointed by the board or an ad hoc committee and in order to avoid a sunshine law violation to not interact with a resident committee/interest group on landscape, amenities, policies, etc.

Policies of the board related to amenities management was discussed and district counsel advised that policies are set by the board and amenity management enforces the policies. Unilateral direction by supervisors is not permitted. The existing policies will be reviewed by the district manager and district counsel and make any recommended changes at a future meeting.

SEVENTH ORDER OF BUSINESS

Update on Joint Meeting (City Manager, DRH Representative(s), Chair, District Manager, District Counsel, District Engineer

Purpose of this Meeting is to Discuss Outstanding Items of Concern

Ms. Buchanan outlined issues that need to be addressed in a meeting with the city manager, D.R. Horton representative and district staff being: ownership of certain roadways, repair of main roadway. Stormwater pond repair to be addressed with D.R. Horton.

EIGHTH ORDER OF BUSINESS

Process of Assignment of Improvements from DR Horton in Remaining Phases (Presenter: District Counsel & District Engineer)

Forward Thinking to the Certification of Completion of the Project

Ms. Buchanan reviewed the process of assignment from D.R. Horton to the district and that she will speak with D.R. Horton to ensure that all future acquisitions will be presented and approved by the board with all appropriate documents. D.R. Horton does not always communicate that improvements have been completed and when plats are recorded.

NINTH ORDER OF BUSINESS

Discussion of Disbursement Policy/Spending Authority Policy

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Mr. McGaffney outlined the need to have a more defined spending authority policy for onsite staff and the district manager as well as emergency purchases that will be presented at a future meeting.

TENTH ORDER OF BUSINESS

Public Comment

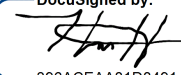
Public comments were made throughout the workshop.

ELEVENTH ORDER OF BUSINESS

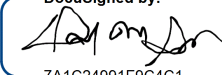
Next Scheduled Meeting – 03/22/23 at 6:00 p.m. at the Island Club

Mr. McGaffney stated the next scheduled meeting will be held March 22, 2023 at 6:00 p.m. at the Island Club.

On MOTION by Mr. Dean seconded by Mr. Broom with all in favor the meeting adjourned at 8:12 p.m.

DocuSigned by:


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Secretary/Assistant Secretary

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Chairman/Vice Chairman