

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, September 15, 2026 at 6:31 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 (<i>joined in progress</i>)	Board Supervisor, Vice Chairperson
12 Chantel Douglas	Board Supervisor, Assistant Secretary
13 Emilio Gonzalez	Board Supervisor, Assistant Secretary

14 Also, present were:

15 Howard McGaffney	District Manager, FCS Management Group
16 Wes Haber (<i>via phone</i>)	District Counsel, Kutak Rock
17 Alex Acree (<i>via phone</i>)	District Engineer, Acree Engineering

18 *The following is a summary of the discussions and actions taken at the September 15, 2026 Trails CDD*
19 *Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by*
20 *emailing PublicRecords@vestapropertyservices.com.*

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

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

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

25 **FOURTH ORDER OF BUSINESS – Public Hearing – Revised Rules of Procedure**

26 Mr. Haber provided an overview of the reason for the public hearing. Mr. McGaffney provided
27 further details on each revision that was being made to the rules of procedure.

28 A. Open the Public Hearing

29 On a MOTION by Ms. Douglas, SECONDED by Mr. Douglas, WITH ALL IN FAVOR, the Board opened
30 the Revised Rules of Procedure Public Hearing, for the Trails Community Development District.

31 B. Exhibit 2: Presentation of Revised Rules of Procedure

32 Mr. Haber provided further comments regarding the most recent legislation.

- 33 1. Exhibit 2A: Summary of Revisions
- 34 2. Exhibit 2B: Redlined Revised Rules of Procedure
- 35 3. Exhibit 2C: Clean Revised Rules of Procedure

36 C. Open the Public Comments

37 A resident asked for clarification on the rule regarding the extensive nature of certain public records
38 requests. Mr. Haber provided legal clarification.

D. Close the Public Hearing

On a MOTION by Mr. Douglas, SECONDED by Mr. Gonzalez, WITH ALL IN FAVOR, the Board closed the Revised Rules of Procedure Public Hearing, for the Trails Community Development District.

E. Exhibit 3: Consideration & Adoption of **Resolution 2026-10**, Adopting Revised Rules of Procedure

On a MOTION by Mr. Douglas, SECONDED by Ms. Douglas, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-10**, Adopting Revised Rules of Procedure, for the Trails Community Development District.

FIFTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 4: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting Held on July 14, 2026

B. Exhibit 5: Consideration for Acceptance – The June 2026 Unaudited Financial Statements

C. Exhibit 6: Consideration for Acceptance – The June 2026 Operation & Maintenance Expenditures

D. Exhibit 7: Consideration for Acceptance – The July 2026 Unaudited Financial Statements

E. Exhibit 8: Consideration for Acceptance – The July 2026 Operation & Maintenance Expenditures

Mr. McGaffney provided a brief update on the current status of the District's FY 2025-2026 budget.

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

SIXTH ORDER OF BUSINESS – Business Items

A. Exhibit 9: Consideration of Acree Engineering Pond Bank Erosion Rehabilitation Proposal - \$7,500.00

Mr. Acree provided a brief overview of the proposal. Mr. McGaffney provided a brief summary of Mr. Acree's overview.

On a MOTION by Mr. Douglas, SECONDED by Ms. Douglas, WITH ALL IN FAVOR, the Board approved the Acree Engineering Pond Bank Erosion Rehabilitation proposal, in the amount of \$7,500.00, for the Trails Community Development District.

SEVENTH ORDER OF BUSINESS – Discussion Topics

A. Adjacent Development – Stormwater System

Mr. Acree provided the Board with an update on the issue from an engineering perspective. Mr. Haber provided further updates on the issue from a legal perspective. Discussion ensued.

On a MOTION by Ms. Douglas, SECONDED by Mr. Gonzalez, WITH ALL IN FAVOR, the Board approved the Adjacent Development – Stormwater System, for the Trails Community Development District.

B. Fence Variance/Easement Policy

Supervisor Chantel Douglas provided a brief update and reminder of the ongoing easement policy discussion. Discussion ensued.

C. Permanent Outdoor Lighting – Amenity Center

Mr. McGaffney provided a brief overview of the reason behind the discussion topic.

EIGHTH ORDER OF BUSINESS – Staff Reports

A. Exhibit 10: Operations Manager

There being no questions for Mr. Burns, the next item followed.

B. District Counsel

Mr. Haber had nothing to report.

C. District Engineer

Mr. Acree had nothing to report.

D. District Manager

The Board requested to change the FY 2027 meeting times from 6:00 p.m. to 6:30 p.m.

On a MOTION by Mr. Douglas, SECONDED by Mr. Gonzalez, WITH ALL IN FAVOR, the Board approved changing the FY 2027 meeting times from 6:00 p.m. to 6:30 p.m., for the Trails Community Development District.

NINTH ORDER OF BUSINESS – Supervisors’ Requests

Supervisor Gonzalez noted that ATVs and other vehicles were accessing the field through the end of the road at Winding Mare. Supervisor Terence Douglas volunteered to contact the City to request that the City install a guard rail. He would advise the Board and staff of the status on the request at a later date.

Supervisor Gonzalez noted the need for signs around the pond and requested that staff obtain pricing for said signs regarding no trespassing and dangerous wildlife.

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

A resident asked about the landscape maintenance and noted the areas that were not being mowed. Discussion ensued and Mr. McGaffney informed the Board that staff have had several discussions with the landscape company’s account manager, and that he and staff recommended that the Board go out for RFP in the Fall.

ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: October 6 at 6:30 PM

Supervisor Terence Douglas, Supervisor Gonzalez, and Supervisor Buck stated that they would be attending the next Board meeting on October 6 at 6:30 p.m. Supervisor Chantel Douglas stated that her attendance was tentative. Supervisor Bergeron was not present to confirm or decline attendance.

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. Gonzalez, WITH ALL IN FAVOR, the Board adjourned the meeting at 6:30 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.*

114 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
115 meeting held on October 6, 2026.

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Signature

Howard McGaffney

Printed Name



[Terence Douglas \(Oct 12, 2026 17:20:51 EDT\)](#)

Signature

Terence Douglas

Printed Name

120 Title: ☒ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman