

**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 19, 2025 at 6:35 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	Supervisor
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
Daniel Harvey	GMS
Cheryl Palmes	RMS
Catherine Kellick	City of Bunnell
Dr. Alvin Jackson	City Manager, City of Bunnell
Marcus DePasquale	City Engineer, City of Bunnell
Dave Atkinson	Commissioner, City of Bunnell
Lt. Shane Groth	City of Bunnell
Shane Ricci	D.R. Horton
Several Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Garner called the meeting to order at 6:35 p.m. and called the roll.

The next two items taken out of order.

**THIRD ORDER OF BUSINESS**

**Bunnell City Manager, Dr. Alvin Jackson**

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**FOURTH ORDER OF BUSINESS****Bunnell City Engineer, Mr. Marcus DePasquale**

Dr. Jackson stated we are here to field questions from the residents on parks, roads, and stormwater.

Mr. DePasquale stated Gary came to us and asked about connecting the sidewalk off Grand Park Court to JB King Park and I will go through the questions you provided to me in an email. It is a no dogs park and the signs are throughout the park for that. The park hours are dawn to dusk with no exceptions. As far as we are aware there is no camping in the park, it is not allowed. Overnight sleeping is not allowed in the park and there were complaints about homeless people being in the park and they have a right to be in a public park so there is not much the city can do about that except make sure they are not sleeping in the park. This is a fairly new park and we used grant funding to build the park in 2008/2009 and in 2019 a grant was used to build the boardwalk and walkway wound the park and add the two bathroom facilities.

Additional comments: some people would like to have dogs in the park, park is kept clean, possibly create a walkway from CDD property to the park, residents should close garage doors, sports in the park, there are no lights in the park because it is closed at night, retention pond has grass in it and is attractive to kids, has anyone looked into a traffic signal at 100 entrance, will streets be widened to allow parking and room for emergency vehicles, has a study been one on evacuation, need lighting at 100 entrance, report illegal activity, unsightly conditions or questionable behavior at the park should be reported when it happens.

**SECOND ORDER OF BUSINESS****Public Comments**

Mr. Dean stated the conveyance of Phase 5 and 6 is on the agenda and in the past we have only accepted phases that are completed. There are two bids for landscaping to be taken from landscape contingency. Why would you spend contingency money so early in the fiscal year? The last meeting went from a workshop to a regular meeting and a lot of people did not know it went to a regular meeting. If we put the draft minutes up in a timely manner people would see that.

Mr. Garner stated we requested GMS to post draft minutes within 2-weeks of the meeting.

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Mr. Dean stated irrigation billing, we issued a check two-months ago, and nothing can be seen. Are we looking to get our money back?

Mr. Garner stated stay tuned.

**FIFTH ORDER OF BUSINESS****Discussion Items****A. Florida Team Pickleball League Agreement**

Ms. Mossing stated at a meeting last year the board approved the Florida Team Pickleball League to have their league operate at Deer Run CDD. They have their home matches here against other teams that do not live in the neighborhood. Since January we have been trying to get a formal agreement in place with the pickleball league as we have for all programs that operate on CDD property. There is a representative of the pickleball league here today because they do not want to sign an agreement with the CDD. This is not a decision the management company can make to allow them to operate here without an agreement, so we added it to the agenda for board discussion.

Mr. Gibson stated I volunteer for the Florida Team Pickleball League and six of your residents invite six guests to play in an organized club, a 501(c)(7) club. We organize teams from all over the state, we affiliate with a national body. Residents in Grand Reserve see how good they are against people who play pickleball. The big stumbling block with the agreement other than the fact that I'm no lawyer and I can't read it, the open ended damage clauses, plus we have to come in and check out the courts, the facilities and make sure there are no damages and they have someone come in after us and make sure we didn't do any damage. Threats of any type of litigation falls on a league that has no money so you are going to try to get money out of a turnip. We provided our proof of insurance. In our viewpoint all it is, is six of your resident inviting six friends over to play pickleball. They host their matches and it is not crowded. We have never signed an agreement like this.

Mr. Virok stated I am on the board of directors for the Florida Pickleball League, I did review the agreement and it is a very onerous. There are a couple clauses that are very much against the pickleball league, which is why we decided we can't sign it. If it were a regular hold harmless clause, if anyone is hurt playing pickleball they can't sue you, that is fine. When there is a clause saying if there is any damage, you are going to repair it and send us the bill and you have to reimburse us. That doesn't fly. We would have to name multiple people as additional

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insured on our insurance policy before we are able to use the court. This is a non-profit organization. Our purpose is to get people together in a friendly environment to play pickleball, that's it. We decided we can't put the league at that much risk.

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the certificate of insurance naming Deer Run CDD as an additional insured that will be updated when the policy is updated was accepted in lieu of the proposed agreement and a hold harmless agreement will be provided to the district for consideration.

#### **B. FPL Streetlight Transfer to Freedom HOA**

Mr. Biagetti stated Freedom HOA has accepted the streetlights and will pay for those going forward. Discussion of the possible reimbursement and the amount to the district was tabled.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Committee Rankings of Proposals to Perform the Audit for Fiscal Year 2025**

On MOTION by Mr. Gates seconded by Ms. DeSantis with all in favor the recommendation of the audit committee of Berger Toombs being ranked no. 1 with 99 points, Grau & Associates being ranked no. 2 with 95 points and Dimov being ranked no. 3 with 94 points were accepted.

#### **SEVENTH ORDER OF BUSINESS**

#### **Consideration of Conveyances**

- A. Right of Way**
- B. Stormwater Ponds**
- C. Common Area Tracts**

Mr. Biagetti stated before you is a package of conveyances. There have been bits and pieces fed over the last few months but Shane and his team have put together this package that outlines the right of way conveyance, stormwater pond conveyance, and common and tracts conveyance.

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Mr. Ricci stated what we presented is an ask for the CDD to accept the conveyance of the roads that are still currently in D.R. Hortons name. What we presented to the CDD is just an outline of each phase and the status of each phase as far as completion of the work, all the testing that was done, all the presentations to the city commission for acceptance on the utility work, warranty bond phase, release of those warranty bonds. The letter we presented just bullet points all those items. Together with the roads are the stormwater ponds in 5 and 6 as well as conveyance of common areas in 5 and 6.

Mr. Gates stated we are not accepting anything in 5 and 6. In the past we have not taken phases before they were completed, and we are not going to start today.

Mr. Masten asked has our engineer looked at 5 and 6?

Mr. Gates stated yes and he said do not accept them until they are done.

Mr. Masten stated as long as there are trucks hauling trusses and cement and everything else, we would not take those phases.

Mr. Duncan stated I did get the information on the proposed conveyances but not until the morning of the meeting because it was originally sent to another location. Right now, my inspection along with my recommendations that I sent on August 25<sup>th</sup>, still stands. Until I can review and be down there, I did not look at all the ponds listed on this and I haven't seen them in person and what condition they are in. I also recommend as far as bonds go, the city holds that bond but we, the CDD, do not have the same authority the city has. If somebody doesn't fulfill their obligations, the city can shut down the permitting process for anything they are building and that type of stuff. We only control what we have here in Deer Run. I know performance bonds but maintenance bonds I would definitely have our lawyer look over that closely and her give an opinion on the bond warranty and that stuff and how safe that is for you to trust that bond.

Mr. Duncan stated I did not have the information that was presented to the board tonight until this morning. Part of that is because it was originally sent to another location and I did not have the full agenda until this morning.

Mr. Gates asked why didn't he get this information before this morning? I don't like surprises, I don't like not being informed.

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Mr. Biagetti stated it was provided earlier than this morning. If you would like to authorize the engineer to perform any inspections on the ponds and whatnot that we have not inspected at this point, we would seek board authorization for that.

Mr. Garner stated I recommend we table everything, regroup, get with Joey, see what Joey has done so far and what he needs to do from here on out. Then we will take action at the next meeting or whenever Joey blesses it.

On MOTION by Mr. Gates seconded by Ms. DeSantis with all in favor nothing in Phases 5 and 6 will be accepted at this time.

On MOTION by Mr. Gates seconded by Ms. DeSantis with all in favor the district engineer was authorized to have the transportation engineer inspect Phases 2 and 4 roadways, review the design, drawings with sections and after inspection determine if they need a core of any area.

