



Rizzetta & Company

Glen St. Johns Community Development District

**Board of Supervisors' Special
Meeting
June 17, 2026**

**District Office:
2806 N. Fifth Street
Unit 403
St. Augustine, FL 32084**

www.glenstjohnscdd.org

GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT

St. Johns County Airport Authority
4730 Casa Cola Way, St. Augustine, Florida 32095
www.glenstjohnscdd.org

Board of Supervisors	Darren Romero Mabel Perez Skip Thompson Jamie Williams Bliss Carley	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Lesley Gallagher Ben Pfuhl	Rizzetta & Company, Inc. Rizzetta & Company, Inc.
District Counsel	Katie Buchanan	Kutak Rock, LLP
District Engineer	Joseph Schofield	Alliant Engineering

All cellular phones must be placed on mute while in the meeting room.

The Audience Comments portion, **on Agenda Items Only**, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, **on General Items**, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

GLEN ST JOHNS COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.glenstjohnscdd.org

Board of Supervisors
Glen St. Johns Community
Development District

June 10, 2026

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors' of the Glen St. Johns Community Development District will be held on **June 17, 2026 at 10:00 a.m.** at the St. Johns County Airport Authority, 4730 Casa Cola Way, St. Augustine FL 32095. The meeting is not sponsored by the Authority, its Staff or the Airport.

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on April 15, 2026..... Tab 1
 - B. Ratification of the Operation and Maintenance Expenditure for April 2026 Tab 2
4. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Landscape Irrigation Report Tab 3
 - D. Landscape Report Tab 4
 - E. Amenity Manager Report..... Tab 5
 1. All Weather Pond Service Report
 - F. District Manager Tab 6
 1. Presentation of the Registered Voter Count
5. **BUSINESS ITEMS**
 - A. Consideration of 2026-02; Reassigning Assistant Treasurer Tab 7
 - B. Consideration of 2026-03; Setting Hearing on Revised Rules of Procedure..... Tab 8
 - C. Presentation of Fiscal Year 2026-2027 Proposed Budget..... Tab 9
 1. Consideration of Resolution 2026-04; Approving Proposed Budget and Setting a Public Hearing

6. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS

7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (904) 436-6270.

Sincerely,

Benjamin Pfuhl

Tab 1

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

GLEN ST. JOHNS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Glen St. Johns Community Development District was held on April 15, 2026, at 10:00 a.m. at the St. Johns County Airport Authority, 4730 Casa Cola Way, St. Augustine, Florida 32095

Present and constituting a quorum:

Darren Romero	Board Supervisor, Chairman
Mabel Perez	Board Supervisor, Vice Chair
Jamie Williams	Board Supervisor, Assistant Secretary
Skip Thompson	Board Supervisor, Assistant Secretary
Bliss Carley	Board Supervisor, Assistant Secretary

Also present were:

Ben Pfuhl	District Manager, Rizzetta & Company, Inc.
Hunter Hurley	District Counsel, Kutak Rock (via speakerphone)
Winslow Wheeler	Field Operations Manager, Vesta Property Services
Scott Settlemires	Account Manager, VerdeGo

FIRST ORDER OF BUSINESS

CALL TO ORDER

Mr. Pfuhl called the meeting to order at 10:00 a.m. and read roll call.

There were no audience members present at this time.

SECOND ORDER OF BUSINESS

CONSIDERATION OF THE MINUTES
OF THE BOARD OF SUPERVISORS'
MEETING HELD ON FEBRUARY 18,
2026

On a motion by Mr. Thompson, seconded by Ms. Carley, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on February 18, 2026, for Glen St. Johns Community Development District.

48
49
50
51
52

THIRD ORDER OF BUSINESS

**RATIFICATION OF THE OPERATION
AND MAINTENANCE EXPENDITURES
FOR FEBRUARY AND MARCH 2026**

On a motion by Mr. Thompson, seconded by Ms. Carley, with all in favor, the Board ratified the operation and maintenance expenditures for February 2026, in the amount of \$27,792.40 and March 2026, in the amount of \$40,742.45, for Glen St. Johns Community Development District.

