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 22, 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
Hunter Hurley	District Counsel
Natalie Clem	RMS
Rich Gray	RMS
Alison Mossing	RMS
Cheryl Palmes	RMS
Several Residents	

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comments**

There being none, the next item taken out of order.

Re-upholstering of Furniture

Mr. Mendez presented his proposal for reupholstering the chairs to make them more compatible with the height of the tables.

Mr. Gates stated I would like to put this off for a couple months to see what the elevator is going to cost to repair.

Ms. DeSantis asked is that money is this year's budget or next year?

Mr. Gray stated it is next year's budget.

Ms. Tabares stated I want to hear about the elevator before we decide on this.

Elevator

Mr. Gray stated every February we have a yearly inspection and during this inspection they reported some surface rust at the bottom. That is a non-negotiable and in order to get our operating permit in August we have to do the required maintenance. I was able to work with him on some things and the proposal is a little over $9,000 plus another proposal for $1,200 for standby because they won't make a repair to the sump pump it has to be done by a certified plumber and they don't do that until there is a certified elevator inspector to take the elevator out of service and watch them do the repair and inspect the repair when they are done. The total is close to $11,000 as long as nothing goes over for the standby of the 4-hours. The plumber felt it would take 2-3 hours to switch out and we have a one hour buffer just in case.

Mr. Garner stated I think this will come out of reserves.

Mr. Biagetti stated yes.

On MOTION by Mr. Gates seconded by Mr. Masten with all in favor staff was authorized to move forward with the elevator repair as outlined.

On MOTION by Mr. Gates seconded by Ms. DeSantis with all in favor consideration of the proposal to reupholster all the chairs was deferred until the next meeting.

THIRD ORDER OF BUSINESS Discussion of:

A. Speed Humps

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor this item was tabled until the next meeting.

B. Fiscal Year 2027 Approved Budget

Mr. Biagetti stated the approved budget is in the agenda package that has an assessment increase to the residents. The budget hearing in August is another opportunity to reduce the proposed assessment, but you cannot increase it from what has been approved. Nothing has changed since the last time you reviewed the budget. This proposed increase requires that a letter go to every homeowner notifying them of the proposed assessment increase.

FOURTH ORDER OF BUSINESS **Consideration of Proposals**

A. Janitorial Proposals

Mr. Gray reviewed the summary of the janitorial proposals received and after discussion, the board took the following action.

> On MOTION by Mr. Masten seconded by Ms. DeSantis with all in favor the proposal from Jani-King in the amount of $1,878.38 per month was approved and staff was authorized to issue a 30-day notice of termination to the current janitorial service and to request an initial cleaning from the new vendor.

B. Re-Upholstering Furniture Proposals

This item taken out of order.

FIFTH ORDER OF BUSINESS **Consideration of Amenity Center Policy Changes**

Ms. DeSantis reviewed the proposed changes in the amenity rules and policies and the thought process and issues that prompted these changes.

Ms. Mossing stated we need to have a usage agreement with each instructor on exactly the agreement between the CDD and the instructor and if they don't follow that we can terminate their services. We can bring that back to the board for review.

Mr. Garner asked that the proposed changes be brought back with a comparison of the old policy and new policy.

SIXTH ORDER OF BUSINESS **Ratification of Addendum to Otis Elevator Agreement**

This item taken earlier in the meeting.

SEVENTH ORDER OF BUSINESS **Acceptance of Fiscal Year 2025 Audit Report**

Mr. Biagetti stated in the management letter they note that based on the rules of the auditor general they are required to communicate any recommendations to improve financial management and in connection with the audit they did not have any such recommendations. This is a clean audit and it was completed on time.

On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the fiscal year 2025 audit was accepted.

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

There being none, the next item followed.

NINTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Hurley stated the sovereign immunity bill was vetoed by the governor. The recall process is now in place as of July 1st.

B. District Manager

Mr. Biagetti stated we did receive this week the quarterly report that D.R. Horton provides. There are currently 843 lots planned in the assessment area, 171 of those lots are owned by builders and 682 of those lots are owned by homeowners. The 843 lots are platted and developed. During this quarter 34 homes closed with home buyers.

I want to commend everyone for filing their form 1 on time. The four hours of ethics training must be completed by December 31st.

C. Operations Manager

1. Report

Mr. Gray reviewed the operations manager's report, copy of which was included in the agenda package.

2. Landscape Report - Yellowstone

Mr. Gray gave an overview of the landscape report, copy of which was included in the agenda package.

D. Amenity Manager

Ms. Clem gave an overview of the amenity manager's report, copy of which was included in the agenda package.

TENTH ORDER OF BUSINESS Supervisor's Requests

Additional comments: October 7, the city representatives will be here to give residents the pro's and con's of amendment 3 on the ballot, people are complaining about the golf course irrigation, but we have no control over the golf course, phone your complaints to the St. Johns River Water Management District, trespass signs, signage for trucks using wrong entrance, signed release between Freedom and the CDD and asked Matt to send it to Vesta and ask them to issue their check, a resident proposed a butterfly garden in the neighborhood and was looking for a location, thanks for the new paint color is great.

ELEVENTH ORDER OF BUSINESS Public Comments

Additional comments: Water meter on private property is a blow-out pipe, email went out for Phase 3 water restriction, odd house numbers can water on Saturdays, even house number can water on Sundays, is there a routine for cleaning the tiles at the pool, there are no umbrellas where the kids sit, we need umbrellas, put the tables where they were designed to be so people can sit at them because they don't sit in them any longer, resident like the new setup with the tables, if more shade is desired, we should buy more umbrellas and bases not moving tables, enforce no eating in pool area, just buy more umbrellas, a survey will go out and it will go out after the budget is adopted, tables must be ADA compliant, put tables at bocce ball court, put a rail around the 6" deep water, parents should be watching the kiddie pool, we are not getting packages and the post office said we need an Amazon box by the mailboxes, they will not bring them to the porch, call D.R. Horton to put in an Amazon box.

TWELFTH ORDER OF BUSINESS Approval of Consent Agenda

A. Approval of the Minutes of the May 27, 2026 Meeting

On MOTION by Mr. Gates seconded by Mr. Masten with all in favor the minutes of the May 27, 2026 meeting were approved as presented.

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

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. DeSantis with all in favor the check register was approved.

TENTH ORDER OF BUSINESS Next Scheduled Meeting – August 26, 2026 at 6:30 p.m. at the Island Club

Mr. Garner stated the next meeting is scheduled for August 26, 2026 at 6:30 p.m. at the same location.

On MOTION by Mr. Gates seconded by Mr. Masten with all in favor the meeting adjourned at 8:20 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman