

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, September 24, 2025 at 6:33 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida.

Present and constituting a quorum were:

Gary Garner	Chairman
Franklin Gates	Vice Chairman
Barbara DeSantis	Assistant Secretary
Melissa Tabares	Assistant Secretary
Gary Masten	Assistant Secretary

Also present were:

Matt Biagetti	District Manager
Katie Buchanan	District Counsel by telephone
Joey Duncan	District Engineer by Zoom
Daniel Harvey	GMS
Natalie Clem	RMS
Rich Gray	RMS
Cheryl Palmes	RMS
Alison Mossing	RMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Garner called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Dean asked if we can we get draft minutes posted as soon as they are transcribed.

Mr. Garner stated there is an agreement with GMS that they will be posted within two weeks of the meeting.

Mr. Dean stated on the amenity rules it says special events can range from \$0 - \$15. Can you define the special events? The board can put public comments at the beginning of the meeting

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so that if somebody brings up something of importance, just a question that the board can address during the meeting rather than kicking it down the road.

Mr. Gates stated suggested on the draft minutes that we use a watermark or something that clearly indicates it is draft, as it is not really a public document.

THIRD ORDER OF BUSINESS

Acceptance of Audit Committee's Recommendation; Approval of Audit Criteria and Authorization for Staff to Public an RFP for Auditing Services

On MOTION by Mr. Gates seconded by Ms. DeSantis with all in the recommendations of the audit committee were accepted and staff was authorized to issue a request for qualifications for audit services.

FOURTH ORDER OF BUSINESS

Public Hearing to Adopt Amenity Rates, Resolution 2025-07

Ms. Mossing stated the current rates for amenity rental is \$200 refundable security deposit and \$50 per hour to rent the facility. At the last meeting there was discussion to raise the rental hourly fee to \$100 per hour instead of \$50 per hour. There was additional verbiage, a maximum of a four-hour rental and they must be made at least 30-days in advance of the rental date. That is for this room.

Mr. Gates stated I would like to revisit this once a year in the March/April timeframe.

Ms. DeSantis stated I'm concerned about doubling the cost of the rentals. We pay a substantial amount in the fees to live in this community. I believe it is a little excessive and maybe \$75 might be a more affordable rate.

Mr. Gates stated I'm comfortable with \$100.

Mr. Biagetti asked can the board consider a range of rates up to \$100 and then charge according to the season?

Ms. Buchanan stated yes, you can do a range of rates with the caveat that we would apply that consistently to a different individual to rent. They may fluctuate from season to season but not from renter to renter.

Mr. Gates stated currently the rentals in 2025 exceed the number of rentals in 2024 so it is being utilized but I don't want a range.

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Ms. Mossing stated the range of \$0 to \$15 allows the CDD the ability to charge per event, but because it starts at zero we also have the ability to continue with free events. Based on the board's feedback, you can decide what types of events you want to charge for if you want to charge but you have the ability to have free events. This range allows the CDD to charge for attending special events such as Christmas parties, paint night, craft nights, whatever special events the CDD puts on, the CDD now has the ability to charge attendees if they so choose.

Mr. Gates stated if you agree to accept the \$0 to \$15 per event you are saying we can still charge zero or up to \$15. Is Natalie going to make that decision month to month?

Ms. Mossing stated no, we would get approval from you for the events you want us to charge for. As of now we don't charge for any events. If you want us to charge for events we will take that feedback, we will not make that decision.

Ms. DeSantis asked are we hurting for special events budget?

Ms. Mossing stated the current budget is \$17,500 and we are planning to use the extent of that budget this year. Based on the events currently hosted here, that takes up that whole budget. If you would like to see more done that is where charging will come into play.

Mr. Gates stated the only thing I can think of that would be chargeable would be Christmas parties or a kegger. Last year the biggest single event was the Christmas party that was catered.

Ms. DeSantos stated Natalie and I had a meeting to go over some of the activities we are planning and, considering the holiday parties, we looked at some of the selection of food items and the budget for the event sometimes doesn't cover the expected expenses. I believe this option should be available probably just for the holiday parties since it costs a little bit more and we would like to make it a very special event for the community.

Mr. Garner stated Christmas party and Superbowl party we shouldn't be putting anything into that. We are buying paper plates, cups, drinks so they can have mixed drinks and we don't provide that for any potluck or any other organization. If the adults want a Superbowl party and to have an adult Christmas party I'm not against that. Talk to staff, set it up and they bring their stuff. I don't think we should furnish for that.

Mr. Gates stated we spent hours on this subject in April. I'm not sure I quite understand why we are rehashing some of these things. If we want to revisit it in April and see what develops over the course of the next seven months and if we need to make changes we can always make

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changes, but it seems like we are making changes before we see the results of our decisions. My preference is leave things the way they are until we can get some history and some data.

Mr. Garner stated you can look at Natalie's budget and get an idea of what they are spending.

Ms. Mossing stated for the events rate, I recommend that you approve them, because we did have to advertise this as a public hearing so we would have to go through this process again if we do want to approve the rates. Where it is now we still have the ability to not charge rent, so we don't have to implement these changes, but we have the ability to if you decide to down the road.

Mr. Garner stated when residents RSVP to Natalie for paint night and craft night you need to tell them a list of what they need to bring. We need to get out of the supply business. I mentioned previously let's charge them \$5 or \$15 or whatever but I don't want you collecting money unless you get cash app or Zelle. Once word gets out there is money being collected you are opening this place up to be broken into.

Ms. Tabares stated that it would be too hard for people to bring supplies.

Mr. Garner stated it is time for us to get out of the bingo business. Residents can come in here and have bingo and if they want prizes let them do the prizes and we are not giving district money out for bingo. We can't charge for bingo and give out prizes.

Ms. DeSantis stated if we approved the budget and all these things were in the budget why are we going back and not utilizing the funds that were budgeted for that.

Mr. Garner stated just because it is budgeted doesn't mean we have to spend it.

Ms. DeSantis stated as a resident as well, I pay a pretty hefty CDD fee and if I go to bingo and other residents are not able to go to bingo then we need to rotate it. You can only go every three months if that is the problem. But it is open to everyone and there are a lot of people who go. Maybe we look at the procedure for it. If it is something we are able to do then I don't understand why we can't do it.

Mr. Gates stated I agree, if we are going to start pulling things out of that \$17,500 we should have done it when we approved the budget. We approved it we have moved on and if we want to revisit this whole issue again we do it after we have had it for a year to see if we need to make any changes.

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On MOTION by Ms. DeSantis seconded by Ms. Tabares with all in favor the public hearing was opened.

The following comments were made: Not in favor of residents bringing supplies to craft night and paint night, not sure how the app works but same people participate, sign-up genius waiting list, able to create new groups, need activities to get to know everybody, charging for craft night might deter people from participating, rental for private party is very reasonable and people are more likely to take care of it, will there be a charge for kids activities,

On MOTION by Mr. Gates seconded by Mr. Masten with all in favor the public hearing was closed.

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor Resolution 2025-07 adopting Rule No. 2025-01 was approved.

FIFTH ORDER OF BUSINESS

Discussion Items

A. Bus Stop Shade Structure

Mr. Gray stated at the last meeting you approved staff to move forward on this item. I have two options, the first option we discussed around that \$4,700 to \$5,000 which is benches, shade enclosure. It is a 6-foot bench integrated to galvanized poles straight up and the sales will match what currently exists. If you want to spend a little more, I have a proposal for two six-foot benches side by side, have the bike rack or one on each side and a shade structure to go around the whole pad and that is 25 X 20. I would like to know what the board would like and I will get it ordered.