Mr. Garner stated when you come out to do your inspections go to pond B1 and look at the spillway and the extension and see if there is a problem. I think there is a washout problem that Greg Dean picked up. There is spillway F1 at the entrance of the 100 section that needs to be inspected.

Mr. Duncan stated I will schedule the inspection and let you know when that is.

## **EIGHTH ORDER OF BUSINESS**

### **Consideration of Work Authorization from Dewberry for Fiscal Year 2026 District Engineering Services**

Mr. Biagetti stated this is a work authorization that includes the rates for the engineering team to continue services through FY26.

Mr. Duncan stated this is set up like our previous agreement and we are estimating \$17,000 for the year that will cover what you asked us to do. We also estimate \$100 of overhead costs. Some of the rates this year have increased by a little and some haven't.

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor work authorization 2026-1 was approved.

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## **NINTH ORDER OF BUSINESS**

### **Consideration of Drain Grate Replacement at Zero Entry on Pool Deck**

Mr. Gray stated this is the zero entry grate as you come into the pool. It is time to replace that and the cost is \$3,323.20 and comes with a 10-year warranty and will require the pool to be closed for about 4 – 6 hours.

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the proposal from C Buss Enterprises, Inc. in the amount of \$3,323.20 was approved.

## **TENTH ORDER OF BUSINESS**

### **Close Out Letter from SJRWMD for the Required Easement Planting for Areas 4/11 from 2023 Inspection**

Mr. Masten stated thank you for getting it done.

Mr. Gray stated it was definitely a group effort. We just have to manage and maintain, which is the yearly inspections.

## **ELEVENTH ORDER OF BUSINESS**

### **Engineer's Report**

There being none, the next item followed.

## **TWELFTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Buchanan stated our firm's legislative update called Capital Conversations is going to start coming out regularly. We do this to make sure you have the opportunity to be made aware of any legislative changes that may impact your community.

#### **B. District Manager**

##### **1. Review of Fiscal Year 2025 Goals and Objectives**

Mr. Masten stated we need to make sure when the agenda is published everything that goes in there is in there.

Ms. DeSantis stated Natalie was kind enough to share the meeting notes and I found that very helpful. Can you include the board members on that?

Mr. Biagetti stated it is a meeting recap that we can reference because there are a lot of things that go on. We create that after the meeting.

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Ms. Mossing stated it is an internal staff document to make sure we are getting all of our tasks done but there is no reason we wouldn't share it with the board.

Ms. DeSantis asked do we get the minutes within two weeks? Can the goal be within two weeks?

Mr. Biagetti stated it is and if you go on the website the minutes we will approve tonight is on the website now. We will make an effort to have that in two weeks.

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the fiscal year 2025 goals and objectives were approved.

**2. Review of Fiscal Year 2026 Annual Meeting Schedule (change time to 6:30 p.m.)**

On MOTION by Mr. Gates seconded by Ms. Tabares with all in favor the fiscal year 2026 meeting schedule with a start time of 6:30 p.m. was approved.

Mr. Biagetti stated just a friendly reminder by the end of the year your ethics training is due. You don't get a certificate of completion at the end of it but when you file your form 1 next year you will check the box that you have completed the ethics training. If you need a link to the free training I can send that to the board.

**C. Operations Manager**

**1. Report**

Mr. Gray reviewed the operations report, and stated I will speak to Mr. Dean's topic on the enclosure issue. I agree, we have had some setbacks. The first general contractor that Tim was working with wasn't being too cooperative. Tim fired that guy and hired a new general contractor and as of today everything should be moving along at this point, plans are being submitted by the end of the week, we have drawings for the new building I can share with the board at that time. Footers will be sometime next week and the inspections will follow as the project moves along. The new general contractor is very precise and will move along as the project progresses. We will not have anything further until the first of next month regarding the project's scheduling. I will be onsite during certain times during the construction, please be

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patient as the new general contractor gets things going. I agree the project was being dragged a little bit, Tim noticed that as well and we are trying to correct it.

Mr. Masten stated if we don't see progress by the end of next week we are going to have a meeting.

