

MINUTES OF MEETING
DEER RUN COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Deer Run Community Development District was held Wednesday, November 20, 2024 at 6:00 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida.

Present and constituting a quorum were:

Andre Poulin	Chairman by Zoom
Franklin Gates	Vice Chairman
Gary Garner	Supervisor
Barbara DeSantis	Supervisor
Greg Dean	Supervisor

Also present were:

Jim Oliver	District Manager
Joe Brown	District Counsel by telephone
Rich Gray	RMS
Alison Mossing	RMS
Darrin Mossing	GMS
Melissa Tabares (appointed to fill vacant seat during meeting)	
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 6:00 p.m.

SECOND ORDER OF BUSINESS

Public Comments

A resident stated I want to thank the board members for their commitment, and we look forward to working with you. In speaking with many of our residents we feel that Greg Dean, the former board member should be reappointed to his position at this time.

A resident stated I have concerns about the potential land purchase, the price for one. I was told it was \$400,000 to purchase the land for a playground but that is the cheap part of the purchase, there are architectural fees, engineering, permitting, purchase and clearing the land, purchase the playground equipment, ongoing maintenance.

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THIRD ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Newly Elected Supervisors

Mr. Oliver being a notary public of the State of Florida administered the oath of office to Ms. DeSantis and Mr. Gates.

B. Consideration of Candidates to Fill Seat 4

Mr. Garner moved to appoint Greg Dean to seat 4 and there being no second, the motion died for lack of a second.

On MOTION by Mr. Poulin seconded by Mr. Gates with all in favor Melissa Tabares was appointed to fill seat 4.

C. Oath of Office for Newly Appointed Supervisor

Mr. Oliver being a notary public of the State of Florida administered the oath of office to Ms. Tabares.

D. Board Member Duties and Responsibilities

Mr. Oliver stated we have three new supervisors and we will schedule a CDD 101 for sometime in December and it is a public meeting to go over all the details of serving as a board member and we will go over Chapter 190, ethics laws, public records law and sunshine law.

E. Florida’s Sunshine Law, Public Records Law and Ethics Law

Mr. Oliver gave an overview of Florida’s Sunshine Law and public records law.

F. Election of Officers, Resolution 2025-01

On MOTION by Mr. Gates seconded by Mr. Garner with all in favor Andre Poulin was elected chairman.

On MOTION by Mr. Gates seconded by Mr. Poulin with all in favor Franklin Gates was elected vice chairman.

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Mr. Oliver stated right now I serve as secretary and treasurer and you have a new management company coming in January 1st and you will have to redo that at some point. The assistant secretaries will be the other three supervisors who are not chair or vice chair so they can sign documents on behalf of the board. Out of the GMS office we have other district managers serving as assistant treasurers and assistant secretaries and those are Daniel Laughlin, Corbin deNagy, Marilee Giles and Darrin Mossing.

On MOTION by Mr. Poulin seconded by Mr. Gates with all in favor Resolution 2025-01 was approved as stated.

FOURTH ORDER OF BUSINESS Review of Decision to Award District Management Contract

Mr. Oliver stated at your last meeting you had proposals from three different management firms, you made a selection of Inframark. I did not put this item on the agenda, it was placed on the agenda at the request of the chairman.

Mr. Poulin stated I would like to make a motion to rescind the last motion from the meeting and have GMS as the management partner for the team.

On MOTION by Mr. Poulin seconded by Mr. Gates with four in favor and Mr. Garner opposed the motion to award the management contract to Inframark was rescinded and GMS was awarded the contract for district management services.

FIFTH ORDER OF BUSINESS Discussion of Fiscal Year 2025 Meeting Schedule

Mr. Oliver stated we are still working on that meeting schedule. There are two things we want to try to do. We want to try to find a place that has more capacity, we also want to consider having a later start time because there are a lot of working families who can't make it at 6:00 p.m. We are going to look at another location and if we can defer this item until the January meeting we will have more information on that.

SIXTH ORDER OF BUSINESS Engineer's Report

There being none, the next item followed.

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SEVENTH ORDER OF BUSINESS Board Updates

A. Landscape Maintenance RFP Process

Mr. Oliver stated I know Mr. Garner is working on landscape maintenance specs.

Mr. Garner stated I’m waiting on Katie. I sent her the docs last week, but haven’t hear anything from her.

Mr. Oliver stated I will give her a call tomorrow and when she is finished with that project manual, I will send it to the board so you can begin your review.

B. Potential Land Purchase

Mr. Oliver stated under audience comments a resident brought up the potential land purchase. An important word in that is “potential” because nothing has been determined. We are very early in the process.

