

1 **MINUTES OF MEETING**

2 **TRAILS**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Trails Community Development District
5 was held on Tuesday, October 14, 2025 at 6:37 p.m., at the Winchester Ridge Amenity Center, 15431
6 Spotted Stallion Trail Jacksonville, FL 32234.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. McGaffney called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Terence Douglas	Board Supervisor, Chairman
11 Chantel Douglas	Board Supervisor, Assistant Secretary
12 Emilio Gonzalez	Board Supervisor, Assistant Secretary
13 Richard Bergeron	Board Supervisor, Assistant Secretary

14 Also, present were:

15 Howard McGaffney	District Manager, FCS Management Group
16 Wes Haber	District Counsel, Kutak Rock
17 David Landing	District Engineer, Alliant Engineering, Inc.
18 Harold Burns	Operations Manager, Vesta Property Services
19 Maria	Resident

20 *The following is a summary of the discussions and actions taken at the October 14, 2025 Trails CDD Board*
21 *of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by*
22 *emailing PublicRecords@vestapropertyservices.com.*

23 **SECOND ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for**
24 **agenda items)**

25 There being none, the next item followed.

26 **THIRD ORDER OF BUSINESS – Exhibit 1: Presentation of Proof of Publication(s)**

27 **FOURTH ORDER OF BUSINESS – Consent Agenda**

28 A. Exhibit 2: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting
29 Held on September 9, 2025

30 B. Exhibit 3: Consideration for Acceptance – The August 2025 Unaudited Financial Statements

31 C. Exhibit 4: Consideration for Acceptance – The August 2025 Operation & Maintenance
32 Expenditures

33 Discussion ensued regarding the Comcast bill and possible alternatives. The Board approved
34 Supervisor Chantel Douglas to work with staff to find better alternatives.

35 On a MOTION by Mr. Douglas, SECONDED by Ms. Douglas, WITH ALL IN FAVOR, the Board 36 approved the Consent agenda as presented, for the Trails Community Development District.

37 **FIFTH ORDER OF BUSINESS – Business Matters**

38 A. Consideration of Pressure Washing Proposal Options

39 Mr. McGaffney provided a brief update on the revised and new proposals. Discussion ensued.

1. Exhibit 5: Hydro Wash 360
 - a. Revised – Option 1
 - b. Option 2
2. Exhibit 6: Jbluds Pressure Washing LLC
 - a. Revised – Option 1
 - b. Option 2

On a MOTION by Mr. Bergeron, SECONDED by Mr. Gonzalez, WITH ALL IN FAVOR, the Board approved the revised Hydro Wash 360 proposal, for the Trails Community Development District.

- B. Exhibit 7: Consideration & Adoption of **Resolution 2026-01**, 2026 General Elections
Mr. McGaffney provided a brief explanation.

On a MOTION by Mr. Douglas, SECONDED by Mr. Bergeron, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-01**, 2026 General Election, for the Trails Community Development District.

- C. Consideration of Audit Committee's Recommendation for Auditor

On a MOTION by Mr. Bergeron, SECONDED by Ms. Douglas, WITH ALL IN FAVOR, the Board accepted the Audit Committee's Recommendation for Auditor, with DiBartolomeo, McBee, Hartley & Barnes ranking as number 1 with a score of 100 and Grau & Associates ranking as number 2 with a score of 96, for the Trails Community Development District.

- D. Consideration of Painting Project – NTE \$8,000.00 – *To Be Distributed*

Mr. McGaffney provided a brief explanation. Discussion ensued. The Board approved Supervisor Chantel Douglas to work with staff to select the color scheme for the Social Hall and for the Chairman to sign off on the lowest qualified price.

On a MOTION by Ms. Douglas, SECONDED by Mr. Bergeron, WITH ALL IN FAVOR, the Board appointed Supervisor Chantel Douglas to select the color scheme for the Social Hall and for the Chairman to sign off on the lowest qualified price, at a not-to-exceed of \$8,500.00, for the Trails Community Development District.

The meeting moved to Item B under the Seventh Order of Business – Staff Reports, at this time.

SIXTH ORDER OF BUSINESS – Discussion Topics

SEVENTH ORDER OF BUSINESS – Staff Reports

- A. Exhibit 8: Operations Manager

Mr. Burns presented his report for the month. Discussion ensued, and clarification was provided that the pool was not closed by the health inspector, but for repairs to be done between inspections.

- B. District Engineer

1. Stormwater System Inspection – Update

Mr. Landing provided a brief update. Discussion ensued regarding possible reasons for the decline in three of the ponds, and that he would provide the Board with a more comprehensive report at the next meeting.

C. District Counsel

Mr. Haber noted that he would work with the District Engineer regarding his report for the next meeting. He also provided an update regarding the JEA purchase of the easement and noted that it had been concluded with a wire transfer forthcoming.

The meeting moved back to Item A. Exhibit 8 under the same order of business, at this time.

D. District Manager

Discussion ensued regarding what was permissible when using the TVs in the amenity center.

EIGHTH ORDER OF BUSINESS – Supervisors’ Requests

Supervisor Chantel Douglas expressed her interest in a future long-term plan for the use of the open field at the Amenity Center. Discussion ensued with the Board deciding that the project was not feasible at this time.

Supervisor Bergeron asked if the cover for the ADA chair lift could be secured more as he had observed that it had been waving when it was especially windy. He also asked if it was possible to prohibit motor bikes and ATV’s from riding across the wooden foot bridge.

NINTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda (limited to 3 minutes per individual)

There being none, the next item followed.

TENTH ORDER OF BUSINESS – Next Meeting Quorum Check: January 13 at 6:00 PM

All four Board members present stated that they would be attending the next Board meeting on January 13 at 6:00 p.m.

ELEVENTH ORDER OF BUSINESS – Adjournment

Mr. McInnes asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Ms. Douglas made a motion to adjourn the meeting.

On a MOTION by Ms. Douglas, SECONDED by Mr. Douglas, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:10 p.m. for the Trails Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on January 13, 2026.


Howard McGaffney (Jan 19, 2026 12:57:29 EST)

Signature

Howard McGaffney

Printed Name


Terence Douglas (Jan 19, 2026 12:50:13 EST)

Signature

Terence Douglas

Printed Name

Title: ☒ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

October Mins.

Final Audit Report

2026-01-19

Created:	2026-01-19
By:	Jackie Leger (jleger@vestapropertyservices.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA_Sky2r2sT7ITRRtgQ7_-wlyOwMz9ETiK

"October Mins." History

-  Document created by Jackie Leger (jleger@vestapropertyservices.com)
2026-01-19 - 5:16:31 PM GMT
-  Document emailed to Chairman Douglas (terencedouglas@bellsouth.net) for signature
2026-01-19 - 5:16:35 PM GMT
-  Email viewed by Chairman Douglas (terencedouglas@bellsouth.net)
2026-01-19 - 5:29:32 PM GMT
-  Signer Chairman Douglas (terencedouglas@bellsouth.net) entered name at signing as Terence Douglas
2026-01-19 - 5:50:11 PM GMT
-  Document e-signed by Terence Douglas (terencedouglas@bellsouth.net)
Signature Date: 2026-01-19 - 5:50:13 PM GMT - Time Source: server
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2026-01-19 - 5:50:14 PM GMT
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-  Signer Mac (howard@fcsmanagementgroup.com) entered name at signing as Howard McGaffney
2026-01-19 - 5:57:27 PM GMT
-  Document e-signed by Howard McGaffney (howard@fcsmanagementgroup.com)
Signature Date: 2026-01-19 - 5:57:29 PM GMT - Time Source: server
-  Agreement completed.
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