



Advanced Meeting Package

Regular Meeting

*Thursday
July 17, 2025
9:00 a.m.*

*Location:
Grand Haven Room
Grand Haven Village Center
2001 Waterside Pkwy,
Palm Coast, FL 32137*

*Note: The Advanced Meeting Package is a working document and thus all materials are considered **DRAFTS** prior to presentation and Board acceptance, approval, or adoption.*

Grand Haven Community Development District

250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132

Board of Supervisors
Grand Haven Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Grand Haven Community Development District is scheduled for **Thursday, July 17, 2025, at 9:00 a.m.** at the **Grand Haven Room**, at the **Grand Haven Village Center**, located at **2001 Waterside Parkway, Palm Coast, Florida 32137**.

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-193 or dmcinnes@vestapropertyservices.com . We look forward to seeing you at the meeting.

Sincerely,

David McInnes

David McInnes
District Manager



Community Development District

Meeting Date:	Thursday, July 17, 2025	Ways to Follow Meeting:	Zoom – Listen Only
Time:	9:00 AM	Call-in Number:	+1 (929) 205-6099
Location:	Grand Haven Room, at the Grand Haven Village Center, located at 2001 Waterside Parkway, Palm Coast, Florida 32137	Meeting ID:	705 571 4830#
		Zoom Link:	Zoom Link

Revised Agenda

I. Call to Order/ Roll Call

II. Pledge of Allegiance

III. Audience Comments – *(limited to 3 minutes per individual for agenda and non-agenda items)*

IV. Presentation of Proof of Publication(s)

[Exhibit 1](#)
[Pg. 6](#)

V. Presentations

- A. FFG Report on Employee Benefits – Chip Howden – 30mins. Allotted
- B. Initial Report from FCS Management Group LLC – *under separate cover* – 20mins. Allotted

VI. Staff Reports

- A. District Engineer: David Sowell
- B. Amenity Manager: John Lucansky – 5mins. Allotted
- C. Operations Manager: Barry Kloptosky – 20mins. Allotted
 - 1. Presentation of Capital Project Plan Tracker
 - 2. Monthly Report
- D. District Counsel: Scott Clark – 20mins. Allotted
- E. District Manager: David McInnes – 15mins. Allotted
 - 1. Meeting Matrix
 - 2. Action Item Report
 - 3. Paul Culver Construction, Inc. Application – Invoice #6

[Exhibit 2](#)
[Pgs. 8-9](#)

[Exhibit 3](#)
[Pg. 11](#)

[Exhibit 4](#)
[Pgs. 13-14](#)

[Exhibit 5](#)
[Pgs. 16-23](#)

[Exhibit 6](#)
[Pgs. 25-29](#)

[Exhibit 7](#)
[Pgs. 31-34](#)

[Exhibit 8](#)
[Pgs. 36-37](#)

VII. Consent Agenda Items – 2mins. Allotted

- A. Consideration for Acceptance – The June 2025 Unaudited Financial Report [Exhibit 9](#)
[Pgs. 39-75](#)
- B. Consideration for Approval – The Minutes of the Board of Supervisors Workshop Meeting Held June 5, 2025 [Exhibit 10](#)
[Pgs. 77-81](#)
- C. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held June 19, 2025 [Exhibit 11](#)
[Pgs. 83-110](#)

VIII. Business Items

IX. Discussion Topics

- A. Rules Regarding the Use of Tennis & Pickleball Courts - 20mins. Allotted [Exhibit 12](#)
[Pgs. 112-114](#)
 - 1. Comments by Supervisor Foley
 - 2. Comments by John Lucansky
 - 3. Written Comments from Supervisor Brazen [Exhibit 13](#)
[Pg. 116](#)
 - 4. Comments by Chair Merrill Stass-Isern, M.D.
- B. Pending Supervisor Led Projects [Exhibit 14](#)
[Pgs. 118-119](#)
 - 1. Community Website Usage Report for the Period Ending 06/30/2025 – Dr. Merrill – 10mins. Allotted
- C. Insurance Claim Proposal for Hurricane Milton from Adjustor – 10mins. Allotted – *To Be Distributed*

X. Supervisor Led Projects

- A. Valley Bank Line of Credit Proposal – Supervisor Foley – 10mins. Allotted – *To Be Distributed*
- B. After Action Review Report Summary – Supervisor Chism – 10mins. Allotted [Exhibit 15](#)
[Pg. 121](#)
- C. Tree Removal Plan – Supervisor Foley – 10mins. Allotted – *To Be Distributed*

XI. Supervisors' Requests

XII. Action Items Summary

XIII. Meeting Matrix Summary

XIV. Adjournment

EXHIBIT 1

**GRAND HAVEN COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF BOARD OF**

SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Grand Haven Community Development District (the “**District**”) will be held on Thursday, July 17, 2025, at 9:00 a.m. at the Grand Haven Village Center, Grand Haven Room, 2001 Waterside Parkway, Palm Coast, Florida 32137. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 193.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager’s office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 193. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager’s office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Grand Haven

Community Development District

David McInnes, District Manager

(321) 263-0132, Ext. 193

Jul. 10

25-00235F

EXHIBIT 2



Monthly Amenity Update

Date of report 7-9-2025

*Submitted by: John **Lucansky***

Café:

- The grand opening was June 16th and was very well attended.
 - Residents were very happy with the renovations
 - The first two weeks were very busy
 - Lunch and dinner specials started on July 1st
 - Trivia, bingo, and karaoke are all scheduled to start in July

Amenities:

- Pool volleyball night on June 23rd was very well attended, with 50 residents playing.
 - Going forward times slots will be divided by levels of play
 - Ex: 5-6pm family play, 6-7pm couples play, and 7-8pm advanced play
 - All residents are welcome to attend
 - Pool volleyball will be scheduled on the first and third Mondays of each month

New Events:

- Ballroom dancing will be held in the Grand Haven room on July 23rd 5-6pm
- Self-defense classes will be conducted in the Grand Haven room July 17th, 24th, and 31st Sheriff Mike Lutz will teach the classes.

Tiki Hut

- Tiki hut will remain open on Sundays only, 11am-7pm

Tennis Courts:

- Courts need clay resulting from all the rain we received
 - Courts will be prioritized by clay need

Bocce Courts:

- Spring league season has come to an end
- Fall league starting date TBD

Amenities quality checks and reporting:

- We continue to monitor and check all amenities.
- We introduced the QR codes so the facilitators must physically go to the amenities (restrooms, tennis courts, etc...) scan the code and enter all required information. Below are some examples of the reports.
- *The facilitators also have a QR code for any issues/repairs that need to be reported to the CDD office-I checked these daily and forward them to CDD office staff. This ensures no delays in reporting.*

Café reopening plan:

***Café preview-a café preview will be scheduled allowing the residents to come and walk through the café before the soft opening*

- *Residents only, must have their amenity/resident I.D. cards*
- *Wine and cheese will be provided*
- *Reservation time slots will be available through Sign Up Genuis*