Mr. Gates stated next week is Thanksgiving, so it better be underway two weeks from today.

Mr. Gray stated it is up to us to install the bus stop signs, we are responsible for purchasing the sign, poles and installation and staff and I can take care of that. Estimated cost of supplies is \$550, install is going to be around \$350, total project for two signs is going to be about \$900. If the board is okay with that I will get started.

It was brought to my attention that we would like to look into a basketball or two basketball goals. Cost for one is about \$900. We were thinking of placing the basketball hoop on the backside of court 4 which it would hang over the fence. If the board is interested I will bring more information at the next meeting.

Mr. Masten stated I would like to know a little more.

## **2. Discussion of Landscape Enhancement to the Amenity Center**

Mr. Gray stated this is just to get the ball rolling. There is \$12,000 in the budget, we have a \$6,000 enhancement credit that is \$18,000. The first proposal is for \$19,000 and is for the first section of the amenity center. The second proposal is the second phase, we would like to keep the budget as it is for 2026/2027 keep the \$12,000 in there, we have the \$6,000 enhancement credit again next year. That will cover the mulch that you see. In theory we don't have all the money right now but if we negotiate and work some things around we can get these projects done between this budget year and next budget year. We are too far into the season to adopt this now but do it in the spring.

On MOTION by Ms. DeSantis seconded by Mr. Masten with all in favor the landscape enhancements to the amenity center were approved.

## **D. Amenity Manager**

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Ms. Clem reviewed the amenity center report, copy of which was included in the agenda package. To replace the cushions it would be \$4,495. They are meant to be cleaned on the outside you cannot separate the fabric from the foam. I can have them cleaned for \$450 and it lasts about six months.

On MOTION by Mr. Masten seconded by Ms. DeSantis with all in favor staff was authorized to have the cushions cleaned in the amount of \$450.

Ms. Clem stated the holiday party will be December 13, 2025 and will be a potluck gathering with RSVP.

**THIRTEENTH ORDER OF BUSINESS****Supervisor's Requests**

Additional comments: Events can be charged for if the board chooses to do so, for the hard work that Rich and Natalie do and for the savings resulting from in-house projects a Christmas bonus is in order.

On MOTION by Mr. Gates seconded by Mr. Masten with all in favor a bonus in the net amount of \$500 was approved for both Rich and Natalie.

Ms. DeSantis thanked the community for their contributions at the Fall Festival for charity.

Residents need to cut back on irrigation water, once the pumphouse is constructed there will be a master rain sensor.

**FOURTEENTH ORDER OF BUSINESS****Public Comments**

Additional comments: if we can pay \$10 for a Christmas party why can't we charge \$10 for bingo and make a bigger pot, it is against the law you cannot pay for bingo card, lily pads on pond on hole no. 3, a previous board did not want us to spray the ponds, bathroom flooring, cleaning the pool, non-residents are not allowed in the amenity center for CDD run events.

**FIFTEENTH ORDER OF BUSINESS****Approval of Consent Agenda**

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**A. Approval of the Minutes of the September 24, 2025 Meeting**

On MOTION by Mr. Gates seconded by Mr. Masten with all in favor the minutes of the September 24, 2025 meeting were approved as amended.

**B. Acceptance of the Minutes of the September 24, 2025 Audit Committee Meeting**

On MOTION by Mr. Gates seconded by Mr. Masten with all in favor the minutes of the September 24, 2025 audit committee meeting were accepted.

**C. Balance Sheet as of September 30, 2025 and Statement of Revenues and Expenses for the Period Ending September 30, 2025**

On MOTION by Mr. Gates seconded by Mr. Masten with all in favor the balance sheet and statement of revenues and expenses were accepted.

**D. Approval of Check Register**

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

**SIXTEENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – January 28, 2026  
at 6:30 p.m. at the Island Club**

Mr. Garner stated the next scheduled meeting is January 28, 2026 at 6:30 p.m. in the same location.

On MOTION by Ms. DeSantis seconded by Mr. Gates with all in favor the meeting adjourned at 9:10 p.m.

Signed by:

*Matt Biagetti*

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Secretary/Assistant Secretary

Signed by:

*Gary Garner*

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Chairman/Vice Chairman