53
54

FOURTH ORDER OF BUSINESS

STAFF REPORTS

55
56
57
58

A. District Counsel

Mr. Hurley reviewed his report with the Board, highlighting recent changes from the State Legislature which could effect the District’s Sovereign Immunity Cap as well as the process for recalling Board Supervisors.

59
60
61
62

B. Landscape Report

Mr. Settlemires reviewed his report with the Board.

63
64
65
66
67
68
69

Mr. Settlemires reviewed the VerdeGo proposal to refurbish the cul-de-sac island on Saba Rock & Trellis Bay.

On a motion by Ms. Carley, seconded by Mr. Thompson, with all in favor, the Board approved the VerdeGo proposal to refurbish the cul-de-sac island on Saba Rock & Trellis Bay in the amount of \$5,950, for Glen St. Johns Community Development District.

70
71

C. Amenity Manager Report

Mr. Wheeler reviewed his report with the Board.

72
73
74
75
76
77

D. District Manager

78
79
80
81

Mr. Pfuhl reviewed his report with the Board.

82
83
84

Mr. Pfuhl discussed with the Board potential inclusions in the 2026/2027 budget.

85
86
87
88
89

90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119

FIFTH ORDER OF BUSINESS

CONSIDERATION OF PRESSURE WASHING PROPOSALS

Mr. Wheeler reviewed the pressure-washing proposals.

The Board tabled this item and directed the staff to only pressure wash the fencing and the monuments at this time.

SIXTH ORDER OF BUSINESS

CONSIDERATION OF THE GYM PAINTING PROPOSAL

Mr. Pfuhl reviewed the painting proposals.

The Board tabled this item for review at a future date.

EIGHTH ORDER OF BUSINESS

SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Supervisor: Ms. Perez requested a larger trash can at the Amenity Center.

Audience: There were no audience comments at this time.

NINETH ORDER OF BUSINESS

ADJOURNMENT

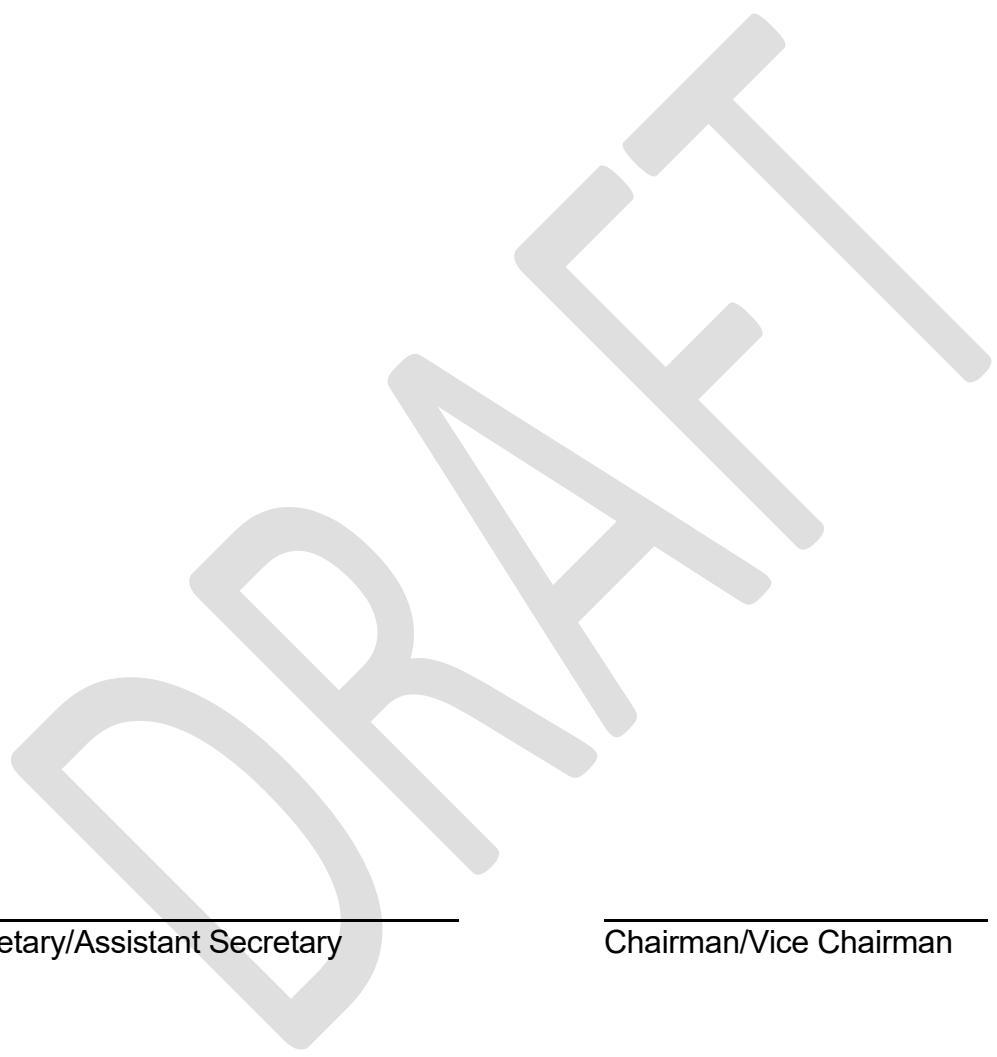
On a motion by Ms. Perez, seconded by Ms. Carley, with all in favor, the Board adjourned the meeting at 11:20 a.m. , for Glen St. Johns Community Development District.