***Soft opening 1-2 days reservations preferred*

*** Grand opening reservations preferred*

Notices will be emailed out in advance for each event

EXHIBIT 3

GRAND HAVEN
COMMUNITY DEVELOPMENT DISTRICT
FY2024/2025 CAPITAL IMPROVEMENT PLAN PROJECT TRACKER
07/07/2025

Line	Description	Budgeted Cost	Variance (+/-)	Invoiced Amount	Final Cost	Comments/Notes	Completed
1	Gate & Gate Operator - Replacement	\$12,635		\$8,818		Seeking proposal for second order.	
2	Concrete Curb and Gutter Replacement	\$156,676		\$102,331		First round of repairs complete.	
3	Concrete Replacement	\$52,562		\$16,725		In progress.	
4	Firewise Projects	\$54,457		\$40,050		In progress.	
5	Road Repairs	\$31,587		\$3,164		Repairs done on Egret, Osprey, and Riverfront	
6	Camera and DVR Replacement	\$11,372		\$9,050		In progress.	
7	Light Pole & Fixture - Replacement	\$32,093	-\$16,246	\$15,848	\$15,848	Complete.	x
8	Pond Bank Erosion Issues	\$37,816	-\$1,216	\$36,600	\$36,600	Complete.	x
9	Call Boxes	\$119,359		\$49,364		Callboxes in production.	
10	Furnishings/Decorating Allowance CAC	\$22,953	-\$22,953	\$0	\$0	Deferred.	-
11	Outdoor Composite Tbl/Chair - Croquet	\$10,383	-\$10,383	\$0	\$0	Deferred.	-
12	Tiki Bar, Microwave - CAC	\$2,073	-\$2,073	\$0	\$0	Deferred.	-
13	Electronics, Office Technology Allowance	\$18,873	-\$7,043	\$11,830	\$11,830	Complete.	x
14	Café, Point Of Sale - Cafe Bar (VC)	\$6,886	\$114	\$7,000	\$7,000	Complete.	x
15	Maint, Pressure Washer	\$8,033	-\$233	\$7,800	\$7,800	Complete.	x
16	Maint, Utility Vehicle - Kawasaki Mule	\$17,215	-\$46	\$17,169	\$17,169	Complete.	x
17	Maint, Vehicle (Additional Fleet Vehicle)	\$49,923	-\$11,593	\$38,330	\$38,330	Complete.	x
18	Drinking Fountain, Outdoor CAC	\$3,169	\$169	\$3,338	\$3,338	Complete.	x
19	Finish, Tile Floor - Clubhouse CAC Patio	\$55,712	-\$55,712	\$0	\$0	Deferred	-
20	Café, 2nd Part X Renovation Allowance	\$573,153	\$83,597	\$656,750	\$656,750	Complete.	x
21	Basketball Court Resurfacing, CAC	\$7,425	\$330	\$7,755	\$7,755	Complete.	x
22	Basketball Court Resurfacing- Wild Oaks	\$7,425				Estimated start date in August.	
23	Lake Aerator (Annual)	\$38,665	-\$12,682	\$25,983	\$25,983	Complete.	x
24	Landscape Enhancements-Annual	\$57,384		\$18,134		In progress.	
25	Refurbishment Allowance Monument/Mailbox	\$49,580	-\$271	\$49,309	\$49,309	Mailboxes replaced in East Lake and Hidden Lake.	
26	Pool Finish, Exposed Aggregate/Tile Trim CAC	\$76,660	-\$4,470	\$72,190	\$72,190	Complete.	x
27	Shelter Fabric, Recover - CAC Pool Deck	\$10,902	-\$1,052	\$9,850	\$9,850	Complete.	x
28	Street Signs and Poles, Replacement	\$9,900		\$2,465		In progress.	
29	Tennis Court Resurfacing VC Courts 1-7	\$44,550	-\$3,167	\$41,383	\$41,383	Complete.	x
30	Parking Lot Expansion - 1 of 2 cost to construct	\$99,000	-\$99,000	\$0	\$0	Deferred.	-
31	Roadway	\$148,509					
32	Village Center Flat Roofs		\$21,394	\$21,394	\$21,394	Complete.	x
33	Jasmine Drive Stormwater Pipe Repair		\$57,135	\$57,135	\$57,135	Complete.	x
34	Riverfront Drive Stormwater Pipe Repair		\$72,822	\$72,822	\$72,822	Complete.	x
35	Architect Café Renovation		\$9,861	\$9,861	\$9,861	Complete.	x
36	Totals:	\$1,826,930	-\$2,718	\$1,412,448	\$1,162,346		

EXHIBIT 4



Operations Manager's Report – For The July 17, 2025 Board Meeting

(This Report Was Submitted for The Agenda On 07/10/2025)

○ **CAFÉ RENOVATION PROJECT**

- The project is now complete.

○ **VILLAGE CENTER PERGOLA**

- The Board has directed the District Manager to submit the proposal to the insurance company.
- The District Manager is working with the insurance company regarding the reimbursement amount.

○ **ADDITION OF 4-WAY STOP AT INTERSECTION INSIDE MAIN GATE**

- Staff is in discussions with the District Engineer regarding the process of installing the 4-way stop.
- Per the District Engineer, a traffic study is likely required.
- Waiting for a Board decision regarding proceeding with the traffic study.

○ **ALTERNATE EXIT IN WILD OAKS FOR EMERGENCY PURPOSES**

- Staff is in discussions with the District Engineer regarding the possibility of a secondary exit in Wild Oaks for emergency purposes.
- Two possible locations have been identified alongside ponds 32 and 33.

Barry Kloptosky • Operations Manager
Grand Haven CDD
2 N. Village Pkwy
Palm Coast FL. 32137
P: 386-447-1888 • F: 386-447-1131

- Surveys will more than likely be required to establish feasibility of using either of these locations as an emergency exit.
- The Board approved surveying both areas along with the survey of the dog park.
- Waiting for a scheduled date from the surveyor.

○ **ADDITIONAL SINKHOLE**

- Two additional sinkholes have been identified along the stormwater pipe along Jasmine Drive.
- After investigation, a determination was made that the sinkholes were not caused by pipe failure. The holes were filled in and no further action is necessary at this time.

○ **MAILBOX REPLACEMENTS**

- 5 mailbox units have been replaced in Eastlake and Hidden Lake.
- The new keys have been distributed to residents.
- The new mailbox surrounds have been completed by CDD staff.
- Staff is working with the post office to complete the transition to the mailboxes.

○ **CURB/GUTTER REPAIR PRIOR TO ROAD RESURFACING**

- The CDD infrastructure contractor is currently in the process of repairing and replacing curbs and gutters along Waterside Pkwy prior to road resurfacing.
- The contractor estimates the work will be completed in two weeks, weather permitting.

EXHIBIT 5

GRAND HAVEN MEETING ATTORNEY REPORT LIST (7/17/25)

1. Golf Course

No additional response has been received from Escalante regarding the license agreement. It that remains the situation at the meeting time, I will suggest the Board consider next steps. In addition to the license agreement and related issues, it came to my attention recently that the golf course took certain actions on CDD property in connection with its greens restoration project. Some photos are attached, and I will discuss this at the meeting.

2. Amenity Management RFP

The RFP has been revised in accordance with the Board's direction at the June meeting and is ready for publication, which will occur about the time of the July meeting or shortly thereafter. We are targeting consideration of proposals at the September meeting.

3. Facilities Advisors Payment

At the Board's direction, a letter was sent in response to the vendor's demand for payment. A copy is attached. No response has been received at the time of agenda preparation.

4. Attorney Fee Tracker

Attached is the monthly fee tracker.

Golf Course Activities on Parking Lot and Parcel K









CLARK & ALBAUGH

PROFESSIONAL LIMITED LIABILITY COMPANY

Scott D. Clark, Esq.

June 24, 2025

Gary Porter
Facilities Advisors International, LLC.
6935 Allante Parkway, Suite 104 #274
Las Vegas, Nevada 89084

RE: Consulting Agreement with Grand Haven Community Development District
("CDD")

Dear Mr. Porter:

You will recall from our earlier correspondence that I represent the CDD as its District Counsel. Facilities Advisors International, LLC ("Consultant") and the CDD entered into a Consulting Agreement (the "Agreement") on or about October 8, 2024 based upon your Proposal of June 17, 2024. You are also aware of the disagreements that have arisen between the parties during the performance of the Agreement. The CDD had been led to understand that you were willing to resolve these disagreements under the terms that were set forth in the Amendment and Termination that was provided to you last month.

The CDD is in receipt of your email communication dated May 29, 2025. In that communication you rejected the Amendment and Termination agreement and made demand for full payment of the balance due under the Agreement. The CDD has received an invoice from you representing the asserted balance due. The invoice is not a proper invoice in that it was sent to the CDD prior to your firm having fully performed the Agreement. The Agreement provides that final payment will occur after the CDD receives the work product described in the Proposal. The Proposal contains reference to draft reports but requires delivery of a Final Report. To date, the CDD has not received a Final Report.

The CDD Board of Supervisors met on June 19, 2025 and considered the demand set forth in your May 29 email. The CDD is not willing to make final payment before it has become due under the Agreement and requests that you deliver to the CDD the completed work product referenced in the Agreement. You should deliver this to the District Manager, David McInnes, with a copy to the undersigned.



Gary Porter
June 24, 2025
Page two

We look forward to receiving the final work product and to the resolution of this matter. Please contact me if you have any questions regarding this letter or the Board's position.

Sincerely,



Scott D. Clark

cc: District Manager

GRAND HAVEN DISTRICT COUNSEL FEE TRACKER -- BUDGET YEAR 2024-2025

MONTH	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL
BUDGET	9505.58	9505.58	9505.59	9505.58	9505.58	9505.59	9505.58
FEE AMIOUNT	6360	9480	8210	15990	13980	8430	10290
OVER/UNDER	3145.58	25.58	1295.59	-6484.42	-4474.42	1075.59	-784.42

MAY	JUNE	JULY	AUGUST	SEPTEMBER	TOTAL
9505.58	9505.59	9505.58	9505.58	9505.59	114067
10650	10380				
-1144.42	-874.41				-8219.75

EXHIBIT 6

GRAND HAVEN MEETING AGENDA MATRIX

August, 2025	<p>Workshop 8/7</p> <p><i>Discussions</i></p> <ul style="list-style-type: none"> • Pending Supervisor Led Projects • Employee Compensation and Bonus Structure • FY 2026 Budget Review (If Needed) • FY 26 Performance Measures and Standards • After Action Review Report—Supervisor Chism (if needed) <p><i>Presentations</i></p>	<ul style="list-style-type: none"> • Exhibit emailed to Jackie on 5/30
	<p>Regular Meeting: 8/21</p> <p><i>Staff Reports</i></p> <ul style="list-style-type: none"> • District Engineer • District Counsel • District Manager <p><i>Consent Agenda Items</i></p> <ul style="list-style-type: none"> • Meeting Minutes <ul style="list-style-type: none"> ○ 7/17/2025 Regular Meeting • Unaudited Financials July 2025 <p><i>Presentations</i></p> <ul style="list-style-type: none"> • FY 24 and FY 25 Capital Projects—by Barry Kloptosky and Vanessa Stepniak <p><i>Business Items</i></p> <ul style="list-style-type: none"> • PH for FY 2026 Budget Adoption <p><i>Discussions</i></p> <ul style="list-style-type: none"> • Pending Supervisor Led Projects 	

GRAND HAVEN MEETING AGENDA MATRIX

September, 2025	Workshop 9/4	<p><i>Discussions</i></p> <ul style="list-style-type: none"> Pending Supervisor Led Projects <p><i>Presentations</i></p>	
	Regular Meeting: 9/18	<p><i>Presentations</i></p> <ul style="list-style-type: none"> Raised Sidewalks Caused by Oak Trees Plan – Louise Leister <p><i>Staff Reports</i></p> <ul style="list-style-type: none"> District Engineer District Counsel District Manager <p><i>Consent Agenda Items</i></p> <ul style="list-style-type: none"> Meeting Minutes <ul style="list-style-type: none"> 8/7/2025 Workshop 8/21/2025 Regular Meeting Unaudited Financials August 2025 <p><i>Business Items</i></p> <p><i>Discussions</i></p> <ul style="list-style-type: none"> Pending Supervisor Led Projects 	

GRAND HAVEN MEETING AGENDA MATRIX

October, 2025	<p>Workshop 10/2? (Yom Kippur)</p>	<p>Discussions</p> <ul style="list-style-type: none"> Pending Supervisor Led Projects <p>Presentations</p>	
	<p>Regular Meeting: 10/16</p>	<p>Staff Reports</p> <ul style="list-style-type: none"> District Engineer District Counsel District Manager <p>Consent Agenda Items</p> <ul style="list-style-type: none"> Meeting Minutes <ul style="list-style-type: none"> 9/4/2025 Workshop 9/18/2025 Regular Meeting Unaudited Financials September 2025 <p>Business Items</p> <p>Discussions</p> <ul style="list-style-type: none"> Pending Supervisor Led Projects 	

GRAND HAVEN MEETING AGENDA MATRIX

Unscheduled Items		<p><i>Future Workshop Issues:</i></p> <ul style="list-style-type: none">• Discussion on Long Term Financing• Presentation by Amenity Manager on Future Amenity Ideas• Framework for Sports Professional• Presentations from 3 main vendors (VerdeGo, Security Solutions of America and Vesta Property Services for Amenities) as part of the FY 2026 budget process• Bullet Point Guidelines for Residents to Follow Regarding Pond Bank Matters• Ability to do Word Search for Certain Documents (Minutes and Resolutions) <p><i>Future Meeting Issues:</i></p> <ul style="list-style-type: none">• 10-Year Plan Presentation to Residents• MBS Capital Markets LLC (Bond Underwriter)	<ul style="list-style-type: none">• John Lucansky to provide suggested framework• 9/19/2024 Meeting: Louise to research and provide guidelines (bullet point fashion)• Vanessa and David to work on this together—will involve Celera

GRAND HAVEN MEETING AGENDA MATRIX

SUBJECT	NOTES
Communications (FY 23-FY 24 Goal)	<ul style="list-style-type: none"> Ten year plan presentation—on Hold
Safety and Security (FY 23-FY 24 Goal)	<ul style="list-style-type: none"> Plan for more perimeter fencing: Flagler County seeking funding alternatives. 10/5/2023 workshop added the matter of sound barrier walls; 1/4/2024 workshop: Barry provided rough estimate: 6/6 workshop update from Supervisor Crouch. County to repair fencing along Colbert Lane
Café’ Renovations (FY 23-FY 24 Goal)	<ul style="list-style-type: none"> Completed
Vesta’s Participation in Café (FY 23-FY 24 Goal)	<ul style="list-style-type: none"> Underway--RFP
Parking Lot (FY 23-FY 24 Goal)	<ul style="list-style-type: none"> 3/20/2025: Board voted to end project
What to do with Parcel K (FY 23-FY 24 Goal)	<ul style="list-style-type: none"> Ongoing
Parcel next to Golf Course (Easement) (FY 23-FY 24 Goal)	<ul style="list-style-type: none"> Completed (contract with Escalante)
Banking Oversight (FY 23-FY 24 Goal)	<ul style="list-style-type: none"> Ongoing
Oak Tree Management (FY 23-FY 24 Goal)	<ul style="list-style-type: none"> Ongoing
Dog Park (FY 23-FY 24 Goal)	<ul style="list-style-type: none"> Minimal upgrades: (10/19/2023 Meeting). Done; 3/20/2025: Survey approved to be done--Pending
Review/revise employee benefit program (FY 25-FY 26 Goal)	<ul style="list-style-type: none"> Goal is to have work done in 5/25 or 6/25
Reserve Study (FY 25-FY 26 Goal)	<ul style="list-style-type: none"> Underway
Pond and Tree Programs (FY 25-FY 26 Goal)	<ul style="list-style-type: none"> Underway
CDD Managerial Staff (recommendations from DM, OS and OM) (FY 25-FY 26 Goal)	
Barrier System for Feral Hogs (establish a FFG) (FY 25-FY 26 Goal)	<ul style="list-style-type: none"> Underway (FFG)
Landscaping company for all of Grand Haven (discuss with Louise) (FY 25-FY 26 Goal)	
Analysis of Grand Haven (Supervisor Foley) (FY 25-FY 26 Goal)	<ul style="list-style-type: none"> 3/6/2025: Board decided to pause this matter
Emergency Exit for Wild Oaks (FY 25-FY 26 Goal)	<ul style="list-style-type: none"> Underway

EXHIBIT 7

Date of Action Item	Action Item	Status
	DISTRICT MANGER SECTION	
2/20/2025	DM & DC to contact Egis to estimate reimbursement cost for Pergola	7/17: Meeting agenda item
5/15/2025	DM to arrange for documentation regarding FFG on Budget Review	Done
6/19/2025	DM to add Chuck Lippi's report as an attachment onto this meeting's minutes	Done
6/19/2025	DM to find out which newspaper the Café Renovation ad was run	Done
XXXXXXXXXXXX XXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXX	XXXXXXXXXXXXXXXXXXXX XXXXXX
	OPERATIONS MANAGER/OPERATIONS SUPERVISOR SECTION	
2/1/2024	OM to obtain proposal for surveying boundary for all of Grand Haven	Paused
4/18/2024	OM to review operational performance of stormwater structures	Underway
6/20/2024	OM to provide Board with feedback from employees on current benefits	Underway
7/18/2024	OS to visit 2 other CDDs each year to see how they operate and to speak with their staff regarding matters of interest	
7/18/2024	OM and OS review information provided by Grand Haven resident at a recent meeting regarding how the community of Celebration deals with minimizing potential sidewalk and roadway damage from Oak Trees	

9/5/2024	OS--Louise to contact IFAS to see if new treatment is available for duckweed (memo back to Board on findings)	
9/19/2024	OS--Louise to research and provide guidelines (bullet point fashion) for residents to follow around ponds. These will be discussed in a future workshop before being disseminated to residents	
9/30/2024	OM to establish replacement process for District Assets	
9/30/2024	OM/OS to place signage on bathroom doors stating "Resident Use Only"	Underway
11/7/2024	OS to provide suggestions to limit golf course users from accessing and using District amenities	
11/7/2024	OM to check outfalls in specific Wild Oaks area to see if pipe blockage exists	
1/16/2025	OM/OS to obtain from Louise plans of what to do with Dog Park	Underway
2/20/2025	Louise to start to prioritize what Oak Trees need to be removed	Underway
4/17/2025	OM to proceed with obtaining a proposal for emergency exit in Wild Oak	
4/17/2025	OM to check on stop sign at Waterside and Marlin	
6/19/2025	OS to E-Blast Chuck Lippi's report	Done

6/19/2025	OS (in conjunction with John Lucansky) to E-Bast message about bringing IDs to the Café	Done
XXXXXXXXXXXX XXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXX	XXXXXXXXXXXXXXXXXXXX XXXXXX
	DISTRICT ENGINEER SECTION	
3/20/2025	DE to proceed with obtaining a survey for the dog park	Underway
XXXXXXXXXXXX XXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXX	XXXXXXXXXXXXXXXXXXXX XXXXXX
	BOARD SECTION	
3/21/2024	Dr. Merrill (in conjunction with DC when needed) to see about future plans for Escalante	Underway
6/5/2025	Supervisor Chism to provide information on the After Action Review of the Café Renovation	Done
6/5/2025	Supervisor Chism to provide resumes of those he is recommending to serve on the FFG on budget process	Done
XXXXXXXXXXXX XXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXX	XXXXXXXXXXXXXXXXXXXX XXXXXX
	DISTRICT COUNSEL SECTION	
1/19/2023	DC to work with City of Palm Coast to determine current storm clean up protocol and to provide a new MOU if possible	Underway
4/18/2024	DC to review agreements with Escalante versus current operational processes	Underway

8/1/2024	DC to write a letter to Escalante regarding the District's desire that they enhance their pond banks maintenance by abiding by Best Management Practices and to list in the letter examples that Louise is to provide of things she has done (and costs incurred) due to the lack of following BMPs.	On hold
2/20/2025	DM & DC to contact Egis to estimate reimbursement cost for Pergola	7/17: Meeting agenda item
6/19/2025	DC to provide a response to Gary Porter's demand E-mail	

EXHIBIT 8

APPLICATION AND CERTIFICATION FOR PAYMENT

PAGE 1 OF 2 PAGES

TO OWNER Grand Haven Community Dev.
2 North Village Parkway
Palm Coast, FL 32137

PROJECT: Grandhaven Café Center

APPLICATION NO:

6

Distribution to:

☒ OWNER

☒ ARCHITECT

☐ CONTRACTOR

6/20/2025

FROM CONTRACTOR:
Paul Culver Construction, Inc
201 Osceola Ave.
Daytona Beach, FL 32114

VIA ARCHITECT:
Brame Heck Architects Inc
546 SE 3rd Ave
Melrose, FL 32666

PROJECT NOS:

CONTRACT FOR: Grandhaven Village Center

CONTRACT DATE 4/29/2024

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet.

1. ORIGINAL CONTRACT SUM	\$	704,789.00
2. Net change by Change Orders	\$	69,254.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	774,043.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	774,043.00
5. RETAINAGE:		
a. 10 % of Completed Work (Column D + E on G703)	\$	77,404.30
b. 10 % of Stored Material (Column F on G703)	\$	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	77,404.30
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	696,638.70
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	507,617.10
8. CURRENT PAYMENT DUE	\$	189,021.60
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	77,404.30

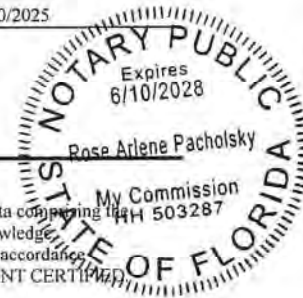
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$69,254.00	
Approved this Month		
Number Date Approved		
1	\$0.00	
2	\$0.00	
TOTALS	\$69,254.00	
NET CHANGES by Change Order	\$69,254.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates of Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: [Signature] Date: 6/20/2025

State of: Florida County of: Volusia
Subscribed and sworn to before me this 20th day of June 2025
Notary Public: Rose Arlene Pacholsky
My Commission expires: 06/10/2028



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data accompanying this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of work is in accordance with the Contract Documents, and the Contractor is entitled to payment in the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$ 189,021.6

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: [Signature] Date: 06/30/2025

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Schedule of Contract Values	
Grandhaven Café Center	APPLICATION NO: 6
	APPLICATION DATE: 6/20/2025
	PERIOD TO: 6/20/2025
	ARCHITECT'S PROJECT NO:

Grandhaven Café Center

ARCHITECT'S PROJECT NO:

AIA DOCUMENT G703 - CONTINUATION SHEET FOR G702 - 1992 EDITION - AIA - ©1992
THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W. WASHINGTON, D.C. 20006-5232
Daytona State Modification - 5/09

EXHIBIT 9

Grand Haven Community Development District

Financial Statements (Unaudited)

June 30, 2025



Grand Haven CDD

Balance Sheet

June 30, 2025

	General Fund	Special Revenue Fund	Total
1 Assets:			
2 BankUnited - Operating	\$ 212,883	\$ -	\$ 212,883
3 Valley National Bank - Operating	82,238	-	82,238
4 Truist - Operating	5,505	-	5,505
5 SBA 161601A	8,025	-	8,025
6 BankUnited - Savings	4,900,418	-	4,900,418
7 Accounts Receivable	3,587	-	3,587
8 Assessments Receivable	89,156	19,465	108,622
9 Due From Other	-	1,594,800	1,594,800
10 Deposits	110	-	110
11 Prepaid Items	309	-	309
12 Total Assets	\$ 5,302,232	\$ 1,614,265	\$ 6,916,497
13 Liabilities:			
14 Accounts Payable	\$ 83,913	\$ (119)	83,794
15 Deferred Revenue	89,156	19,465	108,622
16 Due to Other	1,594,800	-	1,594,800
17 Total Liabilities	1,767,869	19,346	1,787,215
18 Fund Balance:			
19 Non-Spendable:			
20 Prepaid & Deposits	419	-	419
21 Assigned:			
22 Operating Capital	755,668	-	755,668
23 Disaster *	803,419	-	803,419
24 Unassigned	1,974,857	1,594,919	3,569,775
25 Total Fund Balance	3,534,363	1,594,919	5,129,281
26 Total Liabilities & Fund Balance	\$ 5,302,232	\$ 1,614,265	\$ 6,916,497

* \$158,810 (Hurricane Ian) and \$221,103 (Hurricane Milton)

Grand Haven CDD
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period from October 1, 2024 to June 30, 2025

	FY 2025 Adopted Budget	FY 2025 Month of June	FY 2025 Actual Year-to-Date	Over (Under) Amt to FY Annual Budget	% of Budget
1 REVENUES					
2 Assessments Levied					
3 Assessment Levy - General Fund	\$ 4,316,689	\$ 19,430	4,228,121	\$ (88,568)	98%
4 Assessment Levy - Lavista Landscape	25,852	116	25,322	(530)	98%
5 Assessment Levy - Escalante	2,831	13	2,773	(58)	98%
6 Additional Revenues					
7 Reuse Water	23,000	3,653	20,937	(2,063)	91%
8 Gate & Amenity Guest	9,000	700	9,299	299	103%
9 Tennis	500	203	1,564	1,064	313%
10 Room Rental & Rec Center Fee	2,000	-	-	(2,000)	0%
11 Interest - Investments	30,000	15,089	144,331	114,331	481%
12 Miscellaneous	-	25	1,469	1,469	
13 Fund Balance Forward	124,136	-	-	(124,136)	0%
14 TOTAL REVENUES	\$ 4,534,008	\$ 39,228	4,433,816	\$ (100,192)	98%
15 EXPENDITURES					
16 ADMINISTRATIVE					
17 Supervisors - Regular Meetings	\$ 12,000	\$ 1,000	\$ 9,200	\$ (2,800)	77%
18 Supervisors - Workshops	9,000	800	4,800	(4,200)	53%
19 District Management	44,413	3,920	34,622	(9,791)	78%
20 Administrative	11,806	984	8,854	(2,952)	75%
21 Accounting	24,378	2,032	18,284	(6,095)	75%
22 Assessment Roll Preparation	10,727	894	8,045	(2,682)	75%
23 Office Supplies	1,180	-	-	(1,180)	0%
24 Postage	3,539	-	1,039	(2,500)	29%
25 Audit	4,400	-	-	(4,400)	0%
26 Legal - General Counsel	114,067	10,715	85,667	(28,400)	75%
27 Engineering	42,800	-	32,477	(10,323)	76%
28 Legal Advertising	6,134	30	900	(5,234)	15%
29 Bank Fees	1,770	98	824	(946)	47%
30 Dues & Licenses	206	-	175	(31)	85%
31 Property Taxes	2,831	-	2,842	11	100%
32 Reserve Study	-	-	11,100	11,100	0%
33 Contingency	25,000	-	5,003	(19,997)	20%
34 TOTAL ADMINISTRATIVE	314,251	20,472	223,833	(90,418)	71%
35 INFORMATION & TECHNOLOGY					
36 IT Support	35,890	2,549	22,641	(13,249)	63%
37 Village Center & Creekside Telephone/Fax	7,906	1,122	8,422	516	107%
38 Village Center & Creekside Cable/Internet	14,445	1,546	13,207	(1,238)	91%
39 Wi-Fi for Gates/Hot Spots	30,745	2,372	21,362	(9,383)	69%
40 Cell Phones	8,390	472	4,383	(4,007)	52%
41 Website Hosting & Development	1,787	-	-	(1,787)	0%
42 ADA Website Compliance	248	-	1,725	1,477	696%
43 Communications: E-Blast	590	-	448	(142)	76%
44 TOTAL INFORMATION & TECHNOLOGY	100,001	8,061	72,188	(27,813)	72%
45 INSURANCE					
46 Insurance	195,514	-	167,394	(28,120)	86%
47 TOTAL INSURANCE	195,514	-	167,394	(28,120)	86%
48 UTILITIES					
49 Electric:					
50 Electric Services - #12316, 85596, 65378	8,939	943	7,212	(1,727)	81%
51 Electric - Village Center #18308	41,718	3,163	18,069	(23,649)	43%

Grand Haven CDD

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

For the period from October 1, 2024 to June 30, 2025

	FY 2025 Adopted Budget	FY 2025 Month of June	FY 2025 Actual Year-to-Date	Over (Under) Amt to FY Annual Budget	% of Budget
52 Electric - Creekside #87064, 70333	29,924	1,920	16,672	(13,252)	56%
53 Streetlights	30,307	2,156	19,829	(10,478)	65%
54 Propane - Spas/Café	32,911	1,566	34,677	1,766	105%
55 Garbage - Amenity Facilities	17,931	2,208	14,461	(3,470)	81%
56 Water/Sewer:					
57 Water Services	151,744	33,555	209,319	57,575	138%
58 Water - Village Center #324043-44997	21,776	1,645	13,764	(8,012)	63%
59 Water - Creekside #324043-45080	9,277	975	10,669	1,392	115%
60 Pump House Shared Facility	5,473	540	3,502	(1,971)	64%
61 TOTAL UTILITIES	350,000	48,670	348,173	(1,827)	99%
62 FIELD OPERATIONS					
63 Stormwater System:					
64 Aquatic Contract	63,600	4,782	43,040	(20,560)	68%
65 Aquatic Contract - Lake Watch	5,350	-	2,455	(2,895)	46%
66 Aquatic Contract - Aeration Maintenance	4,719	-	1,289	(3,430)	27%
67 Lake Bank Spraying	7,161	-	-	(7,161)	0%
68 Stormwater system repairs & maintenance	17,199	-	-	(17,199)	0%
69 Property Maintenance:					
70 Horticultural Consultant	11,325	900	8,700	(2,625)	77%
71 Landscape Repairs & Replacement	47,144	3,764	33,763	(13,381)	72%
72 Landscape Maintenance - Contracted Services - VerdeGo	697,155	56,404	507,637	(189,518)	73%
73 Landscape Maintenance - Yellowstone	75,900	5,923	52,440	(23,460)	69%
74 Tree Maintenance - Oak Tree Pruning	49,280	-	49,600	320	101%
75 Lavista Landscape Restoration	25,852	-	-	(25,852)	0%
76 Optional Flower Rotation	25,000	-	-	(25,000)	0%
77 Dog Park Maintenance	10,000	-	4,200	(5,800)	42%
78 Irrigation Repairs & Replacement	40,000	3,360	30,578	(9,422)	76%
79 Streetlight Maintenance	10,089	31	5,420	(4,669)	54%
80 Vehicle Repairs & Maintenance	17,056	33	16,637	(419)	98%
81 Office Supplies - Field Operations	16,515	212	7,232	(9,283)	44%
82 Holiday Lights	10,617	-	4,571	(6,046)	43%
83 CERT Operations	500	-	288	(212)	58%
84 Community Maintenance	153,700	13,800	87,839	(65,862)	57%
85 Storm Clean-Up	30,672	-	221,103	190,431	721%
86 TOTAL FIELD OPERATIONS	1,318,834	89,208	1,076,791	(242,043)	82%
87 STAFF SUPPORT					
88 Payroll	742,000	51,272	531,610	(210,390)	72%
89 Merit Pay/Bonus	45,000	-	29,889	(15,111)	66%
90 Payroll Taxes	53,000	3,922	44,915	(8,085)	85%
91 Health Insurance	137,238	9,256	93,725	(43,513)	68%
92 Insurance - Workers' Compensation	20,000	-	13,543	(6,457)	68%
93 Payroll Services	6,250	355	3,677	(2,573)	59%
94 Mileage Reimbursement	8,000	380	3,176	(4,824)	40%
95 TOTAL STAFF SUPPORT	1,011,488	65,185	720,535	(290,953)	71%
96 AMENITY OPERATIONS					
97 Amenity Management	700,000	58,214	523,929	(176,071)	75%
98 A/C Maintenance & Service	21,982	-	4,050	(17,932)	18%
99 Fitness Equipment Service	3,651	-	1,025	(2,626)	28%
100 Music Licensing	4,280	-	4,450	170	104%
101 Pool/Spa Permits	1,032	-	896	(136)	87%
102 Pool Chemicals	26,585	3,911	29,127	2,542	110%
103 Pest Control	2,663	175	1,970	(693)	74%

Grand Haven CDD
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period from October 1, 2024 to June 30, 2025

	FY 2025 Adopted Budget	FY 2025 Month of June	FY 2025 Actual Year-to-Date	Over (Under) Amt to FY Annual Budget	% of Budget
104 Amenity Maintenance	157,500	10,541	182,694	25,194	116%
105 Special Events	16,278	-	5,739	(10,539)	35%
106 TOTAL AMENITY OPERATIONS	933,971	72,841	753,881	(180,090)	81%
107 SECURITY					
108 Gate Access Control Staffing	228,149	16,437	151,559	(76,590)	66%
109 Additional Guards	7,000	-	-	(7,000)	0%
110 Guardhouse Facility Maintenance	26,750	3,121	15,753	(10,997)	59%
111 Gate Communication Devices	11,041	2,650	7,063	(3,978)	64%
112 Gate Operating Supplies	30,000	-	8,212	(21,788)	27%
113 Fire & Security System	7,009	348	2,778	(4,231)	40%
114 TOTAL SECURITY	309,949	22,557	185,366	(124,583)	60%
115 TOTAL EXPENDITURES	\$ 4,534,008	\$ 326,994	3,548,161	\$ (985,847)	78%
116 REVENUES OVER (UNDER) EXPENDITURES	-	(287,766)	885,655	885,655	
117 OTHER FINANCING SOURCES (USES)					
118 Transfer In	-	-	-	-	
119 Transfer Out	-	-	-	-	
120 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	
121 NET CHANGE IN FUND BALANCE	-	(287,766)	885,655	885,655	
122 Fund Balance - Beginning	2,355,871		2,648,707	292,837	
123 Fund Balance Forward	(124,136)		-	124,136	
124 FUND BALANCE - ENDING - PROJECTED	\$ 2,231,735		3,534,363	\$ 1,302,628	

Grand Haven CDD

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For the period from October 1, 2024 to June 30, 2025

	FY 2025 Adopted Budget	FY 2025 Month of June	FY 2025 Actual Year-to-Date	Over (Under) Amt to FY Annual Budget	% of Budget
1 REVENUES					
2 Assessments Levied (Net)	\$ 948,714	\$ 4,270	\$ 929,249	\$ (19,465)	98%
3 Interest	-	-	-	-	
4 Fund Balance Forward	878,216	-	-	(878,216)	
5 TOTAL REVENUES	1,826,930	4,270	929,249	(897,681)	51%
6 EXPENDITURES					
7 Capital Improvement Plan (CIP)	1,826,930	9,897	1,225,673	(601,257)	67%
8 TOTAL EXPENDITURES	\$ 1,826,930	\$ 9,897	\$ 1,225,673	\$ (601,257)	67%
9 REVENUES OVER (UNDER) EXPENDITURES	-	(5,627)	(296,424)	(296,424)	
10 OTHER FINANCING SOURCES (USES)					
11 Transfer In	-	-	-	-	
12 Transfer Out	-	-	-	-	
13 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	
14 NET CHANGE IN FUND BALANCE	-	(5,627)	(296,424)	(296,424)	
15 Fund Balance - Beginning	1,616,939		1,891,343	274,404	
16 Fund Balance Forward	(878,216)		-	-	
17 FUND BALANCE - ENDING - PROJECTED	\$ 738,723		\$ 1,594,919	\$ 856,196	

Grand Haven Community Development District
Check Register Detail
Jun-25

	Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL	Check		06/30/2025		1101003 - Truist Operating		-98.18
					1513035 - Misc-Bank Charges	-98.18	98.18
						-98.18	98.18
TOTAL	Bill Pmt -Check	060225ACH1	06/02/2025	FPL	1101000 - BankUnited Operating Account		-26.23
	Bill	71209 5/25	05/19/2025		531.307 - Street Lights	-26.23	26.23
						-26.23	26.23
TOTAL	Bill Pmt -Check	060325ACH1	06/03/2025	Suburban Propane, L.P.	1101000 - BankUnited Operating Account		-723.61
	Bill	1771-305608	05/29/2025		532.306 - Propane	-723.61	723.61
						-723.61	723.61
TOTAL	Bill Pmt -Check	060425ACH1	06/04/2025	Spectrum	1101000 - BankUnited Operating Account		-95.00
	Bill	042925	04/29/2025		572.709 - Cable Internet VS/CS	-95.00	95.00
						-95.00	95.00
TOTAL	Bill Pmt -Check	060625ACH1	06/06/2025	ADP	1101000 - BankUnited Operating Account		-183.41
	Bill	691661656	05/30/2025		1511002 - Payroll Services	-183.41	183.41
						-183.41	183.41
TOTAL	Bill Pmt -Check	060925ACH1	06/09/2025	AT&T	1101000 - BankUnited Operating Account		-161.35
	Bill	0835 5/25	05/17/2025		572.708 - Creekside Phone & Fax	-161.35	161.35
						-161.35	161.35
TOTAL	Bill Pmt -Check	061025ACH1	06/10/2025	FPL	1101000 - BankUnited Operating Account		-26.54
	Bill	75257 5/25	05/28/2025		531.307 - Street Lights	-26.54	26.54
						-26.54	26.54
TOTAL	Bill Pmt -Check	061025ACH1	06/10/2025	AT&T	1101005 - Operating Account VNB		-71.71
	Bill	2132 5/25	05/07/2025		529.739 - Landlines / Hot Spots	-71.71	71.71
						-71.71	71.71

Grand Haven Community Development District
Check Register Detail
Jun-25

	Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL	Bill Pmt -Check	061125ACH1	06/11/2025	Spectrum	1101000 - BankUnited Operating Account		-1,411.52
	Bill	0034185042325	04/23/2025		572.709 - Cable Internet VS/CS	-12.60	1,538.52
	Bill	0034185052325	05/23/2025		572.709 - Cable Internet VS/CS	-1,398.92	1,398.92
						-1,411.52	2,937.44
TOTAL	Bill Pmt -Check	061325PR1	06/13/2025	Barry Kloptosky	1101000 - BankUnited Operating Account		-3,785.55
	Bill	061325	06/13/2025		572.910 - Payroll Expense	-3,785.55	3,785.55
						-3,785.55	3,785.55
TOTAL	Bill Pmt -Check	061625ACH1	06/16/2025	Suburban Propane, L.P.	1101005 - Operating Account VNB		-949.27
	Bill	1771-305752	06/16/2025		532.306 - Propane	-949.27	949.27
						-949.27	949.27
TOTAL	Bill Pmt -Check	061725ACH1	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-11.98
	Bill	21842446	05/23/2025		536.301 - Water Services	-11.98	11.98
						-11.98	11.98
	Bill Pmt -Check	061825ACH1	06/18/2025	Home Depot	1101005 - Operating Account VNB		-4,290.90
	Bill	28036	04/28/2025		572.785 - Community Maintenance	-72.96	72.96
	Bill	28926	04/28/2025		572.785 - Community Maintenance	-77.82	77.82
	Bill	H6363-326211	04/30/2025		539.650 - Concrete Replacement	-348.98	348.98
	Bill	30107	04/30/2025		572.785 - Community Maintenance	-33.15	33.15
	Bill	6363	04/30/2025		539.667 - Concrete Curb & Gutter Replace	-16.85	16.85
	Bill	30887	04/30/2025		572.785 - Community Maintenance	-57.54	57.54
	Bill	2468	05/02/2025		539.650 - Concrete Replacement	-22.52	22.52
	Bill	5760	05/05/2025		572.785 - Community Maintenance	-47.12	47.12
	Bill	251431	05/05/2025		539.667 - Concrete Curb & Gutter Replace	-343.85	500.00
	Bill	06494	05/06/2025		572.785 - Community Maintenance	-21.14	21.14
	Bill	06518	05/06/2025		572.785 - Community Maintenance	-175.84	175.84
	Bill	251487	05/07/2025		572.785 - Community Maintenance	-110.40	150.00
	Bill	08211	05/08/2025		572.785 - Community Maintenance	-59.90	59.90
	Bill	08883	05/08/2025		572.785 - Community Maintenance	-396.04	396.04
	Bill	08459	05/08/2025		572.785 - Community Maintenance	-7.97	7.97
	Bill	09716	05/09/2025		539.650 - Concrete Replacement	-260.63	260.63

Grand Haven Community Development District
Check Register Detail
Jun-25

	Type	Num	Date	Name	Account	Paid Amount	Original Amount
	Bill	251610	05/12/2025		539.650 · Concrete Replacement	-464.48	500.00
	Bill	13614	05/13/2025		572.785 · Community Maintenance	-204.96	204.96
	Bill	13783	05/13/2025		572.785 · Community Maintenance	-43.94	43.94
	Bill	15038	05/15/2025		539.667 · Concrete Curb & Gutter Replace	-804.53	804.53
	Bill	16142	05/16/2025		572.785 · Community Maintenance	-89.40	89.40
	Bill	19166	05/19/2025		539.667 · Concrete Curb & Gutter Replace	-39.28	39.28
	Bill	19709	05/19/2025		572.785 · Community Maintenance	-15.16	15.16
	Bill	251833	05/19/2025		539.667 · Concrete Curb & Gutter Replace	-343.85	500.00
	Bill	20831	05/20/2025		572.785 · Community Maintenance	-43.20	43.20
	Bill	21439	05/21/2025		572.785 · Community Maintenance	-87.56	87.56
	Bill	21436	05/21/2025		539.667 · Concrete Curb & Gutter Replace	-15.42	15.42
	Bill	22672	05/22/2025		572.785 · Community Maintenance	-53.94	53.94
	Bill	27336	05/27/2025		572.785 · Community Maintenance	-32.47	32.47
TOTAL						-4,290.90	4,678.32
	Bill Pmt -Check	062025ACH1	06/20/2025	AT&T	1101005 · Operating Account VNB		-394.81
	Bill	0954 6/25	06/01/2025		529.739 · Landlines / Hot Spots	-394.81	394.81
TOTAL						-394.81	394.81
	Bill Pmt -Check	062025PR1	06/20/2025	ADP	1101000 · BankUnited Operating Account		-180.51
	Bill	692904681	06/13/2025		1511002 · Payroll Services	-180.51	180.51
TOTAL						-180.51	180.51
	Bill Pmt -Check	062325ACH1	06/23/2025	Massey Services Inc.	1101000 · BankUnited Operating Account		-60.00
	Bill	65479687	06/17/2025		572.765 · Pest Control	-60.00	60.00
TOTAL						-60.00	60.00
	Bill Pmt -Check	062325ACH1	06/23/2025	Florida Blue	1101005 · Operating Account VNB		-8,655.41
	Bill	77852549	06/18/2025		572.913 · Health Insurance	-8,655.41	8,655.41
TOTAL						-8,655.41	8,655.41
	Bill Pmt -Check	062425ACH1	06/24/2025	Vector Security, Inc.	1101000 · BankUnited Operating Account		-109.10
	Bill	76069140	05/26/2025		572.907 · Fire & Security System	-109.10	109.10
TOTAL						-109.10	109.10

Grand Haven Community Development District

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Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt - Check	062425CC1	06/24/2025	Cardmember Services	1101000 - BankUnited Operating Account		-6,352.95
Bill	052325	05/23/2025		572.780 - Amenity Maintenance	-639.70	1,424.90
				572.780 - Amenity Maintenance	-322.43	718.20
				572.785 - Community Maintenance	-1,062.18	2,366.00
				572.780 - Amenity Maintenance	-123.90	276.00
				572.780 - Amenity Maintenance	-352.47	785.14
				541.615 - Vehicles Repair & Maint	-34.70	77.30
				541.615 - Vehicles Repair & Maint	-41.04	91.42
				541.615 - Vehicles Repair & Maint	-78.56	175.00
				541.615 - Vehicles Repair & Maint	-64.64	143.99
				541.615 - Vehicles Repair & Maint	-31.06	69.17
				541.615 - Vehicles Repair & Maint	-37.76	84.11
				541.615 - Vehicles Repair & Maint	-30.35	67.59
				541.615 - Vehicles Repair & Maint	-1,276.54	2,843.49
				572.785 - Community Maintenance	-84.85	189.00
				572.785 - Community Maintenance	-2.94	6.55
				572.785 - Community Maintenance	-128.17	285.50
				572.780 - Amenity Maintenance	-31.86	70.98
				572.702 - Office Supplies Field Ops	-8.30	18.49
				572.780 - Amenity Maintenance	-78.56	175.00
				513.905 - Communication E-blast	-25.14	56.00
				572.780 - Amenity Maintenance	-14.00	31.18
				572.780 - Amenity Maintenance	-264.63	589.47
				572.780 - Amenity Maintenance	-1,101.68	2,454.00
				572.780 - Amenity Maintenance	-194.54	433.33
				572.780 - Amenity Maintenance	-93.38	207.99
				572.785 - Community Maintenance	-7.05	15.70
				572.780 - Amenity Maintenance	-5.95	13.26
				572.780 - Amenity Maintenance	-19.97	44.49
				572.780 - Amenity Maintenance	-38.43	85.61
				572.702 - Office Supplies Field Ops	-9.84	21.92
				572.780 - Amenity Maintenance	-59.92	133.47
				572.780 - Amenity Maintenance	-20.23	45.06
				572.780 - Amenity Maintenance	-44.45	99.00
				572.780 - Amenity Maintenance	-19.73	43.96
				572.785 - Community Maintenance	-2.66	5.92
				572.702 - Office Supplies Field Ops	-1.34	2.99
TOTAL					-6,352.95	14,151.18

Grand Haven Community Development District
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	Type	Num	Date	Name	Account	Paid Amount	Original Amount
	Bill Pmt -Check	062725ACH1	06/27/2025	AT&T	1101000 - BankUnited Operating Account		-388.36
	Bill	3959 6/25	06/08/2025		529.739 - Landlines / Hot Spots	-388.36	388.36
TOTAL						-388.36	388.36
	Bill Pmt -Check	062725PR1	06/27/2025	ADP	1101000 - BankUnited Operating Account		-5,774.11
	Bill	062725	06/27/2025		572.302 - Payroll Taxes	-1,883.13	1,883.13
					572.910 - Payroll Expense	-3,890.98	3,890.98
TOTAL						-5,774.11	5,774.11
	Bill Pmt -Check	063025ACH1	06/30/2025	Graybar Financial Services	1101005 - Operating Account VNB		-190.82
	Bill	18604500	06/24/2025		529.700 - Guardhouse/Gate Facility Maint.	-190.82	190.82
TOTAL						-190.82	190.82
	Bill Pmt -Check	060225ACH2	06/02/2025	FPL	1101000 - BankUnited Operating Account		-28.09
	Bill	28287 5/25	05/19/2025		531.307 - Street Lights	-28.09	28.09
TOTAL						-28.09	28.09
	Bill Pmt -Check	060325ACH2	06/03/2025	Graybar Financial Services	1101000 - BankUnited Operating Account		-121.47
	Bill	18473021	05/29/2025		529.700 - Guardhouse/Gate Facility Maint.	-121.47	121.47
TOTAL						-121.47	121.47
	Bill Pmt -Check	060925ACH2	06/09/2025	AT&T	1101000 - BankUnited Operating Account		-96.70
	Bill	0836 5/25	05/17/2025		572.708 - Creekside Phone & Fax	-96.70	96.70
TOTAL						-96.70	96.70
	Bill Pmt -Check	061025ACH2	06/10/2025	FPL	1101000 - BankUnited Operating Account		-26.67
	Bill	40333 5/25	05/28/2025		531.307 - Street Lights	-26.67	26.67
TOTAL						-26.67	26.67
	Bill Pmt -Check	061125ACH2	06/11/2025	UnitedHealthcare	1101000 - BankUnited Operating Account		-75.48
	Bill	118763511772	05/13/2025		572.913 - Health Insurance	-75.48	75.48
TOTAL						-75.48	75.48

Grand Haven Community Development District
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	Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL	Bill Pmt -Check	061325PR2	06/13/2025	Brooke Brendel	1101000 - BankUnited Operating Account		-1,299.72
	Bill	061325	06/13/2025		572.910 - Payroll Expense	-1,299.72	1,299.72
						-1,299.72	1,299.72
TOTAL	Bill Pmt -Check	061725ACH2	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-11.98
	Bill	21842087	05/23/2025		536.301 - Water Services	-11.98	11.98
						-11.98	11.98
TOTAL	Bill Pmt -Check	062025ACH2	06/20/2025	FPL Summary	1101005 - Operating Account VNB		-2,049.56
	Bill	79833-72397 5/25	05/30/2025		531.301 - Electric Services	-360.68	360.68
					531.307 - Street Lights	-1,688.88	1,688.88
						-2,049.56	2,049.56
TOTAL	Bill Pmt -Check	062325ACH2	06/23/2025	Massey Services Inc.	1101000 - BankUnited Operating Account		-65.00
	Bill	65532076	06/17/2025		572.765 - Pest Control	-65.00	65.00
						-65.00	65.00
TOTAL	Bill Pmt -Check	062725PR2	06/27/2025	Barry Kloptosky	1101000 - BankUnited Operating Account		-3,785.56
	Bill	062725	06/27/2025		572.910 - Payroll Expense	-3,785.56	3,785.56
						-3,785.56	3,785.56
TOTAL	Bill Pmt -Check	060225ACH3	06/02/2025	FPL	1101000 - BankUnited Operating Account		-28.36
	Bill	87285 5/25	05/19/2025		531.307 - Street Lights	-28.36	28.36
						-28.36	28.36
TOTAL	Bill Pmt -Check	060925ACH3	06/09/2025	Granite Telecommunications, LLC	1101000 - BankUnited Operating Account		-88.83
	Bill	698747312	06/01/2025		529.739 - Landlines / Hot Spots	-88.83	88.83
						-88.83	88.83
	Bill Pmt -Check	061025ACH3	06/10/2025	FPL	1101000 - BankUnited Operating Account		-26.94
	Bill	56590 5/25	05/28/2025		531.307 - Street Lights	-26.94	26.94

Grand Haven Community Development District
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	Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL						-26.94	26.94
	Bill Pmt -Check	061125ACH3	06/11/2025	T-Mobile	1101000 - BankUnited Operating Account		-472.39
	Bill	259002721-30	05/19/2025		529.740 - Cell Phones	-472.39	472.39
TOTAL						-472.39	472.39
	Bill Pmt -Check	061325PR3	06/13/2025	Bryon C. Lenhart	1101000 - BankUnited Operating Account		-2,001.51
	Bill	061325	06/13/2025		572.910 - Payroll Expense	-2,001.51	2,001.51
TOTAL						-2,001.51	2,001.51
	Bill Pmt -Check	061725ACH3	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-27.42
	Bill	21842055	05/23/2025		536.301 - Water Services	-27.42	27.42
TOTAL						-27.42	27.42
	Bill Pmt -Check	062025ACH3	06/20/2025	Lowe's	1101005 - Operating Account VNB		-1,159.77
	Bill	79174	04/02/2025		539.650 - Concrete Replacement	-94.92	94.92
	Bill	80400	04/02/2025		572.785 - Community Maintenance	-65.15	65.15
	Bill	80465	04/02/2025		572.785 - Community Maintenance	-55.08	55.08
	Bill	89959	04/04/2025		572.785 - Community Maintenance	-11.25	11.25
	Bill	87934	04/04/2025		572.785 - Community Maintenance	-94.27	94.27
	Bill	72960	04/07/2025		572.785 - Community Maintenance	-70.79	70.79
	Bill	73702	04/07/2025		572.780 - Amenity Maintenance	-92.48	92.48
	Bill	80959	04/09/2025		572.780 - Amenity Maintenance	-121.23	197.60
	Bill	80632	04/09/2025		572.780 - Amenity Maintenance	-30.38	157.68
	Bill	86504	04/10/2025		572.785 - Community Maintenance	-62.64	62.64
	Bill	85765	04/10/2025		572.785 - Community Maintenance	-24.21	24.21
	Bill	91725	04/11/2025		572.785 - Community Maintenance	-10.89	10.89
	Bill	79841	04/15/2025		572.780 - Amenity Maintenance	-69.48	69.48
	Bill	88818	04/25/2025		572.785 - Community Maintenance	-45.58	45.58
	Bill	72577	04/28/2025		572.785 - Community Maintenance	-45.58	45.58
	Bill	74666	04/29/2025		572.785 - Community Maintenance	-60.59	60.59
	Bill	82935	05/01/2025		572.785 - Community Maintenance	-131.87	131.87
	Bill	84098	05/01/2025		572.785 - Community Maintenance	-73.38	73.38
TOTAL						-1,159.77	1,363.44
	Bill Pmt -Check	062725PR3	06/27/2025	Brooke Brendel	1101000 - BankUnited Operating Account		-1,299.72

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	Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL	Bill	062725	06/27/2025		572.910 · Payroll Expense	-1,299.72	1,299.72
						-1,299.72	1,299.72
	Bill Pmt - Check	060225ACH4	06/02/2025	FPL	1101000 · BankUnited Operating Account		-28.77
TOTAL	Bill	70245 5/25	05/19/2025		531.301 · Electric Services	-28.77	28.77
						-28.77	28.77
	Bill Pmt - Check	061025ACH4	06/10/2025	FPL	1101000 · BankUnited Operating Account		-27.62
TOTAL	Bill	99150 5/25	05/28/2025		531.307 · Street Lights	-27.62	27.62
						-27.62	27.62
	Bill Pmt - Check	061125ACH4	06/11/2025	Culligan	1101000 · BankUnited Operating Account		-11.55
TOTAL	Bill	#134 504941	05/27/2025		572.780 · Amenity Maintenance	-11.55	11.55
						-11.55	11.55
	Bill Pmt - Check	061325PR4	06/13/2025	Connor Marcelina	1101000 · BankUnited Operating Account		-784.02
TOTAL	Bill	061325	06/13/2025		572.910 · Payroll Expense	-784.02	784.02
						-784.02	784.02
	Bill Pmt - Check	061725ACH4	06/17/2025	City of Palm Coast	1101000 · BankUnited Operating Account		-11.98
TOTAL	Bill	21842080	05/23/2025		536.301 · Water Services	-11.98	11.98
						-11.98	11.98
	Bill Pmt - Check	062725PR4	06/27/2025	Bryon C. Lenhart	1101000 · BankUnited Operating Account		-2,001.51
TOTAL	Bill	062725	06/27/2025		572.910 · Payroll Expense	-2,001.51	2,001.51
						-2,001.51	2,001.51
	Bill Pmt - Check	060225ACH5	06/02/2025	FPL	1101000 · BankUnited Operating Account		-29.07
TOTAL	Bill	63213 5/25	05/19/2025		531.307 · Street Lights	-29.07	29.07
						-29.07	29.07
	Bill Pmt - Check	061025ACH5	06/10/2025	FPL	1101000 · BankUnited Operating Account		-28.31

