MINUTES OF MEETING

BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING MINUTES
Thursday, July 16, 2026, at 12:00 p.m.
14785 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
KC Middleton	Assistant Secretary
Pete Prikasky	Assistant Secretary

Also, present in person or via phone:

Vivian Carvalho	District Manager - PFM Management Services LLC	
Kwame Jackson	Associate DM - PFM Management Services LLC	
Ashley Quiros	ADM – PFM Management Services LLC	(via phone)
Kiara Cuesta	District Accountant – PFM Management Services LLC	(via phone)
Jennifer Glasgow	District Accountant – PFM Management Services LLC	(via phone)
Scott Wild	District Engineer – England-Thims & Miller	(via phone)
Katie Buchanan	District Counsel - Kutak Rock LLP	(via phone)
Mike Veazey	Project Manager - ICI Homes	
Various Audience Members		

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

A resident inquired about additional amenities, such as tennis courts.

A resident expressed concerns on the increase in utilities, YouTube TV expense, Pool Maintenance and Cleanup, and Pool Heating. She also requested emails being sent for meetings.

A resident expressed concern with access for the pickleball courts, heated pools and fire pits.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of Minutes of April 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.

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

Ms. Carvalho noted as of April 16, 2026, there are 780 registered voters within the District.

ON MOTION by Mr. Stowers, seconded by Mr. Prikasky, 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 2026-08, Adopting the Fiscal Year 2026/2027 Budget and Appropriating Funds**

ON MOTION by Mr. Middleton, seconded by Ms. White, with all in favor, the Board opened the Public Hearing.

Ms. White gave an overview of the budget and the increased expenses for utilities.

Ms. White noted that gas is solely for the fire pit and fireplace. The pool is not heated.

Ms. White noted that the Pool Maintenance amount has not increased.

ON MOTION by Ms. White, seconded by Mr. Prikasky, with all in favor, the Board Closed the Public Hearing.

Ms. White reviewed the Budget with the Board.

Ms. White noted Line Items to re-name to update the descriptions.

ON MOTION by Ms. White, seconded by Mr. Middleton, with all in favor, the Board accepted Resolution 2026-08, Adopting the Fiscal Year 2026/2027 Budget and Appropriating Funds.

Consideration of Resolution 2026-09, Levying O&M Assessments and Certifying an Assessment Roll

Ms. Carvalho gave an overview of the Resolution.

Ms. White noted that section 3a of the resolution needs to be updated to reflect May 1 and November 1.

ON MOTION by Ms. White, seconded by Mr. Prikasky, with all in favor, the Board approved subject to revision, Resolution 2026-08, Levying O&M Assessments and Certifying an Assessment Roll with the noted revision.

Consideration of Resolution 2026-10, Adopting the Annual Meeting Schedule for Fiscal Year 2026/2027

Ms. Carvalho noted the April 15, 2027 meeting will change to April 22, 2027.

ON MOTION by Mr. Stowers, seconded by Ms. White, with all in favor, the Board approved Resolution 2026-10, Adopting the Annual Meeting Schedule for Fiscal Year 2026/2027 with the change of April 22, 2027.

Consideration Resolution 2026-2011, Adopting Goals, Objectives, and Performance Measures and Standards for Fiscal Year 2026/2027

The Board reviewed the Resolution.

ON MOTION by Mr. Middleton, seconded by Mr. Stowers, with all in favor, the Board approved Resolution 2026-2011, Adopting Goals, Objectives and Performance Measures and Standards for Fiscal Year 2026/2027.

Consideration of Resolution 2026-12, Designating Date, Time and Place of Public Hearing on Adoption of Rules of Procedure

Ms. Buchanan gave an overview of the Rules of Procedure.

The Board agreed to set the Hearing for January 21, 2027.

ON MOTION by Mr. Prikasky, seconded by Mr. Middleton, with all in favor, the Board approved Resolution 2026-12, Designating Date, Time, and Place of Public Hearing on Adoption of Rules of Procedure. January 21, 2027.

Consideration of Resolution 2026-13, Declaring Vacancies on the Board for Seat 3 and Seat 6

Ms. Carvalho noted there were no qualifiers during the qualifying period.

ON MOTION by Ms. White, seconded by Mr. Prikasky, with all in favor, the Board accepted Resolution 2026-13, Declaring Vacancies on the Board for Seats 3 and 6.

Consideration of Veredgo Addendum to Landscape Maintenance Service Agreement

for Not-To-Exceed Authorization Related to Hurricane/Storm Cleanup

Mr. Veazy noted that the landscape contractors are asking for authorization for up to $10,000 for post-storm cleanup. He noted this is not recommended.

The Board agreed to deny the request.

ON MOTION by Ms. White, seconded by Mr. Prikasky, with all in favor, the Board denied Veredgo Addendum to Landscape Maintenance Service Agreement for Not-To-Exceed Authorization Related to Hurricane/Storm Cleanup.

Review & Acceptance of Fiscal Year 2025 Audit Report

Ms. Carvalho noted the Audit was clean and had no material events.

ON MOTION by Mr. Middleton, seconded by Mr. Stowers, with all in favor, the Board accepted the Fiscal Year 2025 Audit Report.

Ratification of District Management Fee Increase Letter

The Board reviewed the District Management Fee Increase.

ON MOTION by Mr. Middleton, seconded by Mr. Prikasky, with all in favor, the Board ratified District Management Fee Increase Letter.

Ratification of Agreement with Perret and Associates Regarding SEQ Residential Phase 2C Plat in Seven Pines

The Board reviewed the item.

ON MOTION by Mr. Stowers, seconded by Mr. Middleton, with all in favor, the Board ratified Agreement with Perret and Associates Regarding SEQ Residential Phase 2C Play in Seven Pines.

Ratification of Work Authorization No. 22 – for Englas, Thims & Miller, Inc Phase 2C COJ Inspection Services

The Board reviewed all ratifications.

ON MOTION by Mr. Middleton, seconded by Mr. Stowers, with all in favor, the Board ratified Work Authorization No. 22 – For Englas, Thims & Miller Inc Phase 2C COJ Inspection Services.

Ratification of Purchase Order BBCDD-25-006-Add Re: Core & Main

The Board reviewed the change orders.

Ratification of Purchase Order BBCDD-25-006-Add2 Re: Core & Main

The Board reviewed the purchase order.

Ratification of Purchase Order BBCDD-25-006-Add3 Re: Core & Main

The Board reviewed the purchase order.

Ratification of Purchase Order BBCDD-25-002 Re: Rinker Materials

The Board reviewed the purchase order.

Ratification of Purchase Order BBCDD-25-003 Re: Central Florida Transport, LLC

The Board reviewed the purchase order.

ON MOTION by Ms. White, seconded by Mr. Middleton, with all in favor, the Board ratified BBCDD-25-006-Add Re: Core & Main, BBCCDD-25-006-Add2 Re: Core & Main, BBCDD-25-006-Add3 Re: Core & Main, BBCCDD-26-002 Re: Rinker Materials, BBCDD-26-003 Re: Central Florida Transport, LLC.

Ratification of Series 2024A Requisition Nos. 149-179 & 181

The Board reviewed the requisitions.

ON MOTION by Ms. White, seconded by Mr. Prikasky with all in favor, the Board ratified Series 2024A Requisition Nos. 149-179 & 181.

Ratification of Payment Authorization Nos. 215-227

The Board reviewed the Payment Authorization.

ON MOTION by Mr. Stowers, seconded by Mr. Middleton, with all in favor, the Board ratified Payment Authorization Nos. 215-227.

Review of District Financial Statements

Ms. Carvalho gave an overview of the District Financial Statements and noted they are as of May 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. She also noted that the Board in 2020 entered an Interlocal Agreement with Ryals Creek. They are working on updating the agreement to identify responsibilities.

ON MOTION by Mr. Stowers, seconded by Mr. Middleton, with all in favor, the Board ratified the Interlocal Agreement to Match the Budget.

Ms. White noted a change in staff at the Amenity Center and there has been a change in services that reflect an increase.

ON MOTION by Ms. White, seconded by Mr. Prikasky, with all in favor, the Board approved the signing with First Coast to reflect the updated amount.

District Engineer – No report.

District Manager – Ms. Carvalho noted that the next Board meeting is scheduled for October 15, 2026, at 12:00 p.m.

Audience Comments and Supervisors Requests

There were no further audience comments or Supervisor requests.

A resident asked about future amenities for Phase 3. She requested two additional tennis and pickleball Courts.

A resident requested cutting out fees such as gas and YouTube fees to increase the pool maintenance budget.

A resident noted that the pool only has music when the Lifestyle Coordinator is there and there are a lot of commercials in the music. She requested to widen the variety of music being played.

A resident had questions regarding the lifeguard being listed twice in the budget. She expressed concerns with the budget for swimming lessons and bridge maintenance and asked how a homeowner gets on the Board.

A resident expressed concerns about the amount of trash buildup in the lake. He also noted the preserve behind the lots is not maintained.

Ms. White noted the gas and cable amounts are based on actual use. If there is excess, the money is used for other things within the budget.

Ms. White noted that she does not see lifeguards in the budget more than once. She noted that they are required to have a lifeguard on duty when the splashpad is open.

Ms. White noted there are no swimming lessons in the budget.

Mr. Veazy noted that the area behind the preserve should be mowed once a month.

Mr. Veazey stated he would try to stay on top of lake cleanup. He also noted that he will talk with staff and maintenance about pool cleanup.

Ms. Carvalho reviewed the process to serve on the Board. She noted that at the meeting in January, the Board will appoint residents to the open seats if there are any who show interest and meet the requirements.

Mr. Veazey noted that future amenities have not been determined. Ms. White noted that tennis courts and pickleball courts are not on the plan.

Ms. White noted that pickleball access for non-residence is being addressed.

FOURTH ORDER OF BUSINESS **Adjournment**

There was no further business to discuss.

ON MOTION by Ms. White, seconded by Mr. Stowers, with all in favor, the July 16, 2026, Board of Supervisors' Meeting of the Boggy Branch Community Development District was adjourned at 1:12 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson