**MINUTES OF MEETING**

**BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT**
**BOARD OF SUPERVISORS' MEETING MINUTES**
**Thursday, April 16, 2026, 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:

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

Also, present in person or via phone:

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| 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 | |
| Scott Wild | District Engineer – England-Thims & Miller | (via phone) |
| Mike Veazey | Project Manager - ICI Homes | |
| Nina Lockett | ICI Homes | |

**FIRST ORDER OF BUSINESS** — **Organizational Matters**

**Call to Order and Roll**

The meeting was called to order at 12:06 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 members of the public present.

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

**Consideration of Minutes of October 16, 2025, Board of Supervisors Meeting**

The Board reviewed the minutes.

ON MOTION by Mr. Middleton seconded by Mr. Stowers, with all in favor, the Board approved the Minutes of the October 16, 2025, Board of Supervisors Meeting.

**Consideration of Resolution 2026-05, Approving a Preliminary Budget for Fiscal Year 2027 and Setting a Public Hearing Date**

Ms. Carvalho noted the recommended date of the Public Hearing is July 16, 2026, to coincide with the next Board of Supervisors meeting.

The Board reviewed the budget exhibit. It was noted this has been reviewed by District Staff and the Development Team.

Ms. White gave an overview of the preliminary budget and increase in expenses. She noted this upcoming fiscal year will include Phase 3.

Ms. Carvalho noted the net revenue budget is set to $1,770,605.75, with the gross assessments on the front alley lots being $1,211.57 and alley lots being $1,860.22.

There was brief discussion regarding the upcoming improvements coming on line. It was noted the budget can always be reduced, but it can not be increased.

ON MOTION by Mr. Hagan, seconded by Mr. Middleton, with all in favor, the Board approved Resolution 2026-05, Approving a Preliminary Budget for Fiscal Year 2027 and Setting a Public Hearing Date for July 16, 2026, at 12:00 p.m., at 14775 Old St. Augustine Rd., Jacksonville, FL, 32258.

**Review of the Letter from the Supervisor of Elections – Duval County**

Ms. Carvalho noted that as of last year the District has already reached the threshold of registered voters. As of April 15, 2026, there are 780 registered voters within the District.

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

**Consideration of Resolution 2026-06, Designating Board Member Seats for the Upcoming 2026 General Election**

Ms. Carvalho noted the District has met the requirements to have Seats at the General Election. Seat 1, currently held by Mr. Stowers, and Seat 2, currently held by Ms. White, have a term expiring in November of 2028. Seat 3, Seat 4, and Seat 5 will all be up for election.

There was brief discussion regarding the Seats of the Board and term expirations.

At this time, Mr. Hagan gave his resignation.

ON MOTION by Ms. White, seconded by Mr. Middleton, with all in favor, the Board appointed Ms. White to Seat 4.

It was noted Ms. White will be in a Landowner's Seat.

At this time, Mr. Prikazky gave his resignation.

ON MOTION by Ms. White, seconded by Mr. Middleton, with all in favor, the Board appointed Mr. Prikazky to Seat 1.

There was continued discussion regarding the Seats of the Board.

ON MOTION by Ms. White, seconded by Mr. Stowers, with all in favor, the Board appointed Mr. Hagan to Seat 2.

ON MOTION by Ms. White, seconded by Mr. Hagan, with all in favor, the Board appointed Mr. Stowers to Seat 3.

It was noted that Mr. Middleton will remain in Seat 5. Seats 3 and 5 will be certified in the General Election.

Ms. Carvalho gave an overview of the General Election process.

ON MOTION by Ms. White, seconded by Mr. Prikasky, with all in favor, the Board approved Resolution 2026-06, Designating Board Member Seats for the Upcoming 2026 General Election, as amended with the slate as follows: Seat 1 as Mr. Prikazky, Seat 2 as Mr. Hagan, Seat 3 as Mr. Stowers, Seat 4 as Ms. White, and Seat 5 as Mr. Middleton. Seats 3 and 5 will be going to the General Election and Seat 4 will be going to the Landowner's Election.

**Consideration of Resolution 2026-07, Designating a Date, Time, and Location for the 2026 Landowner's Meeting**

Ms. Carvalho noted that Seat 4 will go to the Landowner's Election, with a recommended date of November 12, 2026, at 12:00 p.m., at the current location. It was noted Board members do not have to be present at the Landowner's Election.

There was brief discussion regarding the date to hold the Landowner's Election.

ON MOTION by Mr. Hagan, seconded by Ms. White, with all in favor, the Board approved Resolution 2026-07, Designating a Date, Time, and Location for the 2026 Landowner's Meeting, with a date of November 12, 2026, at 12:00 p.m., at the current location.

**Consideration of Proposal from Basham & Lucas Design Group for Tribute Park**

Mr. Veazey gave an overview of the proposal, with an amount of $31,500.00.

ON MOTION by Ms. White, seconded by Mr. Middleton, with all in favor, the Board approved the Proposal from Basham and Lucas Design Group for Tribute Park, in the amount of $31,500.00.

**Review and Acceptance of Fiscal Year 2025 Goals & Objectives Reporting Form**

Ms. Carvalho noted this was approved outside of a meeting due to timing. This is an annual requirement that is posted on the District's website prior to December 31. These are all items that the District completes on a regular basis.

ON MOTION by Mr. Stowers, seconded by Mr. Hagan, with all in favor, the Board ratified the Fiscal Year 2025 Goals and Objectives Reporting Form.

