

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, July 14, 2026 at 6:31 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	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 Harold Burns	General Manager, Vesta Property Services

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20 *The following is a summary of the discussions and actions taken at the July 14, 2026 Trails CDD Board of*
21 *Supervisors Regular Meeting. Audio for this meeting is available upon public records request by emailing*
22 [*PublicRecords@vestapropertyservices.com.*](mailto:PublicRecords@vestapropertyservices.com)

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

25 There being no audience comments, the next item followed.

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

27 **FOURTH ORDER OF BUSINESS – District Engineer RFQ**

28 A. Consideration of Submitted Qualifications for District Engineer

29 1. Exhibit 2: Acree Engineering

30 Mr. Acree introduced himself and his engineering firm. Mr. Haber provided guidance for how
31 to proceed with the ranking and selection process.

32 On a MOTION by Mr. Bergeron, SECONDED by Ms. Douglas, WITH ALL IN FAVOR, the Board ranked
33 Acree Engineering as the #1 firm, authorized District Counsel to negotiate an agreement and approved the
34 Chair or Vice Chair to execute the final agreement, for the Trails Community Development District.

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36 On a MOTION by Mr. Bergeron, SECONDED by Mr. Gonzalez, WITH ALL IN FAVOR, the Board
37 authorized the scope and specification drafting of the stormwater repairs, for the Trails Community
38 Development District.

FIFTH ORDER OF BUSINESS – FY 2026-2027 Budget Public Hearing

Mr. McGaffney provided a brief overview of the budget public hearing process.

A. FY 2026-2027 Budget Public Hearing

1. Open the Public Hearing

On a MOTION by Ms. Douglas, SECONDED by Mr. Bergeron, WITH ALL IN FAVOR, the Board opened the FY 2026-2027 budget public hearing, for the Trails Community Development District.

2. Exhibit 3: Presentation of FY 2026-2027 Approved Proposed Budget

Mr. McGaffney provided a brief overview of the approved proposed budget.

3. Open the Public Comments

4. Close the Public Hearing

On a MOTION by Ms. Douglas, SECONDED by Mr. Douglas, WITH ALL IN FAVOR, the Board closed the FY 2026-2027 budget public hearing, for the Trails Community Development District.

B. Exhibit 4: Consideration & Adoption of Resolution 2026-04, Adopting Fiscal Year 2026-2027 Budget

On a MOTION by Mr. Bergeron, SECONDED by Mr. Gonzalez, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-04**, Adopting Fiscal Year 2026-2027 Budget, for the Trails Community Development District.

C. Exhibit 5: Consideration & Adoption of Resolution 2026-05, Annual Assessments

On a MOTION by Mr. Douglas, SECONDED by Mr. Bergeron, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-05**, Annual Assessments, for the Trails Community Development District.

SIXTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 6: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on April 14, 2026

B. Exhibit 7: Consideration for Acceptance – The March 2026 Unaudited Financial Statements

C. Exhibit 8: Consideration for Acceptance – The April 2026 Unaudited Financial Statements

D. Exhibit 9: Consideration for Acceptance – The May 2026 Unaudited Financial Statements

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.

SEVENTH ORDER OF BUSINESS – Business Items

A. Exhibit 10: Consideration & Adoption of Resolution 2026-06, Designating Officers

Mr. McGaffney provided a brief explanation.

On a MOTION by Ms. Douglas, SECONDED by Mr. Douglas, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-06**, Designating Officers, adding Vesta staff, and keeping the remaining slate of the Board the same, for the Trails Community Development District.

B. Exhibit 11: Consideration & Adoption of **Resolution 2026-07**, Designating Signatories

Mr. McGaffney provided a brief explanation.

On a MOTION by Mr. Bergeron, SECONDED by Mr. Douglas, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-07**, Designating Signatories, for the Trails Community Development District.

C. Exhibit 12: Consideration & Adoption of **Resolution 2026-08**, Approving FY 2026-2027 Meeting Schedule

On a MOTION by Mr. Douglas, SECONDED by Mr. Bergeron, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-08**, Approving FY 2026-2027 Meeting Schedule, for the Trails Community Development District.

D. Exhibit 13: Consideration & Adoption of **Resolution 2026-09**, Setting Public Hearing on Revised Rules of Procedure

Mr. Haber provided a brief explanation of the need for the resolution and public hearing.

On a MOTION by Ms. Douglas, SECONDED by Mr. Douglas, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-09**, Setting Public Hearing on Revised Rules of Procedure, for the Trails Community Development District.

E. Exhibit 14: Presentation & Acceptance of FY 2025 Final Financial Audit Report

Mr. McGaffney provided a brief overview.

On a MOTION by Mr. Bergeron, SECONDED by Mr. Douglas, WITH ALL IN FAVOR, the Board accepted the FY 2025 Final Financial Audit Report, for the Trails Community Development District.

F. Exhibit 15: Presentation of LLS Tax Solutions – Series 2007 Bond Arbitrage Report

Mr. McGaffney provided a brief overview.

On a MOTION by Mr. Douglas, SECONDED by Mr. Bergeron, WITH ALL IN FAVOR, the Board accepted the LLS Tax Solutions – Series 2007 Bond Arbitrage Report, for the Trails Community Development District.

G. Exhibit 16: Consideration of Easement/Fence/Drainage-Variance Policy

Mr. Haber provided a brief overview. Discussion ensued.

H. Exhibit 17: Consideration of District, Accounting, & Amenity Management Rates

Mr. McGaffney provided a brief explanation of the following proposed rates.

1. Vesta District Services

On a MOTION by Mr. Bergeron, SECONDED by Mr. Douglas, WITH ALL IN FAVOR, the Board approved the Vesta District Services Accounting Management Rates, for the Trails Community Development District.

2. Vesta Property Services

On a MOTION by Mr. Douglas, SECONDED by Mr. Gonzalez, WITH ALL IN FAVOR, the Board approved the Vesta Property Services Amenity Management Rates, for the Trails Community Development District.

3. FCS Management Group

On a MOTION by Mr. Bergeron, SECONDED by Mr. Douglas, WITH ALL IN FAVOR, the Board approved the FCS Management Group District Management Rates, for the Trails Community Development District.

EIGHTH ORDER OF BUSINESS – Discussion Topics

NINTH ORDER OF BUSINESS – Staff Reports

A. Exhibit 18: Operations Manager

Mr. Burns presented the report for the month. Discussion ensued.

B. District Engineer

There being no questions for the new District Engineer, the next item followed.

C. District Counsel

Mr. Haber provided a brief update on the most recent legislative session.

D. District Manager

1. Exhibit 19: Presentation of Duval County Number of Qualified Electors – F.S. 190.006 – 1,240

2. Qualified Candidates

a. Seat #2

- Adesina Braxton
- Corina Buck (her current seat)

b. Seat #5

- Terence Douglas (his current seat)
- Ashley Guioa

TENTH ORDER OF BUSINESS – Supervisors' Requests

Supervisor Ms. Douglas requested to be allowed to provide feedback to the District Engineer regarding pond 12. Discussion ensued.

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

There being no audience comments, the next item followed.

TWELFTH ORDER OF BUSINESS – Next Meeting Quorum Check: September 15 at 6:30 PM

All five Board members presented stated that they would be attending the next Board meeting on September 15 at 6:30 p.m.

THIRTEENTH ORDER OF BUSINESS – Adjournment

Mr. McGaffney 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. Bergeron, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:00 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 September 15, 2026.



Signature

Howard McGaffney

Printed Name



[Terence Douglas \(Sep 22, 2026 17:11:36 EDT\)](#)

Signature

Terence Douglas

Printed Name

Title: ☒ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman