

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, March 10, 2026 at 6:00 p.m., at the Winchester Ridge Amenity Center, 15431 Spotted
6 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 (<i>joined in progress</i>)	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 (<i>via phone</i>)	District Counsel, Kutak Rock
18 David Landing (<i>via phone</i>)	District Engineer, Alliant Engineering, Inc.
19 Joe Mangefrida	Resident

20 *The following is a summary of the discussions and actions taken at the March 10, 2026 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 This section was skipped during the meeting.

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 January 13, 2026

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

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

33 D. Exhibit 5: Consideration for Acceptance – The January 2026 Unaudited Financial Statements

34 Mr. McGaffney provided a brief overview.

35 *Supervisor Buck joined the meeting at approximately 6:35 p.m.*

36 E. Exhibit 6: Consideration for Acceptance – The January 2026 Operation & Maintenance
37 Expenditures

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

FIFTH ORDER OF BUSINESS – Business Items

A. Exhibit 7: Consideration of Bland Landscaping Co. Mulching Proposal - \$8,250.00

Mr. McGaffney provided a brief explanation.

On a MOTION by Mr. Douglas, SECONDED by Mr. Gonzalez, WITH ALL IN FAVOR, the Board approved the Bland Landscaping Co. Mulching proposal, in the amount of \$8,250.00, for the Trails Community Development District.

B. Discussion & Consideration of HOA Proposed Fence-Chuckwagon Trail

Supervisor Chantel Douglas presented the proposal and explained the need for the fence. Discussion ensued.

Joe Mangefrida as well as several other residents expressed their objections to installing a fence at the end of Chuckwagon Trail as it would prevent residents from accessing the other neighborhood. Discussion ensued, which included a representative from HOA Phase 2 requesting that language be included that HOA Phase 1 would be in charge of maintaining the fence, if installed. Mr. Haber provided legal counsel on the matter.

The draft agreement will be included on the next agenda at the April 14th Board meeting for Board consideration.

On a MOTION by Mr. Douglas, SECONDED by Ms. Buck, WITH ALL IN FAVOR, the Board approved District Counsel to draft a formal agreement between the District and HOA 1 for the association to pay for all of the costs to purchase and install a fence at the end of Chuckwagon Trail, and to include the HOA 1 paying for the District's attorney's fees, survey, permitting, and ongoing maintenance, for the Trails Community Development District.

SIXTH ORDER OF BUSINESS – Discussion Topics

SEVENTH ORDER OF BUSINESS – Staff Reports

A. Exhibit 8: Operations Manager

B. District Engineer

1. Exhibit 9: Scope/Specifications for Pond Bank Repairs

Mr. Landing provided a brief overview of the repairs that were needed and how to go about the repairs. Discussion ensued.

On a MOTION by Ms. Douglas, SECONDED by Mr. Bergeron, WITH ALL IN FAVOR, the Board authorized the District Engineer to finalize the scope and specifications for the pond bank repairs and to solicit proposals to be brought back to a future meeting for consideration, for the Trails Community Development District.

This item was not previously included in the agenda.

Supervisor Chantel Douglas presented information she gathered from the climatologists office at FSU regarding rain frequency and water in the city.

C. District Counsel

1. Exhibit 10: Legislative Reports

Mr. Haber provided a brief overview.

D. District Manager

Mr. McGaffney had nothing further to report.

EIGHTH ORDER OF BUSINESS – Supervisors’ Requests

There being no Supervisors’ requests, the next item followed.

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

A resident requested information about the differences between the different Boards that govern the community.

TENTH ORDER OF BUSINESS – Budget Workshop Reminder – March 24th at 6:00 PM

ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: April 14th at 6:30 PM

Four out of five Board members present confirmed that they would be attending the next Board meeting on April 14th at 6:30 p.m. Supervisor Chantel Douglas stated that she would not be attending said Board meeting.

TWELFTH 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 Mr. Bergeron, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:03 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 April 14, 2026.


Howard McGaffney (Apr 21, 2026 15:43:36 EDT)
Signature

Howard McGaffney
Printed Name

Title: ☒ Secretary ☐ Assistant Secretary


Chairman Douglas (Apr 21, 2026 15:38:03 EDT)
Signature

Terence Douglas
Printed Name

Title: ☐ Chairman ☐ Vice Chairman

March Mins.

Final Audit Report

2026-04-21

Created:	2026-04-21
By:	Jackie Leger (jleger@vestapropertyservices.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAawl6xnLMMgPoMKKYcJvBe_9tkXAkowaoq

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-  Document e-signed by Howard McGaffney (howard@cddmanagers.com)
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