

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, January 13, 2026 at 6:30 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	Corina Buck	Board Supervisor, Vice Chairperson
12	Chantel Douglas	Board Supervisor, Assistant Secretary
13	Emilio Gonzalez	Board Supervisor, Assistant Secretary
14	Richard Bergeron	Board Supervisor, Assistant Secretary

15 Also, present were:

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

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21 *The following is a summary of the discussions and actions taken at the January 13, 2026 Trails CDD Board*
22 *of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by*
23 *emailing PublicRecords@vestapropertyservices.com.*

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

26 There being none, the next item followed.

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

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

- 29 A. Exhibit 2: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting
30 Held on October 14, 2025
- 31 B. Exhibit 3: Consideration for Acceptance – The September 2025 Unaudited Financial Statements
- 32 C. Exhibit 4: Consideration for Acceptance – The September 2025 Operation & Maintenance
33 Expenditures
- 34 D. Exhibit 5: Consideration for Acceptance – The October 2025 Unaudited Financial Statements
- 35 E. Exhibit 6: Consideration for Acceptance – The October 2025 Operation & Maintenance
36 Expenditures
- 37 F. Exhibit 7: Consideration for Acceptance – The November 2025 Unaudited Financial Statements
- 38 G. Exhibit 8: Consideration for Acceptance – The November 2025 Operation & Maintenance
39 Expenditures
- 40 H. Ratification of District Manager’s Actions Related to Holiday Lighting

Mr. McGaffney provided a brief reminder of why the holiday lighting was being ratified.

I. Exhibit 9: Ratification of Flashpoint Painting Agreement

Discussion ensued regarding hiring local vendors for projects in the community.

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

FIFTH ORDER OF BUSINESS – Business Items

A. Exhibit 10: Consideration & Adoption of **Resolution 2026-02**, Amending FY 2025-2026 Meeting Schedule

Discussion ensued regarding the scheduling of a budget workshop in March. The Board decided on March 24th at 6:00 p.m.

On a MOTION by Mr. Douglas, SECONDED by Ms. Douglas, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-02**, Amending FY 2025-2026 Meeting Schedule, as amended to add a budget workshop on March 24th at 6:00 p.m., for the Trails Community Development District.

SIXTH ORDER OF BUSINESS – Discussion Topics

A. Budget Workshop on Tuesday, March 17th at 6:00PM

SEVENTH ORDER OF BUSINESS – Staff Reports

The staff reports were presented out of order.

A. Exhibit 11: Operations Manager

Mr. Burns provided further updates. Discussion ensued regarding cleaning of the ponds.

B. District Engineer

1. Status Update of District Ponds

Mr. Landing provided updates regarding the status of the ponds due to the dry weather. Discussion ensued regarding the possible causes and solutions.

On a MOTION by Mr. Bergeron, SECONDED by Mr. Gonzalez, WITH ALL IN FAVOR, the Board approved and directed the District Engineer to draft the scope and specifications for the pond bank repairs, for the Trails Community Development District.

C. District Counsel

Mr. Haber had nothing to report.

D. District Manager

Mr. McGaffney requested that the Board allow him to work with one Supervisor to draft the FY 2027 proposed budget for the workshop.

On a MOTION by Ms. Douglas, SECONDED by Mr. Gonzalez, WITH ALL IN FAVOR, the Board appointed Supervisor Bergeron to work with the District Manager to draft the proposed FY 2027 budget, for the Trails Community Development District.

EIGHTH ORDER OF BUSINESS – Supervisors’ Requests

Ms. Douglas expressed her concerns regarding the new development and its effect on the district.
Discussion ensued.

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

A resident asked for clarification on how the parking in the district works and was directed to the HOA.

TENTH ORDER OF BUSINESS – Next Meeting Quorum Check: March 10 at 6:30 PM

All five Board members stated that they would be attending the next Board meeting on March 10 at 6:30 p.m.

ELEVENTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Mr. Douglas, SECONDED by Ms. Douglas, WITH ALL IN FAVOR, the Board adjourned the meeting at 7:34 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 March 10, 2026.



Signature

Howard McGaffney

Printed Name



Terence Douglas (Mar 12, 2026 15:14:31 EDT)

Signature

Terence Douglas

Printed Name

Title: ☒ Secretary ☐ Assistant Secretary

03/12/2026

Title: ☒ Chairman ☐ Vice Chairman

6. EXHIBIT 02 - Consent Agenda - January Mins.

Final Audit Report

2026-03-12

Created:	2026-03-12
By:	Jackie Leger (jleger@vestapropertyservices.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA9qv6wR3wuQrpras6_B7J_9e-jbobcfVX

"6. EXHIBIT 02 - Consent Agenda - January Mins." History

-  Document created by Jackie Leger (jleger@vestapropertyservices.com)
2026-03-12 - 3:47:03 PM GMT
-  Document emailed to Chairman Douglas (terencedouglas@bellsouth.net) for signature
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-  Email viewed by Chairman Douglas (terencedouglas@bellsouth.net)
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-  Signer Chairman Douglas (terencedouglas@bellsouth.net) entered name at signing as Terence Douglas
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-  Document e-signed by Terence Douglas (terencedouglas@bellsouth.net)
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