A resident stated there are three groups of kids and we have to move the high schoolers and middle schoolers away from the intersection, 10-12 high school, 10-12 middle school and 10-12 elementary school.

Mr. Garner stated we need a shelter for about 20-25 kids.

Mr. Gray stated that would be the 20 X 20.

On MOTION by Mr. Masten seconded by Ms. DeSantis with all in favor staff was authorized to move forward with two 6-foot benches with shade enclosure to match the existing structure on the pool deck.

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B. Right of Way Conveyances

Ms. Buchanan stated I provided information to a board member in connection with follow-up questions. Essentially, they had given us information that indicates where they are in the completion of the construction process. Whether there has been a warranty bond issued, whether the city has accepted that. I think the bottom line is that the board is not going to be ready to move forward until you have your engineer with boots on the ground reviewing the condition of the road. Even then you may have differing opinions as to whether it is the right time to do it. For tonight's purpose I don't think there is any action of the board. If you want to talk about any questions you may have considered or have arisen since last month, we can do that, but I told Horton not to expect a decision from you tonight.

Mr. Garner asked if the HOA wants to take over that conveyance, can they do it or does it have to be the district?

Ms. Buchanan stated it is possible for the HOA to maintain it. The question as to whether the district can give it to the HOA depends on whether or not bond proceeds were spent on it. If we used bond money for that construction then we are not able to give it away, but the HOA can always assume the landscaping if they want it to look a certain way.

Mr. Garner asked if bond money would pay for the streets in the HOA.

Ms. Buchanan stated it wouldn't behind the gates.

Mr. Gates stated Gary is talking about the entrance to Burney Way up to Grand Reserve instead of the CDD having to maintain a 15-foot strip of pavement.

Ms. Buchanan stated I want to make sure my message back to Horton is, thank you for the information and in the upcoming weeks we are going to ask our engineer to review it. Or, is there a different message back to Horton?

Mr. Gates stated I have information that Horton said that they had inspections completed already on some of these.

Ms. Buchanan stated correct.

Mr. Gates asked can we get those as a starting point and only for Sand Wedge and Grand Par, which I believe is listed as parcel 1B.

Ms. Buchanan stated yes, I think they would provide what they have. I think the city can help out with the language.

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Mr. Gates stated our answer back to Horton is the only thing we would possibly consider taking is Sand Wedge and Grand Par, which is 1B. All the other roads are still subject to many heavy traffic vehicles and we would not entertain that until we got to a point where that was complete.

Mr. Biagetti stated I believe I requested those inspections from the city and I will follow-up on that. Would you like Joey to take a look at that?

On MOTION by Mr. Gates seconded by Mr. Masten with all in favor the engineer was authorized to inspect Sand Wedge and Grand Par once the inspection reports are received from the city.

C. FPL Streetlight Transfer to Freedom HOA

Mr. Biagetti stated we have 13 lights that have been identified with the Freedom HOA section and the CDD has been funding the monthly bill. At the last meeting I had just received the billing information for Freedom HOA. We submitted that to FPL. It is not moving as quickly as we had hoped but we signed an agreement with FPL today to transfer those 13 lights and Freedom will be doing the same thing, signing this to accept those 13 lights. Once we get a signature from Freedom it takes FPL two days to create that account. I anticipate that within the next 24 hours we will have that signature from Freedom HOA.

The second part to that is for board discussion for consideration of any retro pay the CDD would be seeking from the Freedom HOA. The Links HOA started funding their streetlights mid-2023 and mid-2024. Looking at a two-year time period the average cost the CDD is currently paying for the streetlights is \$35.51 per streetlight, which is \$461 per month so for 24 months that is about \$11,000. We are looking at the install and when we started to see the billing about five years ago and 60 months is about \$27,000.

Mr. Gates stated a repayment plan should definitely be on the agenda. Two years is very generous because that community was built out before two years ago. I think we ought to take it up with Vesta since they are supposed to be running their community. I would like to get Phase 1 of this issue done.

Mr. Biagetti stated I think we are satisfying what the board and community has asked and that is to get these lights figured out and in the proper accounts.

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On MOTION by Mr. Gates seconded by Ms. DeSantis with all in favor staff was directed to wait until after the first phase is done to determine the back billing.

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

Mr. Duncan stated Matt mentioned you might discuss the easement area south of the amenity center about putting a basketball court or playground that piece of land.

Mr. Biagetti stated there appears to be a drainage easement in that strip of land so the south of the lift station. Joey has a couple options.

Mr. Duncan stated I consulted with some of our environmental and water experts and the first thing to do is pull the as-builts from the St. Johns River Water Management District and determine what this easement is supposed to do. If it was supposed to convey water or is it just an extra piece of land. Once we know what it is I suggest having a meeting with the water management district to discuss what you want to do and see how their attitude is about changing the piece of property so we can use it. If it comes back favorable then from there you can proceed with design of whatever you want to go in there. Because there is probably going to be additional impervious area, we would have to come up with a design to handle that additional stormwater. It might be an additional pond it might be a way to route the water to the pond southeast of there. The first thing is to determine what the easement was actually supposed to be used for.

Mr. Garner stated my opinion is to put it on hold. There are other things developing now.

Mr. Biagetti asked do you have anything additional on the email from Horton that concerned ponds we had previously discussed and denied conveyance. There were a couple other tracts that looked different to me. I think one stated the homes were already constructed around. Do you have any knowledge on that?

Mr. Duncan stated not additionally. The original report that I gave back to you but my recommendation still stands, it had some things in there that Horton has corrected. There were issues that should have been corrected already by them. I still recommend if there is construction adjacent to a pond you should not accept the pond at this time.

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

There being none, the next item followed.

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B. District Manager

Mr. Biagetti stated just a reminder to complete your ethics training by December 31st.

C. Operations Manager - Report

Mr. Gray stated I hand delivered the deposit to Tim and we expect to break ground this week for the irrigation enclosure. We are working on the access agreement now. After extensive research and work with Tim there is a rain meter and rain station we can place onto the unit. It will measure the rain and set the depth and it will automatically shut down the system at the panel. Tim doesn't trust anyone except me and himself and he has asked if it does go out we allow 48 hour timeframe for it to be put back in. He felt if that goes off we will have had enough rain and it is not going to harm anything keeping it out of service for two days. The cost is \$6,750. When we started the process we started with \$148,895 with everything we have done the enclosure, the pump station, including the \$3,800 for the PM and this will leave us going over by \$1,185 of the original budget amount that I can take out of irrigation repairs.

On MOTION by Mr. Gates seconded by Ms. DeSantis with all in favor staff was authorized to have the sensor installed.

Mr. Gray stated the conservation easement planting has been completed and I'm waiting for the water management district to inspect the site. We budgeted for the transitioning seam repair and I have to time that before the weather starts to change. I'm looking at the third week of October to close the pool for four days.

Mr. Garner stated just close it down for the whole week.

Ms. Clem reviewed in detail the three proposals for blinds, one from Home Depot, one from Lowes and one from Blinds by Jason and after discussion the board took the following action.

On MOTION by Mr. Gates seconded by Ms. Tabares with all in favor the proposal from Blinds by Jason was approved in the amount of \$2,885 was approved.

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Ms. Clem stated I would like clarification on the alcohol policy. I have had several residents approach me about not understanding if they are allowed to drink or if they are not allowed to drink and the way the policy is worded it is a little unclear.

Mr. Garner stated if it is a potluck or super bowl party or something like that I don't have a problem but if you are having kids in here I have a problem with that.

Mr. Gates asked what is the wording?