120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135

136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172

Secretary/Assistant Secretary

Chairman/Vice Chairman



Tab 2

Glen St. Johns Community Development District

District Office · St. Augustine, Florida 32084
Mailing Address · 3434 Colwell Avenue · Suite 200, Tampa Florida 33614
www.glenstjohnscdd.org

Operations and Maintenance Expenditures April 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$42,625.87**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Glen St. Johns Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
AllWater Aquatic Management	300247	2313-121	Monthly Pond Management Services 10 Ponds 04/26	\$ 1,008.30
Bliss Carley	300254	BC041526	Board of Supervisor Meeting 04/16/26	\$ 200.00
Darren H. Romero	300255	DR041526	Board of Supervisor Meeting 04/16/26	\$ 200.00
DoorKing, Inc.	300259	2738929	Access Cards 04/26	\$ 164.45
Florida Power & Light Company	20260428-1	06579-01070-040626	1415 St. Thomas Island Pkwy # Irr 03/26	\$ 136.26
Florida Power & Light Company	20260428-1	13336-20134-040626	1430 St Thomas Island Pkwy # Amenity 03/26	\$ 866.86
Florida Power & Light Company	20260428-1	59363-49496-040626	40 W Teague Bay Dr # Well 03/26	\$ 61.88
Florida Power & Light Company	20260428-1	95954-47310-040626	000 Leo Maguire Pkwy Street Lights 03/26	\$ 4,044.14
Gilbert F Thompson	300256	ST041526	Board of Supervisor Meeting 04/16/26	\$ 200.00
Grau & Associates, P.A.	300248	29032	Audit FYE 09/30/2025 04/26	\$ 2,300.00
Hawkins, Inc	300242	7310964	Chemicals 01/26	\$ 219.90
Hawkins, Inc	300243	7362846	Chemicals 03/26	\$ 249.60
Hawkins, Inc	300245	7375609	Chemicals 03/26	\$ 219.90

Glen St. Johns Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hawkins, Inc	300262	7404980	Chemicals 04/26	\$ 279.30
James D Williams	300257	JW041526	Board of Supervisor Meeting 04/16/26	\$ 200.00
JEA	20260407-1	1608024175-031626	Sewer Irrigation & Wate 03/26	\$ 497.58
Kutak Rock, LLP	300251	3728792	Legal Services 01/26 and 02/26	\$ 3,215.21
Mabel Perez	300258	MP01526	Board of Supervisor Meeting 04/16/26	\$ 200.00
Rizzetta & Company, Inc.	300244	INV0000108106	Accounting Services 04/26	\$ 4,254.75
School Now	300250	INV-SN-1367	School Now CDD ADA-PD 04/26	\$ 384.38
USA TODAY Media Corp	300249	0007644438	Legal Advertising 03/26	\$ 169.92
VerdeGo, LLC	300246	27579	Landscape Enhancement 03/26	\$ 3,350.00
VerdeGo, LLC	300253	27898	Monthly Landscape Contract 04/26	\$ 10,301.61
VerdeGo, LLC	300260	28028	Sod Replacement 04/2653	\$ 3,375.00
VerdeGo, LLC	300260	28058	Replaced a faulty valve on zone #9 04/26	\$ 620.00
Vesta Property Services, Inc.	300252	431469	Amenity Facility Janitorial Services 04/26	\$ 4,168.29

Glen St. Johns Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Vesta Property Services, Inc.	300252	431935	Billable Expenses 03/26	\$ 255.59
Vesta Property Services, Inc.	300261	432101	Pressure washing monument and white fence 04/26	\$ 1,263.00
Waste Pro - Flagler	20260403-1	0000493863	1430 Saint Thomas Island Parkway 04/26	<u>\$ 219.95</u>
Total Report				<u>\$ 42,625.87</u>

Tab 3



Job Name: Glenn St. Johns - Main

Job Number: _____

Controller Name: Pump Pack

Date: 04-09 Page: 1 of 2

Start Time / End Time	Seasonal Adjust	Run Days
A) <u>9:30pm</u>	<u>100</u> %	<u>MTWTFSS</u>
B) <u>1:00AM</u>	<u>100</u> %	<u>MTWTFSS</u>
C)	%	MTWTFSS
D)	%	MTWTFSS

Zone Map
 YES NO
 Zone list in controller
 YES NO

Checked Weather Sensor
 YES NO
 Weather Sensor:
 Working Not working

Controller Make & Model	<u>ESP-LXME</u>			
Controller Status	<u>Working</u>		Not Working	
POC Info	Potable Water	Reclaim	Well Water	Lake Water
Pump Status & Type	Pressurized	<u>Kump Start</u>	Centrifugal	<u>Submersible</u>

INFORMATION:

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray, Rotor, Drip, MPR, or Bubbler	<u>S</u>	<u>MP-R</u> <u>DSR</u>	<u>R/D</u>	<u>S/R</u>	<u>S</u>	<u>R</u>	<u>S</u>	<u>S</u>		<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>
Run time (A/B)	<u>25</u>	<u>25</u>	<u>30</u>	<u>10</u>	<u>15</u>	<u>10</u>	<u>15</u>	<u>20</u>		<u>20</u>	<u>20</u>	<u>20</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>
Run Time (C/D)																
Change Time (A/B)																
Change Time (C/D)																
Zone Faults or Alarms																
Plant Type	<u>T/S</u>	<u>S</u>	<u>T/S</u>	<u>T/S</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>		<u>TSA</u>	<u>TSA</u>	<u>TSA</u>	<u>TSA</u>	<u>TSA</u>	<u>TSA</u>	<u>T/S</u>

Contract Maintenance: (No Charge)

Straighten Heads																
Adjust Water Pattern																
Clogged Nozzle Screens																

Billable Repairs or Upgrades:

Head Broken- 6in spray					<u>4</u>											
Head Broken- 12in spray																
Head Broken- 6in rotor			<u>1</u>													
Head Broken- 12in rotor																
Broken Bubbler																
Upgrade 4in to 6in Pop up																
Upgrade 6in to 12in Pop up																
Nozzle					<u>1</u>											
MPR																
Kit - 6 in. Spray																
Kit - 12 in. Spray																
Kit - 4 in. Rotor																
Kit - 6 in. Rotor																
Kit - MPR																
Lateral Line Break		<u>1</u>		<u>4</u>												
Relocation																
Head Raised or Lowered in Turf																
Head Raised or Lowered in Shrub																
Other- See Comments																

Additional Comments:

zone 2 - drip c/a inside pool zone 9 - 10" 6" rotor by
park zone 4 - 3 drip / lateral pipe break by the reserve sign
zone 5 - 4 broken 6" entry side Reserve sign
Added valve for zone 9
1 - rca 200
1 - 3' slip
1 - 18" slip



Job Name : Glenn St John's - Main

Job Number: _____

Controller Name: _____

Date: 04-09 Page: 2 of 2

Start Time /End Time	Seasonal Adjust	Run Days
A)	%	MTWTFSS
B)	%	MTWTFSS
C)	%	MTWTFSS
D)	%	MTWTFSS

Zone Map	YES NO
Zone list in controller	YES NO

Checked Weather Sensor	YES NO
Weather Sensor:	Working Not working

Controller Make & Model	<u>ESR LXMP</u>		
Controller Status	<u>Working</u>	Not Working	
POC Info	Potable Water	Reclaim	Well Water
Pump Status & Type	Pressurized	<u>Pump Start</u>	Centrifugal
			Lake Water
			Submersible

INFORMATION:

Zone Number	<u>17 15</u>																		
Spray, Rotor, Drip, MPR, or Bubbler	<u>R R</u>																		
Run time (A/B)	<u>20 30</u>																		
Run Time (C/D)																			
Change Time (A/B)																			
Change Time (C/D)																			
Zone Faults or Alarms																			
Plant Type																			

Contract Maintenance: (No Charge)

Straighten Heads																			
Adjust Water Pattern																			
Clogged Nozzle Screens																			

Billable Repairs or Upgrades:

Head Broken- 6in spray																			
Head Broken- 12in spray																			
Head Broken- 6in rotor																			
Head Broken- 12in rotor																			
Broken Bubbler																			
Upgrade 4in to 6in Pop up																			
Upgrade 6in to 12in Pop up																			
Nozzle																			
MPR																			
Kit - 6 in. Spray																			
Kit - 12 in. Spray																			
Kit - 4 in. Rotor																			
Kit - 6 in. Rotor																			
Kit - MPR																			
Lateral Line Break																			
Relocation																			
Head Raised or Lowered in Turf																			
Head Raised or Lowered in Shrub																			
Other- See Comments																			

Additional Comments:



Job Name: Glenn St. John's - Front Park

Job Number: _____

Controller Name: PUMP ROCK

Date: 04-09-2026 Page: 1 of 1

Start Time /End Time	Seasonal Adjust	Run Days
A) <u>1100pm</u>	<u>100</u> %	<u>MTWTFSS</u>
B)	%	MTWTFSS
C)	%	MTWTFSS
D)	%	MTWTFSS

Zone Map
 YES NO
 Zone list in controller
 YES NO

Checked Weather Sensor
 YES NO
 Weather Sensor:
 Working Not working

Controller Make & Model	<u>Rainbird</u>		
Controller Status	<input checked="" type="checkbox"/> Working		<input type="checkbox"/> Not Working
POC Info	Potable Water	Reclaim	<input checked="" type="checkbox"/> Well Water <input type="checkbox"/> Lake Water
Pump Status & Type	<input checked="" type="checkbox"/> Pressurized	Pump Start	<input checked="" type="checkbox"/> Centrifugal <input type="checkbox"/> Submersible

INFORMATION:

Zone Number	4	8	9	10														
Spray, Rotor, Drip, MPR, or Bubbler	<u>S</u>	<u>R</u>	<u>R</u>															
Run time (A/B)	<u>75</u>	<u>30</u>	<u>70</u>	<u>20</u>														
Run Time (C/D)																		
Change Time (A/B)																		
Change Time (C/D)																		
Zone Faults or Alarms																		
Plant Type																		

Contract Maintenance: (No Charge)

Straighten Heads																			
Adjust Water Pattern																			
Clogged Nozzle Screens																			

Billable Repairs or Upgrades:

Head Broken- 6in spray																			
Head Broken- 12in spray																			
Head Broken- 6in rotor																			
Head Broken- 12in rotor																			
Broken Bubbler																			
Upgrade 4in to 6in Pop up																			
Upgrade 6in to 12in Pop up																			
Nozzle																			
MPR																			
Kit - 6 in. Spray																			
Kit - 12 in. Spray																			
Kit - 4 in. Rotor																			
Kit - 6 in. Rotor																			
Kit - MPR																			
Lateral Line Break																			
Relocation																			
Head Raised or Lowered in Turf																			
Head Raised or Lowered in Shrub																			
Other- See Comments																			

Additional Comments:



Job Name : Glenn ST. Johns - Back

Job Number: _____

Controller Name: pole by back-flow

Date: 01-09-2026 Page: 1 of 1

Start Time /End Time	Seasonal Adjust	Run Days
A) <u>9:45 pm</u>	<u>50</u> %	<u>MTWTFSS</u>
B)	%	MTWTFSS
C)	%	MTWTFSS
D)	%	MTWTFSS

Zone Map
 YES NO
 Zone list in controller
 YES NO

Checked Weather Sensor
 YES NO
 Weather Sensor:
 Working Not working

Controller Make & Model	<u>Rainbird ESP-Me</u>		
Controller Status	<input checked="" type="checkbox"/> Working		<input type="checkbox"/> Not Working
POC Info	<input checked="" type="checkbox"/> Potable Water	<input type="checkbox"/> Reclaim	<input type="checkbox"/> Well Water <input type="checkbox"/> Lake Water
Pump Status & Type	<input checked="" type="checkbox"/> Pressurized	<input type="checkbox"/> Pump Start	<input type="checkbox"/> Centrifugal <input type="checkbox"/> Submersible

INFORMATION:

Zone Number	1	2	3	4	5	6								
Spray, Rotor, Drip, MPR, or Bubbler	<u>R/B</u>	<u>R/B</u>	<u>R/B</u>											
Run time (A/B)	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>								
Run Time (C/D)														
Change Time (A/B)														
Change Time (C/D)														
Zone Faults or Alarms														
Plant Type	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>T</u>								

Contract Maintenance: (No Charge)

Straighten Heads														
Adjust Water Pattern														
Clogged Nozzle Screens														

Billable Repairs or Upgrades:

Head Broken- 6in spray														
Head Broken- 12in spray														
Head Broken- 6in rotor														
Head Broken- 12in rotor														
Broken Bubbler														
Upgrade 4in to 6in Pop up														
Upgrade 6in to 12in Pop up														
Nozzle														
MPR														
Kit - 6 in. Spray														
Kit - 12 in. Spray														
Kit - 4 in. Rotor														
Kit - 6 in. Rotor														
Kit - MPR														
Lateral Line Break			<u>1</u>											
Relocation														
Head Raised or Lowered in Turf														
Head Raised or Lowered in Shrub														
Other- See Comments														

Additional Comments: Zone 3 - broken 1/2" flex line

Tab 4



MAY 2026 LANDSCAPE STATUS REPORT

GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT (CDD)

Executive Summary

Overall landscape conditions remain good despite ongoing dry weather conditions
Limited rainfall has resulted in turf stress in select areas; however, landscape assets remain healthy overall.

Contracted Services Performed

Weekly mowing, edging, trimming, and blowing were completed throughout the District in accordance with the maintenance schedule.

Landscape Conditions

Some turf areas are exhibiting drought stress due to lack of rainfall
Irrigated areas continue to perform satisfactorily
Trees, shrubs, and landscape beds remain in good condition.

Irrigation

Systems are operating as intended with ongoing monitoring and adjustments.

Additional Maintenance Activities

Shrub pruning, weed control applications, irrigation inspections, and general landscape detailing were completed.

Enhancement Projects

Approved enhancement projects were delayed due to drought conditions and limited rainfall
Installation will proceed when conditions improve.

Recommendations

Continue monitoring turf conditions, evaluate irrigation coverage in dry areas, and proceed with approved enhancement projects.

Outlook

The landscape continues to perform well overall and is expected to recover with improved rainfall and continued maintenance.

Respectfully Submitted,

Scott Setlemires
VerdeGo Landscape

Tab 5

Glen St. Johns Field Operations Report

Meeting Date: June 11, 2026
Submitted by: Winslow Wheeler

Board considerations:

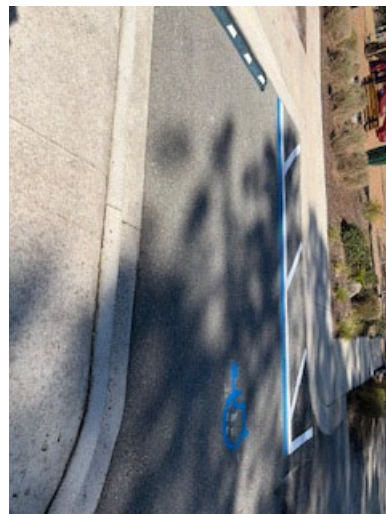
- There a no current proposal for board consideration.

Projects in Progress

- The installation for the light pole has been completed.
- I have continued to work with FPL on refurbishing the transformer box and the invoice was received so the invoice has been sent to Rizetta for processing.

Completed Projects:

- Pressure washing the white fencing across the street from the amenity center, the stone caps on the signage, the monument sign on Leo Maguire.
- Complete the parking lot striping at the clubhouse.

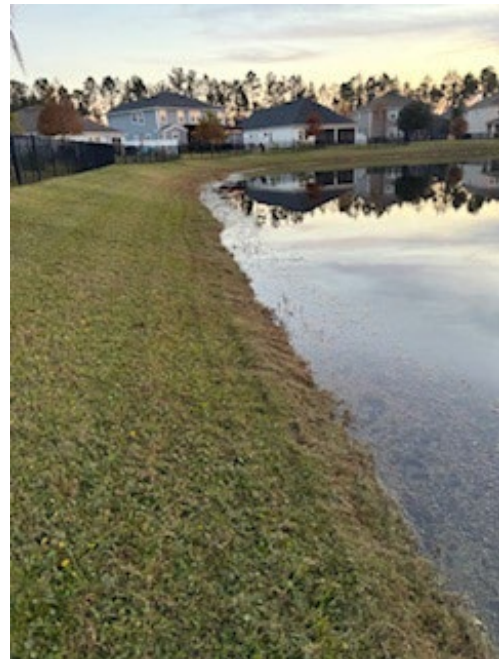


Completed Projects: Continued

- Hammer-in railroad spikes on mat at bottom of slide at amenity center playground has been completed.
- Monthly maintenance of the gym has been completed.
- Air condition quarterly service has been completed.
- Gray pest control has been on site, and they would like to be on auto withdraw for payment.

Common Grounds

- Please see landscape report for further details on regular maintenance and repairs.
- Please see Estate Management report for an update on the ponds.
- This writer has been regularly monitoring the trash issue which has subsided. We have spoken to a few residents during monitoring, and they are pleased that the upkeep of the ponds continues by Verdego, estate management and the CDD.





ALL-WATER

ALL-WATER

Stormwater Pond & Lake Wastewater

ALL-WATER.COM

(866) 812-6588

305 Indigo Drive, Brunswick, GA 31525

(912) 261-8882 Fax

www.all-water.com

Monthly Service Report

Date: 04/30/2026

Aquatic Tech: Evan Weaver, George Ortiz

Client: Glen St. John



ALL WATER

Pond 1: Pond was in overall good shape. Water level very low. Torpedo Grass was dead. There was some trash in a few spots around the banks.



Pond 2: Pond was in overall good shape upon inspection. Torpedo grass is dead and decayed entirely, in much better shape than last season. Some borderline growth present.





ALL WATER

Pond 3: Pond was in overall good shape. Some filamentous algae present and was treated in the end corner of pond. Water level is a little lower than normal.



Pond 4: Pond was in good condition upon inspection. Some moderate spike rush present and treated. Shoreline vegetation dead from previous treatments. Water level a little lower than usual.





ALL WATER

Pond 5: Pond was in overall good shape. Torpedo grass dead and decaying from previous treatment. A little bit of algae present and treated. No issues monitored.



Pond 6: Pond was in overall good shape. Very little border vegetation present. Water level normal. No issues monitored.





ALL WATER

Pond 7: Pond was in overall good shape. Water level and clarity were both good. Torpedo grass dead and decaying. No issues monitored.



Pond 8: Pond was in good overall shape. There was some submerged vegetation and algae that was treated. No issues monitored.





ALL WATER

Pond 9: Pond was in good shape upon inspection. Water level normal. A little bit of borderline submerged vegetation present. No issues monitored.



Pond 11: Pond was in overall good shape with some filamentous algae present that was treated in shallow corners. Water level lower than normal. Trash is much less present than previous visits. No issues monitored.





ALL WATER

The ponds in Glen St. Johns are in good condition. There are some spots of mostly submerged vegetation and algae, but nothing is out of the ordinary for this time of year. Torpedo grass is almost a non-issue so far, as most of it is dead. There was very little trash to pick up this time. Pond 11 was almost entirely trash-free, which is a huge improvement.

Overall, the ponds in Glen St. Johns are in good condition. As we move into spring, it will not be unusual to see vegetation rapidly growing. We will continue to service the ponds and manage the vegetation as it pops up throughout the season. As always, please feel free to reach out to me if you have any questions or concerns.

Sincerely,

Evan Weaver

ALL WATER

Lead Aquatic Technician

o: (866) 812-6588

c: (912) 506-5433

e: e.weaver@all-water.com

Tab 6

Vicky Oakes
St. Johns County Supervisor of Elections

APR 17 2026

April 15, 2026

Joseph M. Sarmiento

Attn: Benjamin Pfuhl, District Manager

Request for Registered Voter Totals, Glen St Johns CDD

This letter is in response to your request for Registered Voter Totals for the Glen St Johns Community Development District (CDD). As of 04/15/2026, the total number of active registered voters in Glen St Johns CDD is 2,490. If you have any further questions, please feel free to contact me.

Regards,



Joseph M. Sarmiento
GIS Elections Services Specialist

for

Vicky Oakes, St. Johns County Supervisor of Elections

904-823-2238

jsarmiento@votesjc.gov

Tab 7

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT REAPPOINTING AN ASSISTANT TREASURER OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Glen St Johns Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within St. Johns County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously appointed **Shawn Wildermuth** as an Assistant Treasurer pursuant to Resolution 2016-05; and

WHEREAS, the Board now desires to remove **Shawn Wildermuth** as Assistant Treasurer and appoint **Susan Garcia** to the position.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Shawn Wildermuth is removed as Assistant Treasurer.

Section 2. **Susan Garcia** is appointed as Assistant Treasurer.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 11th DAY OF JUNE, 2026.

**GLEN ST. JOHNS COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Tab 8

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Glen St. Johns Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Jacksonville, St. Johns County, Florida; and

WHEREAS, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. A Public Hearing will be held to adopt the District’s Rules of Procedure on August 19, 2026, at 10:00 a.m., at St. Johns County Airport Authority, 4730 Casa Cola Way, St. Augustine FL 32095.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 11th day of June 2026.

ATTEST:

GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Tab 9

RESOLUTION 2026-04
[FY 2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Glen St. Johns Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT:

1. PROPOSED BUDGET APPROVED. The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. SETTING A PUBLIC HEARING; DIRECTING PUBLICATION. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 19, 2026
TIME: 10:00 AM
LOCATION: St. Johns County Airport Authority,
4730 Casa Cola Way,
St. Augustine FL 32095

3. TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET. The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. SEVERABILITY; EFFECTIVE DATE. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11th DAY OF June, 2026.

ATTEST:

GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A
FY 2027 Proposed Budget