

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, May 27, 2026 at 6:30 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
Hunter Hurley	District Counsel via Zoom
Joey Duncan	District Engineer via Zoom
Natalie Clem	RMS
Rich Gray	RMS
Alison Mossing	RMS
Cheryl Palmes	RMS
Daniel Harvey	GMS
Several Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Garner called the meeting to order at 6:30 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Discussion Of:**

**A. Speed Humps**

This item tabled.

**B. Re-Upholstering Furniture**

This item tabled.

**FOURTH ORDER OF BUSINESS**

**Consideration of Janitorial Proposals**

This item tabled.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-01 Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date for Adoption**

Mr. Biagetti stated we brought a draft budget to the workshop that had proposed increases and decreases for certain line items. What we took from the workshop is before you tonight. The bulk of it was the importance of maintaining the capital reserve contribution. Following their recommended funding we are contributing for the proposed 2027 budget the full \$85,496. Increases in engineering, improvements on irrigation pump system trash collection enclosure were the major changes that came out of the workshop. The bottom line the O&M assessment increase is projected at 6%. For the 40-foot lot is a \$76 increase per year, 50-Foot is \$75 increase, 75-foot lots are \$80 increase. We brought a flat budget with no assessment increase but that was a reduction in capital reserve and keeping the required funding we are in the 5% - 6% increase on O&M assessments.

The following items were brought up and discussed: Ownership of D.R. Horton, golf course assessment and irrigation, increase staffing from open to closing for pool coverage, unattended children in grill area, increase staffing budget to \$50,000, duties of additional staffing, budget for next year \$55,000.

On MOTION by Ms. DeSantis seconded by Mr. Gates with all in favor staffing will be added to cover seven days a week from the first of May until the last week of September to cover the pool, and other amenities.

Additional discussion/comments: Restriping of crosswalks and condition of stop signs, adjust janitorial line item to \$32,000, discussed possible playground/basketball court.

On MOTION by Mr. Masten seconded by Ms. DeSantis with all in favor Resolution 2026-01 was approved as revised.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02 Setting a Public Hearing Date to Adopt the Revised Rules of Procedure**

Ms. Buchanan stated each district we represent adopts rules of procedure that serves as a guideline for how the district operates. Every two to four years we roll out updates for the rules of procedure for all of our clients to reflect changes by the legislature.

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor Resolution 2026-02 was approved.

**SEVENTH ORDER OF BUSINESS**

**Engineer’s Report**

Mr. Masten stated I talked to Katie and the only question was whether another inspection would be warranted before we accept them and I think we agreed that since we are going to be using the date of Horton’s video inspection, which was early February and your inspection was in January, that is close enough to those two dates that I don’t think we need another inspection and can go as long as Horton will agree to use that as our start date to bring any damages that occurred.

Mr. Duncan stated I agree with your assessment.

Mr. Masten stated I have no questions or issues with the maintenance or the conveyance agreement.

Mr. Duncan stated I will get with Katie.

Ms. Buchanan stated we have direction based on the last board meeting. I don’t need any further board approval or authorization. I just wanted to make sure everybody was still on the same path.

Mr. Duncan left the telephone conference at this time.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. District Manager**

**1. 2026 General Election**

Mr. Biagetti stated this is an election year, we have two seats coming up, seat 1 held by the chair and seat 2 held by supervisor Masten. I'm pleased to see that you both prequalified and filed with the supervisor of elections office. Anyone who is interested can go to the supervisor of elections office and that qualifying period is from noon June 8<sup>th</sup> to noon June 12<sup>th</sup>.

**2. Report on the Number of Registered Voters (1,007)**

A copy of the letter from the supervisor of elections reporting there are 1,007 registered voters residing in the district was included in the agenda package.

Mr. Masten stated this report is as of 3/31/26. There were 843 lots planned, we have 206 lots left owned by D.R. Horton that leaves 637 owned by homeowners. Some lots are built on some are not, that us 75 ½%. The estimated completion date is 6/30/27.

Mr. Biagetti stated this is information provided by D.R. Horton to GMS.

**3. Annual Ethics Training & Annual Form 1 Filing**

Mr. Biagetti stated just a reminder that the form 1 is due by July 1<sup>st</sup> and your ethics training is due by December 31, 2026.

**C. Operations Manager**

**1. Report**

Mr. Gray stated we have preventative HVAC maintenance and irrigation pumps coming up in June, I'm not happy with the way the bathroom floors turned out and had the vendor do a warranty claim and I'm getting him back out to do the correct job.

**2. Landscape Report – Yellowstone**

Mr. Gray stated the pine straw vendor is scheduled for next week at both entrances, the palms on the pool deck and around the pool is schedule for tomorrow. We should be able to open the pool between 3:30 and 4:00 p.m. Detail around the amenity center and towards the entrances will start tomorrow. They will be here the second Saturday doing cutbacks. We finished the outdoor grill area, the ceiling and wall upstairs and both upstairs and downstairs

have been completely repainted. I want to be sure you want me to replace the freeze damage plants or we can do it another time, and the one palm tree at the 100 entrance.

**D. Amenity Manager**

Ms. Clem reviewed the amenity manager’s report, copy of which was included in the agenda package.

**NINTH ORDER OF BUSINESS**

**Supervisor’s Requests**

Additional comments: Rich to work with Natalie to put together an email blast about the importance of marking utilities if you are going dig in your yard, instructions on how to turn the system off will be distributed to the board members and leave a laminated copy in the pump room, are the streetlights taken care of, no trespassing signs will be done the end of June, print out reserve study and put in binder, it is posted on the district website, send pics of trucks going through the front entrance, garbage on phase 5 is out of control, concerns about access cards being shared with non-residents, guests are utilizing amenities without the resident being present, hard to manage without photo on ID cards, if they are able to identify the people they can have privileges suspended, highlight to new residents the proper protocols and rules, staff to provide pricing for photo ID, staff to send out email regarding use of grill area, pool rules and do not share access card, food being used in areas other than gathering room, discarded bottles, no glass at any time, bring drinks in closed container to pool area, create matrix that can be used for staff to suspend a resident between meetings, rules enforcement, a resident by the natural pond asked if there was any movement, possible cost associated with that transaction, and if you did it for one you have to do it for all, is the district willing to convey common property to a resident specifically the natural pond, if the resident will handle the cost and you apply this policy consistently going forward, you cannot pick and choose, every lot is different, a written request would allow further investigation, all of that costs money to the district and are you going to spend that money every time someone asks, a meet and greet for new residents, June 10<sup>th</sup> at 7 p.m.

**TENTH ORDER OF BUSINESS**

**Public Comments**

Additional comments: Can we have a general meeting for people who want a basketball court and playground, ability to use the grill and haven't been able to, conduct a survey for that rather than a meeting, the board will provide the questions to put on survey, four tables in one spot, to be ADA compliant.

**ELEVENTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

**A. Approval of the Minutes of the March 25, 2026 Meeting**

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the minutes of the March 25, 2026 meeting were approved as presented.

**B. Balance Sheet as of April 30, 2026 and Statement of Revenues and Expenses for the Period Ending April 30, 2026**

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

**C. Approval of Check Register**

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

**TWELFTH ORDER OF BUSINESS**

**Next Scheduled Meeting – June 24, 2026 at 6:30 p.m. at the Island Club**

Mr. Garner stated the next regular meeting will be held June 24, 2026 at 6:30 p.m.

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the meeting adjourned at 9:11 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman