MINUTES OF MEETING

BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT
RESCHEDULED BOARD OF SUPERVISORS' MEETING MINUTES
Thursday, July 10, 2025, at 12:00 p.m.
14775 Old St. Augustine Road
Jacksonville, FL 32258

Board Members present at roll call in person or via speaker phone:

Kelly White	Chairperson
James Stowers	Vice Chairperson
Andy Hagan	Assistant Secretary
KC Middleton	Assistant Secretary
Pete Prikasky	Assistant Secretary

Also, present in person or via phone:

Vivian Carvalho	District Manager - PFM Group Consulting LLC	
Kwame Jackson	ADM - PFM Group Consulting LLC	(via phone)
Kiara Cuesta	District Accountant – PFM Group Consulting LLC	(via phone)
Jennifer Glasgow	District Accountant – PFM Group Consulting LLC	(via phone)
Katie Buchanan	District Counsel - Kutak Rock LLP	(via phone)
Scott Wild	District Engineer – England-Thims & Miller	
Leilani Chamberlain	HOA Manager Leland Management, Inc.	
Keith Donnelly	Project Manager – David Weekly Homes	
Various Audience Members		

FIRST ORDER OF BUSINESS — **Organizational Matters**

Call to Order and Roll

The meeting was called to order at 12:03 p.m. Ms. Carvalho proceeded with roll call and confirmed quorum to proceed with the meeting. Those in attendance are outlined above.

Public Comment Period

There were no public comments at this time.

SECOND ORDER OF BUSINESS — **General Business Matters**

Consideration of Minutes of April 17, 2025, Board of Supervisors Meeting

The Board reviewed the minutes.

ON MOTION by Ms. White seconded by Mr. Stowers, with all in favor, the Board approved the Minutes of the April 17, 2025, Board of Supervisors Meeting.

Letter from Supervisor of Elections – Duval County

Ms. Carvalho noted that there are 481 registered voters in the District as of April 15, 2025, per the letter from the Supervisor of Elections – Duval County.

ON MOTION by Mr. Middleton, seconded by Mr. Stowers, with all in favor, the Board accepted the Letter from the Supervisor of Elections – Duval County.

Public Hearing on the Adoption of the District's Annual Budget

a. **Public Comments and Testimony**
b. **Board Comments**
c. **Consideration of Resolution 2025-08, Adopting the Fiscal Year 2025/2026 Budget and Appropriating Funds**

ON MOTION by Mr. Stowers, seconded by Ms. White, with all in favor, the Board opened the Public Hearing on the Adoption of the District's Annual Budget.

There were no public comments at this time.

Ms. White noted there have been adjustments within the line items, but it is the same overall budget.

ON MOTION by Mr. Hagan, seconded by Mr. Stowers, with all in favor, the Board closed the Public Hearing on the Adoption of the District's Annual Budget.

Ms. Carvalho reviewed the resolution and exhibits. It was noted the budget amount will be $1,412,511.84.

ON MOTION by Mr. Prikasky, seconded by Mr. Stowers, with all in favor, the Board approved Resolution 2025-08, Adopting the Fiscal Year 2025/2026 Budget and Appropriating Funds.

Consideration of Resolution 2025-09, Levying O&M Assessments and Certifying an Assessment Roll

Ms. Carvalho reviewed the resolution and exhibits.

ON MOTION by Ms. White, seconded by Mr. Stowers, with all in favor, the Board approved Resolution 2025-09, Levying O&M Assessments and Certifying an Assessment Roll.

Consideration of Resolution 2025-10, Adopting the Annual Meeting Schedule for Fiscal Year 2025/2026

Ms. Carvalho reviewed the annual meeting schedule. Meetings will be held at the same location at noon.

ON MOTION by Mr. Middleton, seconded by Mr. Prikasky, with all in favor, the Board approved Resolution 2025-10, Adopting the Annual Meeting Schedule for Fiscal Year 2025/2026.

Consideration of Acquisition of Amenity Center

Ms. Buchanan gave an overview of the acquisition and agreements. It is a request from the Developer for the District to acquire the Amenity Center, and the total amount will be paid from future bond proceeds.

ON MOTION by Ms. White, seconded by Mr. Hagan, with all in favor, the Board approved the Acquisition of the Amenity Center, in substantial form.

Consideration of Conveyance of Phase 1 Common Areas
a. **Warranty Deed**
b. **Assignment and Assumption of Easement Agreement**

Ms. White gave an overview of the common areas and conveyance. This would move those common areas into the district. This is a dedication with zero cost.

ON MOTION by Mr. Stowers, seconded by Mr. Hagan, with all in favor, the Board approved the Conveyance of Phase 1 Common Areas.

Consideration of Resolution 2025-11, Authorizing Amendment No. 1 to Second Supplemental Engineer's Report

Mr. Wild gave an overview of his report and Resolution 2025-11.

Ms. White noted the amenity improvements have been moved up in the timeline.

ON MOTION by Ms. White, seconded by Mr. Middleton, with all in favor, the Board approved Resolution 2025-11, Amending the Second Supplemental Engineer's Report.

Consideration of Acquisition of Pickle Ball Courts

Ms. Buchanan gave an overview of the acquisition and agreements. She noted the pickleball courts are almost open. This would be funded via Series 2024 construction funds.

ON MOTION by Ms. White, seconded by Mr. Middleton, with all in favor, the Board approved the Acquisition of Pickle Ball Courts, in substantial form.

Ratification of Series 2024 Requisition Nos. 61 – 69, 71 – 73 & 75 – 76

Ms. Carvalho stated these were reviewed by the District Engineer and the Chair. They have already been paid. This is solely for ratification.

ON MOTION by Mr. Hagan, seconded by Mr. Stowers, with all in favor, the Board ratified Series 2024 Requisitions Nos. 61-69, 71-73, & 75-76.

Ratification of Payment Authorization Nos. 166 – 175

Ms. Carvalho stated these are tied to the General Fund account. These have been previously approved by the Chair and District Management prior to the meeting.

ON MOTION by Mr. Middleton, seconded by Mr. Prikasky, with all in favor, the Board ratified Payment Authorizations Nos. 166-175.

Review of District Financial Statements

Ms. Carvalho gave an overview of the District Financial Statements and noted they are as of May 31, 2025.

There were no further questions or comments.

<u>THIRD ORDER OF BUSINESS</u> **Other Business**

Staff Reports

District Counsel – No report.

District Engineer – No report.

District Manager – Ms. Carvalho noted that new calendar meeting invites will be sent out. She also noted that the Board has completed the Form 1 filings.

Audience Comments and Supervisors Requests

Ms. White noted the OnVie contract for Seven Pines is expiring in August. There is discussion with First Coast to come on board. She would like to terminate the contract with OnVie.

There was brief discussion regarding the prorated amount.

ON MOTION by Ms. White, seconded by Mr. Stowers, with all in favor, the Board approved the termination of the OnVie contract and authorized the Chair to negotiate a contract with First Coast.

FOURTH ORDER OF BUSINESS **Adjournment**

There was no further business to discuss.

ON MOTION by Ms. White, seconded by Mr. Hagan, with all in favor, the July 10, 2025, Board of Supervisors' Meeting of the Boggy Branch Community Development District was adjourned at 12:20 p.m.

Kelly White

Secretary/Assistant Secretary

Chairperson/Vice Chairperson