

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, April 14, 2026 at 6:30 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 Jay Bagley	Solitude Lake Management
19 Cathey Richards	Resident

20
21 *The following is a summary of the discussions and actions taken at the April 14, 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 no audience comments, 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 March 10, 2026
- 31 B. Exhibit 3: Consideration for Approval – The Minutes of the Board of Supervisor Budget Workshop
32 Held on March 24, 2026
- 33 C. Exhibit 4: Consideration for Acceptance – The February 2026 Unaudited Financial Statements
- 34 D. Exhibit 5: Consideration for Acceptance – The February 2026 Operation & Maintenance
35 Expenditures

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

FIFTH ORDER OF BUSINESS – Business Items

Mr. McGaffney provided a brief explanation of the need for Item A and Item B.

A. Consideration of Termination of Future Horizons Fountain Maintenance Contract

On a MOTION by Mr. Douglas, SECONDED by Mr. Bergeron, WITH ALL IN FAVOR, the Board approved the termination of Future Horizons Fountain Maintenance contract, for the Trails Community Development District.

B. Exhibit 6: Consideration of Pond Maintenance Proposal Options

1. Exhibit 6A: Future Horizons

2. Exhibit 6B: Solitude Lake Management

Mr. Bagley presented the proposal and fielded questions from the Board. He also answered questions regarding pond clean-up from residents. Discussion ensued regarding the differences in cost and scope of work between the two proposals presented.

Supervisor Buck joined the meeting in progress at approximately 6:58 p.m.

Discussion continued regarding the two proposals presented.

On a MOTION by Ms. Douglas, SECONDED by Mr. Gonzalez, WITH ALL IN FAVOR, the Board approved the Solitude Lake Management proposal and to maintain the same price for 3 years, for the Trails Community Development District.

C. Exhibit 7: Consideration & Adoption of **Resolution 2026-03**, Approving Proposed FY 2026-2027 Budget & Setting Public Hearing

Mr. McGaffney provided a brief explanation of the budget approval and adoption process to the audience. He also provided a brief overview of the proposed FY 2027 budget that was previously presented at the March 24th workshop. Discussion ensued.

On a MOTION by Mr. Douglas, SECONDED by Mr. Bergeron, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-03**, Approving Proposed FY 2026-2027 Budget & Setting Public Hearing, for the Trails Community Development District.

D. Exhibit 8: Consideration of Wood Bridge Repair Proposal Options

Mr. McGaffney provided a brief explanation of the need for the repair. Discussion ensued.

1. Exhibit 8A: Battleborn Builders - \$6,600.00

2. Exhibit 8B: FCC - \$19,865.11

3. Exhibit 8C: Pratt Building Company - \$4,652.06

4. Exhibit 8D: Ronald P. Ardary Construction, Inc. - \$14,985.00

On a MOTION by Ms. Douglas, SECONDED by Ms. Buck, WITH ALL IN FAVOR, the Board approved the Pratt Building Company Wood Bridge Repair proposal, in the amount of \$4,652.06, for the Trails Community Development District.

E. Exhibit 9: Consideration of Easement Agreement with HOA Phase 1

Mr. Haber provided a brief overview of the agreement drafting process. Discussion ensued.

On a MOTION by Mr. Bergeron, SECONDED by Mr. Gonzalez, WITH ALL IN FAVOR, the Board approved the Easement Agreement with HOA Phase 1, for the Trails Community Development District.

F. Exhibit 10: Consideration of Pond Banks 25 & 26 Repair Plans

This item was tabled until further notice.

Supervisor Ms. Douglas noted her concern regarding the current District Engineer and suggested an RFQ. Discussion ensued.

On a MOTION by Ms. Douglas, SECONDED by Mr. Gonzalez, WITH ALL IN FAVOR, the Board directed District Counsel and District Management to notice an RFQ for District Engineering Services, for the Trails Community Development District.

SIXTH ORDER OF BUSINESS – Discussion Topics

SEVENTH ORDER OF BUSINESS – Staff Reports

A. Operations Manager

Mr. McGaffney provided updates on behalf of the Operations Manager. Discussion ensued.

On a MOTION by Mr. Douglas, SECONDED by Ms. Douglas, WITH ALL IN FAVOR, the Board authorized the Operations Manager to close the pool on Mondays, with the exception of holidays and alternatively Tuesdays, each week between May 1st through Labor Day, for the purpose of planned maintenance and hyperchlorination, for the Trails Community Development District.

Mr. McGaffney discussed the current variance form and noted that it did not consider fence requests. Discussion ensued.

B. District Engineer

C. District Counsel

Mr. Haber provided updates on the current legislative session and noted that he would send the Board links for online ethics training websites.

1. General Election Qualification Period Reminder – June 8, 2026 through June 12, 2026

D. District Manager

EIGHTH ORDER OF BUSINESS – Supervisors' Requests

Supervisor Gonzalez asked about the ethics training websites.

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

Joe noted a possible option to replace the bridge and that the Chairman used his personal drone for Board related business and asked about the policy for Board members presence at meetings. Mr. McGaffney provided responses to Joe's concerns.

TENTH ORDER OF BUSINESS – Next Meeting Quorum Check: July 14 at 6:30 PM + Budget Public Hearing

All five Board members present stated that they would be attending the next Board meeting and budget public hearing on July 14 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 Mr. Bergeron, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:58 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 July 14, 2026.


Howard McGaffney (Jul 21, 2026 17:50:16 EDT)

Signature

Howard McGaffney

Printed Name


Terence Douglas (Jul 21, 2026 17:26:00 EDT)

Signature

Terence Douglas

Printed Name

Title: ☒ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman