

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, July 16, 2025 at 6:30 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida.

Present and constituting a quorum were:

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|-----------------|---------------|
| Gary Garner | Chairman |
| Franklin Gates | Vice Chairman |
| Melissa Tabares | Supervisor |
| Gary Masten | Supervisor |

Also present were:

| | |
|----------------|----------------------------|
| Matt Biagetti | District Manager |
| Katie Buchanan | District Counsel via Zoom |
| Joey Duncan | District Engineer Via Zoom |
| Natalie Clem | RMS |
| Rich Gray | RMS |
| Alison Mossing | RMS |
| David Atkinson | City Commissioner |
| Darrin Mossing | GMS by telephone |

FIRST ORDER OF BUSINESS

Roll Call

Mr. Garner called the roll.

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| On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the absence of Ms. DeSantis was approved. |
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Mr. Garner stated we are going to discuss the proposed budget last.

SECOND ORDER OF BUSINESS

Public Comments

There being none, the next item followed.

The next item taken out of order.\

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EIGHTH ORDER OF BUSINESS**Engineer's Report**

Mr. Duncan stated I want to update you on the transfer of the ponds from Horton to the CDD. On May 14th they submitted a request to transfer Phase 3 district permit over to the CDD. On May 14th I inspected the major pond involved in that transfer, many deficiencies exist, including the as-built they submitted to St. Johns River Water Management District was not correct. I marked up the drawing and sent a picture and I copied D.R. Horton and that has fallen by the wayside when their first in charge left and Shane Richey took over. He did send me a reply on June 25th where he had gone out and corrected 9 items I had given them to do. Some are broken sidewalks, a sidewalk is shown differently on the as-built, there is 40 or 50 feet going off in one direction on the as-built that is not in existence, the weir that is the major overflow if the pond gets too high, the land behind it was higher than the weir. That has all been corrected. They submitted the as-built back to me, but it is still not correct. It still had that sidewalk piece in there. I have asked them to replace that and they are working on that right now. I received from them on July 9th to close out the Phase 5 and Phase 4 Grand Reserve ponds to transfer them over. The only documents he sent me were documents that basically they are the signature pieces for the transfer. I have asked him to send me all the as-builts because after the last time I would just like to see them and make sure you are getting what you are paying for and what you will assume responsibility for. I have seen in the past where people have transferred ponds and then the water management district sees fit to inspect it a year from now and you find out that nothing is like it is supposed to be and you end up taking a hit on that. I want to make sure that what they transfer to you is in good condition and is as it was designed. I'm waiting for them to send those as-builts back and we are in a holding pattern until that comes back.

Mr. Gates asked with the past issues with the transferring of phases, ponds everything in between, is it possible that we could take part in the direction of them taking it over? I would personally like to go out there and see what is going on, what they are handing over to us.

Mr. Garner stated we can have Matt when he is out here to make sure everything meets the requirements of St. Johns River Water Management District. If he would contact the board and maybe some of the members want to go onsite with the engineer to see how he does that.

Mr. Gates stated maybe not all members would like to go but I would.

Mr. Biagetti stated I think we can coordinate that with one supervisor. If we have multiple then it would have to be publicly noticed.

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On MOTION by Mr. Masten seconded by Mr. Gates with all in favor Mr. Gates was designated as the board representative to inspect the conveyances before they occur.

Mr. Duncan stated when I get the as-builts I will notify the district manager and we can arrange a time that I will meet with you and share the process we go through as I walk the property.

Mr. Matson asked do you know anything about the status of the reforestation of those two lots in Grand Reserve that we have to replant?

Mr. Duncan stated Nicole is the environmentalist for Dewberry and I saw the other day that she had gotten approval for the plantings and to proceed but her group is in permitting school this week in Marco Island. As soon as they get out of permitting school I'm sure they will contact me to proceed with getting that planting done. They did reduce the amount of planting by taking into account the growth that has occurred in plants they needed there.

Mr. Duncan left the Zoom call at this time.

THIRD ORDER OF BUSINESS

Discussion of Fiscal Year 2026 Approved Budget

This item taken later in the meeting.

FOURTH ORDER OF BUSINESS

Update Regarding SJRWMD Approved Monitoring and Mitigation Plan

This item taken earlier in the meeting.

FIFTH ORDER OF BUSINESS

Update on Lawn Watering Restrictions – Education & Enforcement

Mr. Masten stated just a brief update on irrigation, despite the very rainy weather in June we used the second highest amount of water recorded this year. In June the city pumped 7,480,000 gallons of reclaimed water to the pond, the golf course used 2,868,000 we used 5,240,000 gallons of reclaimed water in the month of June. We use an average of 4,315,000 gallons each month and the golf course is using an average of 2,766,000. I met with Ray at the golf course and he said it is not about not getting enough water but managing the water you get and that is where we are. He came to work at 5:30 a.m. Monday at which time we had a

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torrential downpour and between U.S. 1 and Fairway Court, 18 sprinkler systems were running during that storm. Justin will be joining us at the next meeting and will answer every question we have about reclaimed water and how much we get and how often they pump it. I'm meeting with him Friday to mark all the reclaimed water valves that in the neighborhood; there are approximately seven. We aren't going to turn off sections manually.

SIXTH ORDER OF BUSINESS**Discussion of Pool Furniture**

Mr. Gray stated looking at full replacement of the pool furniture, currently we have 56 chairs, 40 are usable. The first proposal is for full replacement with delivery it is about \$32,000. That is brand new, multiple colors, comparable to what we have. If you want to do 56 slings with onsite staff, it takes about 20 minutes and as they break we re-sling them, to do them all you are looking at \$7,500, just for the slings and maintenance would have to install them. If you wanted to buy 25 slings which would do the 15 that are broken and leave a little in reserve that would be about \$3,500.

Mr. Garner stated I would rather go that route.

Mr. Gray stated that would get us through and later we could buy 25 slings to do the rest.

On MOTION by Mr. Gates seconded by Mr. Masten with all in favor staff was authorized to replace the slings for 25 chairs in the amount of \$3,517.78.

SEVENTH ORDER OF BUSINESS**Consideration of Proposal from J&G Commercial Cleaning Services, LLC**

On MOTION by Mr. Garner seconded by Mr. Masten with all in favor the proposal from J&G Commercial Cleaning Services LLC for janitorial services in the amount of \$400 weekly was approved.

EIGHTH ORDER OF BUSINESS**Engineer's Report**

This item taken earlier in the meeting.

NINTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

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There being none, the next item followed.

B. District Manger – Discussion of Fiscal Year 2026 Meeting Schedule

Mr. Biagetti stated in the agenda package is the meeting schedule for next fiscal year. It is the same as this year, there was a 6:00 p.m. change. I'm not sure that will work for everybody. In November it is the third Wednesday because of Thanksgiving.

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the fiscal year 2026 meeting schedule was approved.

C. Operations Manager

1. Report

Mr. Gray stated the irrigation pump motor has been in for about 45 days and everything seems to be running good. That did reset our renewal period, the labor warranty will expire on August 22nd if anything happens on the pump, the pump will be covered but not the labor. Installation of motion sensors have been discussed and I have some proposals for discussion and the cost is \$660 no matter which way we go, an alarm motion sensor or occupancy sensor.

Mr. Garner stated put it in the budget, doesn't mean we have to spend it and we will monitor it for the next several months and have staff keep a log.

Mr. Gray stated we can do a double sided bike rack by the bus stop that would be \$500 plus shipping and I can do the installation.

Mr. Garner stated put it in the budget.

Ms. Tabares asked is there a way to put shade there?

Mr. Masten stated I had a conversation with the guy from Flagler County School District and he said they were going to put a shelter there. He has since left and I don't know what they are going to do. I will follow-up on that.

Mr. Gray continued with his report: irrigation enclosure options \$89,125 for a 15X 20, \$56,860, need balance in that special assessment, a/c maintenance completed, completed fire equipment inspections, D.R. Horton completed the rec pond last week, Areas 4, 5 & 6 will be maintained on a bi-weekly basis until ownership is taken over by the CDD.

Mr. Masten stated I want to thank staff for all your work and the time you put in.

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Staff was instructed to use \$4,000 from Yellowstone for beatification and not the pond maintenance and Ms. Tabares was authorized to work with staff on this project.

Ms. Clem reviewed the amenity center report, and stated we have the new grills I think that residents need to sign a grill user agreement waiver the first time they use the grill that basically says they will take care of the grills, clean etc. They can use it for an hour max.

Mr. Garner stated I would like you, Rich and Frank to come up with a procedure of how to control the usage along with a cleaning procedure residents must follow to be posted on each grill.

Ms. Clem stated I do have a very detailed plan.

2. Yellowstone Report

A copy of the Yellowstone report for July was included in the agenda package.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Additional comments: Report on status of Grand Reserve Frogs.

ELEVENTH ORDER OF BUSINESS

Public Comments

Additional comments: taken at the end of the meeting.

The next item taken out of order.

THIRD ORDER OF BUSINESS

Discussion of Fiscal Year 2026 Approved Budget

Mr. Biagetti stated at the last meeting the board approved the proposed budget without any changes. Without any changes the balanced budget was presented without an increase in assessments so it is a flat budget at this point. If there is an increase in assessments there will need to be mailed notice provided for the budget hearing and adoption in August. If you increase the budget tonight you will have an opportunity at the public hearing to reduce it.

The board and staff reviewed the approved budget, line item by line item, and discussed attorney fees, FP&L charges and turnover of Freedom, irrigation repairs, \$5 per house per month for pump replacement irrigation, facility assistant, increase janitorial services to \$20,000 and move \$3,575 from landscape budget to janitorial, increase in facility maintenance, drop cable to stream, security monitoring increased to \$4,000, amenity repairs and maintenance increased to

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\$25,000, pool repair and maintenance increased from \$11,000 to \$20,000, possible playground and location, start dialog with D.R. Horton about donating land for playground and with realtor who has 3-acre parcel for sale, access to county park, fitness equipment, pressure washing new item for budget, money already in the reserve fund for pumps.

TWELFTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the May 28, 2025 Meeting and June 4, 2025 Continued Meeting

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the minutes of the May 28, 2025 meeting and June 4, 2025 continued meeting were approved as presented.

B. Balance Sheet as of June 30, 2025 and Statement of Revenues and Expenses for the Period Ending June 30, 2025

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the financials were accepted.

C. Assessment Receipt Schedule

D. Approval of Check Register

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the check register was approved.

Additional Public Comments

A resident asked can we get new guardrails?

Ms. Clem stated we can do that.

A resident stated the ponds we looked at before doesn't connect to each other.

Mr. Gray stated that is one of the ponds the district engineer talked about earlier in the meeting with issues he notated to D.R. Horton. A board member will be part of the walk-through process before those items are accepted by the district.

Staff was authorized to change out the toilet paper dispensers.

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**THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting August 27, 2025 at
6:30 p.m. at the Island Club**

Mr. Garner stated the next scheduled meeting is August 27, 2025 at 6:30 p.m.

On MOTION by Mr. Masten seconded by Mr. Gates with all in
favor the meeting adjourned at 9:15 p.m.

Signed by:

Matt Bragetti

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Secretary/Assistant Secretary

Signed by:

Gary Garner

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Chairman/Vice Chairman