**Review and Acceptance of Series 2021 Bonds Five-Year Arbitrage Report**

Ms. Carvalho noted this is a requirement every five years due to the trust indenture. There is no arbitrage rebate at this time.

ON MOTION by Mr. Middleton, seconded by Mr. Prikazky, with all in favor, the Board accepted the Series 2021 Bonds Five-Year Arbitrage Report.

**Ratification of Arbitrage Rebate Counselors, LLC Proposal for Series 2021 Five-Year Arbitrage Calculation**

Ms. Carvalho gave an overview and noted this was approved outside of a meeting.

ON MOTION by Mr. Prikazky, seconded by Mr. Stowers, with all in favor, the Board ratified Arbitrage Rebate Counselors, LLC Proposal for Series 2021 Five-Year Arbitrage Calculation.

**Ratification of Foresight Fitness Non-Exclusive License Agreement**

Ms. Carvalho noted this came into effect prior to the meeting. This is solely for ratification.

Mr. Veazey noted this is for a Fitness Instructor for swim lessons.

ON MOTION by Mr. Prikazky, seconded by Mr. Hagan, with all in favor, the Board ratified the Foresight Fitness Non-Exclusive License Agreement.

**Ratification of Work Authorization No. 20 – Tribute Park**

The Board reviewed the work authorization.

ON MOTION by Mr. Stowers, seconded by Mr. Middleton, with all in favor, the Board ratified Work Authorization No. 20 – Tribute Park.

**Ratification of Work Authorization No. 21 – Phase 2B COJ Inspection Services**

The Board reviewed the work authorization.

**Ratification of Work Authorization No. 22 – Phase 2C COJ Inspection Services**

The Board reviewed the work authorization.

**Ratification of W. Gardner, LLC Change Order Nos. 5 & 6**

The Board reviewed the change orders.

**Ratification of Kompan Purchase Order for Tribute Park Toddler Playground**

The Board reviewed the purchase order.

**Ratification of Purchase Order BBCDD-25-005 Re Rinker Materials**

The Board reviewed the purchase order.

**Ratification of Purchase Order BBCDD-25-006 Re Core & Main LP**

The Board reviewed the purchase order.

**Ratification of Purchase Order BBCDD-26-001 Re Core & Main LP**

The Board reviewed the purchase order.

**Ratification of Perret Agreement for Phase 2B Surveying**

The Board reviewed the agreement.

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| ON MOTION by Mr. Hagan, seconded by Mr. Middleton, with all in favor, the Board ratified Work Authorization No. 22 – Phase 2B COJ Inspection Services, Work Authorization No. 23 – Phase 2C COJ Inspection Services, the W. Gardner LLC Change Order Nos. 5 and 6, the Kompan Purchase Order for Tribute Park Toddler Playground, the Purchase Order BBCDD-25-004 Re Rinker Materials, the Purchase Order BBCDD-25-006 Re Core and Main LP, the Purchase Order BBCDD-25-001 Re Core and Main LP, and the Perret Agreement for Phase 2B Surveying. |

**Ratification of Verdego Landscape & Irrigation Maintenance Agreement**

Ms. Carvalho noted this was approved outside of a meeting and is for areas that are coming online within the new common areas.

ON MOTION by Mr. Prikazky, seconded by Mr. Stowers, with all in favor, the Board ratified the Verdego Landscape and Irrigation Maintenance Agreement.

**Ratification of Second Amendment to The Lake Doctors Inc., Lake Maintenance Agreement**

Ms. Carvalho noted this is for the lake maintenance contractor within the District for the additional lakes within the new Phases.

ON MOTION by Mr. Prikazky, seconded by Mr. Middleton, with all in favor, the Board ratified the Second Amendment to The Lake Doctors Inc., Lake Maintenance Agreement.

**Ratification of Series 2024A Requisition Nos. 97 – 148**

Ms. Carvalho noted these are standard requisitions and have been reviewed by District Staff and the Chair.

ON MOTION by Mr. Stowers, seconded by Mr. Prikazky, with all in favor, the Board ratified Series 2024A Requisition Nos. 97-148.

**Ratification of Payment Authorization Nos. 190 – 214**

Ms. Carvalho noted were reviewed by District Staff and the Chair.

The Board reviewed the payment authorizations.

ON MOTION by Mr. Middleton, seconded by Mr. Stowers, with all in favor, the Board ratified Payment Authorization Nos. 190-214.

**Review of District Financial Statements**

Ms. Carvalho gave an overview of the District Financial Statements and noted they are as of February 2026.

No action was required.

**THIRD ORDER OF BUSINESS** **Other Business**

**Staff Reports**

**District Counsel –** Ms. Buchanan gave an update on the legislative session and noted the sovereign immunity threshold has increased. This will go into effect on October 1, 2026.

**District Engineer –** No report.

**District Manager –** Ms. Carvalho noted that the next Board meeting is scheduled for July 16, 2026, at 12:00 p.m.

**Audience Comments and Supervisors Requests**

There were no further audience comments or Supervisor requests.

**FOURTH ORDER OF BUSINESS** **Adjournment**

There was no further business to discuss.

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| ON MOTION by Ms. White, seconded by Mr. Prikazky, with all in favor, the April 16, 2026, Board of Supervisors' Meeting of the Boggy Branch Community Development District was adjourned at 12:40 p.m. |

Secretary/Assistant Secretary

Kelly White
Chairperson/Vice Chairperson