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, October 28, 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 by telephone
Joey Duncan	District Engineer via Zoom
Natalie Clem	RMS
Rich Gray	RMS
Alison Mossing	RMS
Darrin Mossing	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 Items:**

A. Pickleball League Usage Agreement

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This item tabled until Mr. Gates, Mr. Biagetti and Ms. Buchanan talk to the insurance company about their recommendations and in the meantime the waiver will be used in lieu of an agreement with the CDD.

B. Resident Survey

Ms. Mossing stated we have discussed the resident survey for a couple of meeting and requested that the board bring any potential questions for that survey to this meeting. We are looking for guidance on exactly what you want included on the survey and we can discuss the format it goes out in. Our email blast system has the ability to produce a survey that we can email blast and we will also post it on the CDD website so that residents can access it either way. We can put it for a certain amount of time and when it is done, it is done and it will produce all that data for us in an Excel sheet where we can evaluate the data. One of my suggestions would be, what type of events residents want to see held in the community, adult only, children oriented, family, or no events at all. Another suggestion could be, are residents interested in installing a playground on property. Another topic we have discussed is a basketball court, if there is any interest or not.

Mr. Garner stated every two years Freedom sends a survey to our residents and we have a total of 55 homeowners and last year we had 19 responses. I don't think your responses are going to be as high as you think they are. I recommend that you get with the Links, get with Freedom and look at their surveys and get some questions from it.

Mr. Masten stated 20% response is not bad.

Ms. Mossing stated we will keep this on the agenda for next month and we will get with the HOAs and bring a draft survey for review and get feedback from the board.

Mr. Gates stated during the holidays may not be good but after the first of the year and I volunteer to be on the group.

Ms. Mossing stated we will have a draft at the first of the year.

C. Stormwater Pond Inspection Report

Mr. Gray stated there are some poor conditions, vegetation concerns that I have forwarded to Shane. Yellowstone is working on the main erosion concerns. There are two areas

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missing grates in Phase 3 and I'm working with the district engineer to get a cost to provide to you for approval.

Mr. Duncan stated a lot of cities require that the cast iron grates, steel grates in roadways or in the gutters on roadways be chained by design for safety and keep people from stealing them. Our inspectors try to get costs down, but they seem to have gone overboard and hit everything and put down missing chains on any structure. One thing you can do to see if the structure was designed to have a chain, is to look inside the structure to see if there is an eye bolt and that is an indication that a chain is supposed to be designed and put on it. Mainly those are the ones on the roadways unless you are concerned about people taking them.

On MOTION by Mr. Gates seconded by Mr. Masten with all in favor the stormwater pond inspection report was accepted.

FOURTH ORDER OF BUSINESS Consideration of Proposals

A. Shark Coatings for Island Club Bathroom Floors

On MOTION by Mr. Masten seconded by Ms. DeSantis with all in favor the shark coatings for Island Club bathroom floors was approved in the amount of $3,413.61.

B. Hi-Tech for Outdoor Audio

On MOTION by Mr. Gates seconded by Mr. Masten with all in favor the proposal from Hi-Tech was approved for outdoor audio at the pool area only if the insurance doesn't cover it.

FIFTH ORDER OF BUSINESS Discussion of Items Related to Phase 5

A. Environmental Resource Permit and Pond Conveyance

Mr. Biagetti stated the stormwater system in phase 5 D.R. Horton has requested that we take over those ponds. We had this discussion last year, the district engineer and vice chair met us onsite and we looked at the outfall structures, pond banks and at the time none of the ponds were fully constructed. Joey's recommendation was to hold off on any conveyance until those

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ponds are fully constructed. It is my understanding we are nearing that point on all ponds in phase 5 with the exception of one pond. There are four houses that need to be completed.

It was the consensus of the board to wait until all the houses are constructed before accepting conveyance of the stormwater ponds.

B. Pond Treatment Proposal

C. Pond Landscape Proposal

Items B and C were tabled.

SIXTH ORDER OF BUSINESS Ratification of:

A. Audit Engagement Letter with Berger Toombs Elam Gaines and Frank for Fiscal Year 2026

> On MOTION by Mr. Masten seconded by Mr. Gates with all in favor the engagement letter with Berger Toombs to perform the fiscal year 2026 audit in the amount of $4,000 was ratified.

B. Agreement for Installation of Amenity Center and Pickleball Court Replacement Equipment with Hi Tech System

> On MOTION by Mr. Masten seconded by Ms. DeSantis with all in favor the agreement for Hi Tech System at the amenity center and pickleball courts in the amount of $21,978.80 was ratified.

SEVENTH ORDER OF BUSINESS Engineer's Report

There being none, 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. Fiscal Year 2026 Goals and Objectives Report

Mr. Biagetti stated we have met all the 2026 goals and objectives.

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On MOTION by Mr. Gates seconded by Ms. DeSantis with all in favor the fiscal year 2026 goals and objectives were approved and will be posted to the district's website.

2. Quarterly Report

Mr. Biagetti distributed the quarterly report of the development update. There are 157 lots still owned by the builder and 686 homes are owned by homeowners. This is the last required reporting as we have gone over the 80%.

C. Operations Manager

1. Report

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

On MOTION by Mr. Gates seconded by Ms. DeSantis with all in favor staff was authorized to put a lock on the pump door and a light inside and outside.

2. Landscape Report - Yellowstone

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

D. Amenity Manager

Ms. Clem detailed the events, participation and the cost of each, and reviewed the amenity manager's report, copy of which was included in the agenda package.

NINTH ORDER OF BUSINESS Supervisor's Requests

Additional comments: Golf cart registration, Florida Statutes require anyone operating a golf cart must be 15 years old and have a learners permit or driver's license, good turn-out for Q&A forum, volunteers for different activities, circulate draft agenda to board for input, report on irrigation usage, dumpster pad, upcoming events and activities.

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TENTH ORDER OF BUSINESS Public Comments

Additional comments: Request for water aerobics class and ability for guest participation, timing of second lift of asphalt on Grand Reserve Drive, limit number of questions in email blast for survey, questioned reason for administrative items completed for amenity center maintenance, instructions for AED machine, remote access to pool.

ELEVENTH ORDER OF BUSINESS Approval of Consent Agenda

A. Approval of the Minutes of the August 26, 2026 Meeting

On MOTION by Mr. Gates seconded by Ms. DeSantis with all in favor the minutes of the August 26, 2026 meeting were approved as presented.

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

TWELFTH ORDER OF BUSINESS Next Scheduled Meeting – November 18, 2026 at 6:30 p.m. at the Island Club

Mr. Garner stated the next meeting is scheduled for November 18, 2026 at 6:30 p.m. in the same location.

On MOTION by Mr. Gates seconded by Ms. DeSantis with all in favor the meeting adjourned at 8:34 p.m.

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Secretary/Assistant Secretary Chairman/Vice Chairman

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