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 18, 2026 at 6:30 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida.

Present and constituting a quorum were:

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

Also present were:

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| Matt Biagetti | District Manager |
| Katie Buchanan | District Counsel via Zoom |
| Natalie Clem | Amenity Manager, RMS |
| Rich Gray | Operations Manager, RMS |
| Alison Mossing | RMS |
| Cheryl Palmes | Facility Attendant, RMS |
| Mike Badger | Operations, RMS |
| Shane Groth | Bunnell Interim Police Chief |
| Antonio Perez | Yellowstone Landscape |
| 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**

Mr. Groth stated I have worked closely with Gary in the past on traffic enforcement. We spend a lot of time in here doing traffic enforcement, traffic stops, community policing and security checks at night then summarized what the Bunnell Police have done for the past year in the community. In January we will have a full report and recommendations on what you can do to help with the traffic issue.

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The next item taken out of order

**Yellowstone Landscape Report**

Mr. Perez stated I want to know if the board has anything for Yellowstone.

Mr. Masten stated the edging has been lackluster along the gutters and interior sidewalks, especially the common areas. I don't think they have been done at all.

Mr. Perez stated we have a mowing scheduled next week and we will make sure that is done.

Mr. Gates stated pay attention to the road coming into the neighborhood because that sets the stage for everything after that. The entrance on 1 is looking much better and I thank you for that.

Ms. DeSantis stated I want to thank you for the fall decorations.

**THIRD ORDER OF BUSINESS Organizational Matters**

**A. Oath of Office for Newly Appointed Supervisors**

Mr. Biagetti being a notary public of the State of Florida administered the oath of office to Mr. Garner and Mr. Masten.

**B. Election of Officers, Resolution 2027-01**

Mr. Biagetti stated on page 8 of your agenda package is the designation of officers.

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| On MOTION by Ms. Tabares seconded by Ms. DeSantis with all in favor Mr. Gates was elected chairman. |

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| On MOTION by Ms. DeSantis seconded by Mr. Gates with all in favor Mr. Masten was elected vice chair. |

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| On MOTION by Mr. Gates seconded by Mr. Garner with all in favor Resolution 2027-01 was approved reflecting Mr. Gates as chair, Mr. Masten as vice chair, the three remaining board members are assistant secretaries and the other officers remain the same. |

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**FOURTH ORDER OF BUSINESS Discussion of:**

**A. Pickleball League Usage Agreement**

Mr. Biagetti stated at the last meeting there was a request to have discussions with the insurance company and staff.

Mr. Masten stated we had a good discussion and it is not something that needed to be back on the agenda, but based on what we are getting, such as waivers from every player coming to our site and that are signed each time they are here. Those waivers protect us against bodily injury, property damage, anything that might occur as a result of this non-resident being on our courts. We are satisfied with the certificate of insurance showing Deer Run as an additional insured and getting the waivers that we are good and don't need anything else. For the 2026/2027 waivers keep getting them. I usually turn them into Alison who keep them. I think this issue is now and forever put to bed.

Mr. Biagetti stated it is ultimately the board's decision on what is done and the amount of risk you are willing to take.

Ms. Buchanan stated that is right and I'm happy to take any questions of board members.

Ms. DeSantis asked with our current insurance we are protected if anything should happen to a non-resident pickleball player during the tournament based on the waiver?

Mr. Biagetti stated I think the waiver addresses that and one of our underlying concerns was potential property damage and property damage is included in the waiver as well. In speaking with Alison we just want to make sure that the pickleball league has that, make sure that the wording is correct and they have been willing to work with us. We may need to make a minor modification to include RMS but it does have employees, GMS listed so there are more parties involved with this operation than just the CDD. We want to make sure everybody is covered.

**B. Resident Survey**

Mr. Biagetti stated we have been talking about this for a while and I think Alison and the staff with input from the board has created what I think is a great draft survey. I will open it for discussion.

Ms. Mossing stated it was requested to do a resident survey to get more opinions from the neighborhood on how the board can best make decisions that supports the needs and wants of the

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neighborhood. We got feedback from all the supervisors and I met with Mr. Masten to go over all the questions that were submitted and we narrowed it down to 11, some of the supervisors questions were redundant, which means you are on the same page. Our recommendation is to keep the survey 5 to 10 questions, the longer the survey the less likely people are to take it. Everything we narrowed it down to is on the draft survey that was in your agenda package.

Ms. DeSantis stated I thought at the beginning to find out what best describes the residents, family with children, couples, retires, single adults or other. I think that lets us know who is responding to the survey.

Mr. Gates stated take out what type of community activities your household is most interested in and put in Barbara's question.

Ms. Mossing stated so you want to know who is responding to the survey?

Ms. DeSantis stated yes, the demographics and possibly the age group.

Mr. Masten stated a final question could be for demographics purposes, are you retired, are you working, how many children under 18 in the household. That is a standard final question on a lot of surveys.

Ms. Mossing stated I will work with Barbara and draft the demographics question. Are you thinking an age range with this question?

Ms. DeSantis stated I think the fact that we tried to do something for the teens and it didn't work because there weren't a lot of teens. It would help us focus on what activities we might be able to do to encompass more of the community.

Ms. Buchanan stated I have a question on the functionality of the survey. As far as the public record goes, it probably isn't completely confidential because you would have the email addresses for the individuals that fill it out, but that is the only information that they will have to input that is personalized.

Ms. Mossing stated I believe it is just the email because this is sent out through the email blast system through constant contact.

Ms. Tabares stated if you email a link and they respond on the link, then it is completely anonymous.

Ms. Buchanan stated I don't have an opinion on that; I just don't want to have an expectation of one thing and in reality, it might not be anonymous.

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### C. Guest Policy

Mr. Biagetti stated the primary focus on the guest policy was for attending events and/or classes.

Mr. Garner stated the aquatics instructor was bringing in outside guests started the conversation then Franklin recommended that we readdress it.

Mr. Gates stated my understanding is the guest policy is for indoor events like bingo but aerobics classes in the pool or the pickleball league you can bring a guest.

Ms. Mossing stated currently the fitness classes are residents only. We have agreements with all the fitness instructors and it is residents only. We implemented that for the fitness classes. The point of these programs is for the residents. If someone brings a guest we are not going to police that. If we start getting more non-residents in the classes than residents, then we need to revisit it.

Mr. Biagetti stated the last two sentences of the guest policy states that the district may also at its discretion invite guests as part of any community programing activities applicable fees may apply. Guests shall be subject to all rules and policies the board may adopt from time to time.

## FIFTH ORDER OF BUSINESS Consideration of Items Related to Phase 5

Mr. Biagetti stated at the last meeting we discussed that D.R. Horton is looking to convey stormwater facilities and associated tracts to the CDD. At that point we put that on pause but looking back at it and working offline between meetings D.R. Horton is able and willing to convey all stormwater facilities with the exception of holding onto the one pond in which there is still homes to be constructed. We have a letter from the engineer stating he feels comfortable with the CDD accepting these facilities with the exception of Tract H.

### A. Environmental Resource Permit and Pond Conveyance

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| On MOTION by Mr. Masten seconded by Mr. Gates with all in favor all stormwater facilities were accepted with the exception of Tract H. |

### B. Pond Treatment Proposal

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> On MOTION by Mr. Gates seconded by Mr. Garner with all in favor the proposal from J&J Aquatics Specialist, LLC for pond treatment in the amount of $95 monthly or $1,140 per year was approved.

**C Pond Landscape Proposal**

Mr. Gray stated I have a letter from DR Horton that they will continue taking care of Pond H on our mowing schedule.

> On MOTION by Mr. Gates seconded by Mr. Masten with all in favor the pond landscape proposal from Yellowstone Landscape Maintenance in the amount of $585 monthly or $7,020 per year was approved.

**SIXTH ORDER OF BUSINESS** **Consideration of Agreement with PayGov.US for Electronic Payment Processing**

Mr. Biagetti stated we are now required as a CDD to provide an opportunity for residents to pay for things online. This does not cost the district additional funds; there are items and percentages in the agreement that will be passed on to the user.

> On MOTION by Mr. Masten seconded by Mr. Garner with all in favor the agreement with PayGov.US was approved subject to final review by district counsel and the chairman was authorized to execute the agreement when finalized.

**SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2027-02 Amending the Fiscal Year 2026 General Fund and Capital Reserve Fund Budget**

Mr. Biagetti stated this is standard practice for us to bring the budget in line with any expenses that we are over on and it cleans up the budget for auditing purposes.

Ms. Mossing stated the only amendment to the budget is for the capital reserve fund and it is the capital outlay expenses that we did not budget for in the fiscal year. The majority of those expenses were for the irrigation building, pumps and all of those expenses. We do not typically budget capital reserve expenses and we had $86,000 in capital reserve expenses and this amends the budget to account for that.

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| On MOTION by Mr. Garner seconded by Mr. Gates with all in favor Resolution 2027-02 amending the fiscal year 2026 general fund and capital reserve fund budget was approved. |

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

There being none, the next item followed.

**NINTH ORDER OF BUSINESS** **Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. District Manager – Annual Ethics Training**

Mr. Biagetti stated this is a reminder that your ethics training needs to be completed by December 31st. I will send you a reminder with links for the training.

**C. Operations Manager**

**1. Report**

Mr. Gray gave an overview of the operations report and stated we would like to transition into the digital access and it will be a transition so we ask that the residents be patient as we work through this. It will be a smooth transition. They can do it the first week of December ad get everything switched out.

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| On MOTION by Mr. Garner seconded by Mr. Gates with all in favor implementation of the digital access control system with High Tech was approved. |

**2. Landscape Report - Yellowstone**

This item taken earlier in the meeting.

**D. Amenity Manager**

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

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

Additional comments: status of crosswalk painting, consider fencing off Phase 5 near FPL easement, get proposal for bulk pressure washing services for residents, chairs starting to show dirt, cleaning company, golf cart registration, CPR AED training, food truck on weekends, irrigation update, Links request for Christmas potluck.

**ELEVENTH ORDER OF BUSINESS** **Public Comments**

Additional comments: golf cart registration purpose and process, and telephone app for access with four people in home.

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

**A. Approval of the Minutes of the October 28, 2026 Meeting**

**B. Balance Sheet as of October 31, 2026 and Statement of Revenues and Expenses for the Period Ending October 31, 2026**

**C. Approval of Check Register**

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

**THIRTEENTH ORDER OF BUSINESS** **Next Scheduled Meeting – January 27, 2027 at 3:00 p.m. at the Island Club**

Mr. Biagetti stated the next meeting is scheduled for January 27, 2027 at 3:00 p.m. in the same location.

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| On MOTION by Mr. Gates seconded by Mr. Garner with all in favor the meeting adjourned at 8:30 p.m. |

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Secretary/Assistant Secretary

Chairman/Vice Chairman

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