Mr. Garner stated the asking price for the lot, which is negotiable, is \$299,000 and the guy who owns it is the same developer that is getting ready to build 6,000 homes in Bunnell. It wasn’t just for a playground; it was to expand activities done in this building because this building will be at max capacity in another year or so. It is listed on the PUD as an out parcel and I made the city aware of that and they need to change that. It is advertised as being part of Grand Reserve and it is not. I don’t know if we need Katie to look into that or let the owner worry about that.

Mr. Oliver stated it is a slow process and deliberate process and everyone will be heard as we discuss this at public meetings.

C. Status of Requested Compensation for Pond B-1 Expansion Matter

Mr. Oliver stated I did speak with Greg before the meeting, he is continuing to work on that. The attorney that the district engaged has continued to try to pursue this.

Mr. Dean stated we requested our attorney to go to Horton and request compensation of \$20,000 for fill they removed from a pond expansion. The president of that division was away last week and we haven’t heard back from them.

EIGHTH ORDER OF BUSINESS Staff Reports

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A. Attorney

There being none, the next item followed.

B. District Manager – Transition Update

There being none, the next item followed.

C. Operations Manager

1. Report

Mr. Gray stated the irrigation drive is two or three weeks out on that, once that process is complete I will get an update to the board and residents. We will have to shut down the irrigation system for 6-7 days to allow time to take apart the control panel and put the drive in for the new system.

Mr. Garner asked once that is done will you enclose that like they did on the golf course?

Mr. Gray stated no, it was directed at prior board meetings to go for fencing. If you want to move to more of a solid structure, I can get proposals but that would be at a higher cost.

Yellowstone completed the pine straw install at U.S. 1 and Highway 100. That was within their contract at no additional cost to the district.

The amenity center palm trees need to be pruned and that is not included in the contract. If the board would like I can bring proposals to the next meeting and try to get that done before spring.

Mr. Garner stated it has to be done.

Mr. Gray stated we are looking at replacing the grills and my recommendation is to replace what we have for \$2,200 each rather than a cheaper alternative.

Mr. Garner asked do we have the money in the budget for that?

Mr. Oliver responded yes in contingency.

On MOTION by Mr. Garner seconded by Mr. Gates with all in favor staff was authorized to replace the grills for \$2,200 each.
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2. Yellowstone Report

D. Amenity Manager - Report

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Ms. Mossing stated we hosted the Fall Festival this month and received a lot of positive feedback. We have a Christmas event planned, one for children and one for adults and we are working with Bunnell police to get a golf cart parade set up for the Christmas event. We were approached by some members of the pickleball community in Grand Reserve and they would like to host pickleball tournaments here with other communities.

Mr. Gates stated my concern would be liability if someone got hurt on the pickleball court. Besides that, it sounds like fun.

Ms. Mossing stated we could get special event insurance, and I can run this by Katie if you are open to this idea, we can bring back more information.

Mr. Gates asked have you looked into the website versus people coming up here one by one to sign up for events?

Ms. Mossing stated we are going to utilize sign-up genius and have one of our managers train Natalie on the system when she gets back from vacation.

NINTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Garner stated I’m waiting on Katie to proceed with request for proposals for amenity center and the whole community and what we can do about acquiring that piece of property to expand some activities from here to there.

TENTH ORDER OF BUSINESS

Public Comments

Additional comments: The pickleball community wants to establish a pickleball league for Grand Reserve, the request was not for a tournament. We would host seven league games. The Florida Pickleball League offers liability insurance.

On MOTION by Mr. Garner seconded by Mr. Gates with all in favor the pickleball league for Grand Reserve was approved and Supervisor DeSantis was designated to work out the details with staff.

Additional comments: size of potential land purchase is 3 acres, D.R. Horton’s share of expenses is paid by every lot they own, find out if residents want to purchase the land, parcel is a landlocked parcel, sign by speed bump is about to fall.

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ELEVENTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the October 23, 2024 Meeting**
- B. Balance Sheet as of October 31, 2024 and Statement of Revenues and Expenses for the Period Ending October 31, 2024**
- C. Assessment Receipt Schedule**
- D. Approval of Check Register**

On MOTION by Mr. Poulin seconded by Mr. Gates with all in favor the consent agenda items were approved.

TWELFTH ORDER OF BUSINESS


Next Scheduled Meeting – January 22, 2025 at 6:00 p.m. at the Island Club

Mr. Oliver stated the next schedule meeting will be held January 22, 2025 at 6:00 p.m. and we will schedule with the board members a CDD 101 training.

On MOTION by Mr. Garner seconded by Mr. Gates with all in favor the meeting adjourned at 6:53 p.m.

DocuSigned by:

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 Secretary/Assistant Secretary

Signed by:

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 Chairman/Vice Chairman