Ms. Mossing stated the alcohol policy reads: alcoholic beverages shall not be served or sold at the amenity except for preapproved special events. Patrons will be required to hire a licensed and insured vendor of alcoholic beverages and must provide proof of this to the amenity manager prior to the event. Anyone who appears to be under the influence of drugs or alcohol will be asked to leave. How I read this policy is that alcohol is allowed here BYOB. You can't serve or sell it here and that goes for us if we are hosting a CDD event we as staff can't serve ourselves, we would have to have a licensed and insured bartender do that. The same for the residents renting this room, they have to provide a licensed and insured bartender to monitor the consumption of residents during an event.

At other CDDs they specifically state, alcohol is not allowed on CDD property. That is not what your policy says and I read it as if you bring your own beverage that is allowed but you cannot have events where alcohol is being served or sold without the proper license.

Mr. Gray stated the biggest problem is our signs don't match our policy.

Ms. Mossing stated I think the signs need to be updated to reflect the policy.

Mr. Garner stated change the signs but there is no alcohol on the pool deck.

Ms. DeSantis stated I don't agree with that.

Ms. Buchanan stated this is something we should get some insight on from our insurance company.

Ms. DeSantis stated I think the thing with alcohol is discretion and closed container. I think people come and don't realize but I think we have always followed that rule that we use with discretion and come with a closed container.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Additional comments: Town Hall meeting was held, city is responsible for bus stop signs, request to lower age for kids to use the gym from 15, irrigation, recognize the band who used to

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perform here, post draft minutes, check when the fire hydrants were checked, do we need signage for alligators, working on upcoming events and Natalie will send out save the date, garage sale is October 4th, Natalie will provide a list of residents who are participating, will provide information for drop offs such as Goodwill and Restore, working on adult Halloween party October 24, kids Halloween party October 25, November 8th is the fall festival, December 6th kids holiday crafts, December 13 adult Christmas party, December 20th kids holiday party, in the process of purchasing a freezer to have sundae socials, buying a popcorn machine and karaoke machine, need sound system and D.J., social meeting October 8 at 5 p.m. and everyone is welcome, we can use the park and the city will give us their sign vendor, no dogs allowed, open from dawn to dusk, it has a full size basketball court, tennis courts, picnic area, playground and clean restrooms, putting in a gravel parking lot is much less expensive than the district building a playground, predators use that park, sex offenders live close to the park, a transient locked himself into one of the men's stalls, vision workshop for the City of Bunnell, update on water pumped 4,919,000 gallons in August, almost 2 ½ times what the golf course used, we will continue to send out reminders, we qualified for a rebate program with St. Johns River Water Management and anybody who purchases and installs a smart irrigation system will get reimbursed 50%, more rentals than budgeted, we need to give feedback to the city on the issues with the park, Alan Jackson and Dustin both said they enjoyed coming to the last meeting and giving a presentation.

NINTH ORDER OF BUSINESS

Public Comments

Additional comments: Clean lounge chairs and chairs before the end of the season, the drains in bathroom need to be cleaned, location of the bus stop, oil blotches on the roadways near curbs caused by garbage trucks, city will clean all the streets

TENTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the August 27, 2025 Meeting

On MOTION by Mr. Gates seconded by Ms. DeSantis with all in favor the minutes were approved as presented.

B. Balance Sheet as of August 31, 2025 and Statement of Revenues and Expenses for the Period Ending August 31, 2025

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

C. Approval of Check Register

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


ELEVENTH ORDER OF BUSINESS


Next Scheduled Meeting – October 22, 2025 at 3:00 p.m. at the Island Club

Mr. Garner stated we had a regular meeting and a budget workshop, and I suggest we skip October and meet November 19th

On MOTION by Ms. DeSantis seconded by Mr. Masten with all in favor the next meeting will be held November 19, 2025 at 6:30 p.m.

On MOTION by Mr. Gates seconded by Ms. DeSantis with all in favor the meeting adjourned at 9:23 p.m.

Signed by:

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Secretary/Assistant Secretary

Signed by:

A164F8DE2F8B442...
Chairman/Vice Chairman