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	Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL	Bill	89539 5/25	05/28/2025		531.307 - Street Lights	-28.31	28.31
						-28.31	28.31
	Bill Pmt - Check	061125ACH5	06/11/2025	Culligan	1101000 - BankUnited Operating Account		-93.15
	Bill	#135 495079	05/13/2025		572.780 - Amenity Maintenance	-40.80	40.80
	Bill	#135 504942	05/27/2025		572.780 - Amenity Maintenance	-11.55	11.55
TOTAL	Bill	#135 518502	05/27/2025		572.780 - Amenity Maintenance	-40.80	40.80
						-93.15	93.15
	Bill Pmt - Check	061325PR5	06/13/2025	Donna Conforti	1101000 - BankUnited Operating Account		-1,762.56
TOTAL	Bill	061325	06/13/2025		572.910 - Payroll Expense	-1,762.56	1,762.56
						-1,762.56	1,762.56
	Bill Pmt - Check	061725ACH5	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-13.84
TOTAL	Bill	21842113	05/23/2025		536.301 - Water Services	-13.84	13.84
						-13.84	13.84
	Bill Pmt - Check	062725PR5	06/27/2025	Donna Conforti	1101000 - BankUnited Operating Account		-1,762.57
TOTAL	Bill	062725	06/27/2025		572.910 - Payroll Expense	-1,762.57	1,762.57
						-1,762.57	1,762.57
	Bill Pmt - Check	060225ACH6	06/02/2025	FPL	1101000 - BankUnited Operating Account		-29.14
TOTAL	Bill	70071 5/25	05/19/2025		531.307 - Street Lights	-29.14	29.14
						-29.14	29.14
	Bill Pmt - Check	061025ACH6	06/10/2025	FPL	1101000 - BankUnited Operating Account		-31.15
TOTAL	Bill	49345 5/25	05/28/2025		541.613 - Street Light Maint	-31.15	31.15
						-31.15	31.15
	Bill Pmt - Check	061125ACH6	06/11/2025	Culligan	1101000 - BankUnited Operating Account		-141.85
	Bill	#039 495012	05/12/2025		572.780 - Amenity Maintenance	-62.65	62.65
	Bill	#039 518480	05/27/2025		572.780 - Amenity Maintenance	-67.65	67.65

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	Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL	Bill	#039 505124	05/27/2025		572.780 · Amenity Maintenance	-11.55	11.55
						-141.85	141.85
	Bill Pmt -Check	061325PR6	06/13/2025	Edward Weyant	1101000 · BankUnited Operating Account		-2,277.42
TOTAL	Bill	061325	06/13/2025		572.910 · Payroll Expense	-2,277.42	2,277.42
						-2,277.42	2,277.42
	Bill Pmt -Check	061725ACH6	06/17/2025	City of Palm Coast	1101000 · BankUnited Operating Account		-9,849.21
TOTAL	Bill	21844160	05/23/2025		536.301 · Water Services	-9,849.21	9,849.21
						-9,849.21	9,849.21
	Bill Pmt -Check	062725PR6	06/27/2025	Edward Weyant	1101000 · BankUnited Operating Account		-2,277.43
TOTAL	Bill	062725	06/27/2025		572.910 · Payroll Expense	-2,277.43	2,277.43
						-2,277.43	2,277.43
	Bill Pmt -Check	060225ACH7	06/02/2025	FPL	1101000 · BankUnited Operating Account		-29.70
TOTAL	Bill	05133 5/25	05/19/2025		531.307 · Street Lights	-29.70	29.70
						-29.70	29.70
	Bill Pmt -Check	061025ACH7	06/10/2025	FPL	1101000 · BankUnited Operating Account		-31.42
TOTAL	Bill	81233 5/25	05/28/2025		531.301 · Electric Services	-31.42	31.42
						-31.42	31.42
	Bill Pmt -Check	061325PR7	06/13/2025	Jason R. Winney	1101000 · BankUnited Operating Account		-1,659.88
TOTAL	Bill	061325	06/13/2025		572.910 · Payroll Expense	-1,659.88	1,659.88
						-1,659.88	1,659.88
	Bill Pmt -Check	061725ACH7	06/17/2025	City of Palm Coast	1101000 · BankUnited Operating Account		-62.25
TOTAL	Bill	21842066	05/23/2025		536.301 · Water Services	-62.25	62.25
						-62.25	62.25
	Bill Pmt -Check	062725PR7	06/27/2025	Jason R. Winney	1101000 · BankUnited Operating Account		-1,630.75

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	Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL	Bill	062725	06/27/2025		572.910 · Payroll Expense	-1,630.75	1,630.75
						-1,630.75	1,630.75
	Bill Pmt -Check	060225ACH8	06/02/2025	FPL	1101000 · BankUnited Operating Account		-30.28
TOTAL	Bill	37286 5/25	05/19/2025		531.307 · Street Lights	-30.28	30.28
						-30.28	30.28
	Bill Pmt -Check	061025ACH8	06/10/2025	FPL	1101000 · BankUnited Operating Account		-36.37
TOTAL	Bill	19575 5/25	05/28/2025		531.301 · Electric Services	-36.37	36.37
						-36.37	36.37
	Bill Pmt -Check	061325PR8	06/13/2025	Ken Brokaw	1101000 · BankUnited Operating Account		-1,611.10
TOTAL	Bill	061325	06/13/2025		572.910 · Payroll Expense	-1,611.10	1,611.10
						-1,611.10	1,611.10
	Bill Pmt -Check	061725ACH8	06/17/2025	City of Palm Coast	1101000 · BankUnited Operating Account		-11.98
TOTAL	Bill	21842079	05/23/2025		536.301 · Water Services	-11.98	11.98
						-11.98	11.98
	Bill Pmt -Check	062725PR8	06/27/2025	Ken Brokaw	1101000 · BankUnited Operating Account		-1,520.08
TOTAL	Bill	062725	06/27/2025		572.910 · Payroll Expense	-1,520.08	1,520.08
						-1,520.08	1,520.08
	Bill Pmt -Check	060225ACH9	06/02/2025	FPL	1101000 · BankUnited Operating Account		-82.82
TOTAL	Bill	58285 5/25	05/19/2025		531.307 · Street Lights	-82.82	82.82
						-82.82	82.82
	Bill Pmt -Check	061025ACH9	06/10/2025	FPL	1101000 · BankUnited Operating Account		-53.85
TOTAL	Bill	67154 5/25	05/28/2025		531.307 · Street Lights	-53.85	53.85
						-53.85	53.85
	Bill Pmt -Check	061325PR9	06/13/2025	Kenneth Foreman	1101000 · BankUnited Operating Account		-1,345.52

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	Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL	Bill	061325	06/13/2025		572.910 · Payroll Expense	-1,345.52	1,345.52
						-1,345.52	1,345.52
	Bill Pmt -Check	061725ACH9	06/17/2025	City of Palm Coast	1101000 · BankUnited Operating Account		-11.98
TOTAL	Bill	21842078	05/23/2025		536.301 · Water Services	-11.98	11.98
						-11.98	11.98
	Bill Pmt -Check	062725PR9	06/27/2025	Kenneth Foreman	1101000 · BankUnited Operating Account		-1,368.42
TOTAL	Bill	062725	06/27/2025		572.910 · Payroll Expense	-1,368.42	1,368.42
						-1,368.42	1,368.42
	Bill Pmt -Check	060225ACH10	06/02/2025	AT&T Mobility	1101000 · BankUnited Operating Account		-241.58
TOTAL	Bill	7262215603X05142025	05/08/2025		529.739 · Landlines / Hot Spots	-241.58	241.58
						-241.58	241.58
	Bill Pmt -Check	061025ACH10	06/10/2025	FPL	1101000 · BankUnited Operating Account		-64.07
TOTAL	Bill	21338 5/25	05/28/2025		531.301 · Electric Services	-64.07	64.07
						-64.07	64.07
	Bill Pmt -Check	061325PR10	06/13/2025	Kristi Dentler	1101000 · BankUnited Operating Account		-1,367.10
TOTAL	Bill	061325	06/13/2025		572.910 · Payroll Expense	-1,367.10	1,367.10
						-1,367.10	1,367.10
	Bill Pmt -Check	061725ACH10	06/17/2025	City of Palm Coast	1101000 · BankUnited Operating Account		-179.54
TOTAL	Bill	21842065	05/23/2025		536.301 · Water Services	-179.54	179.54
						-179.54	179.54
	Bill Pmt -Check	062725PR10	06/27/2025	Kristi Dentler	1101000 · BankUnited Operating Account		-877.97
TOTAL	Bill	062725	06/27/2025		572.910 · Payroll Expense	-877.97	877.97
						-877.97	877.97
	Bill Pmt -Check	061025ACH11	06/10/2025	FPL	1101000 · BankUnited Operating Account		-88.78

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	Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL	Bill	68272 5/25	05/28/2025		531.301 - Electric Services	-88.78	88.78
						-88.78	88.78
	Bill Pmt -Check	061325PR11	06/13/2025	Leroy Mitchell	1101000 - BankUnited Operating Account		-1,541.23
TOTAL	Bill	061325	06/13/2025		572.910 - Payroll Expense	-1,541.23	1,541.23
						-1,541.23	1,541.23
	Bill Pmt -Check	061725ACH11	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-1,882.26
TOTAL	Bill	21842060	05/23/2025		536.304 - Water - Village Center	-1,882.26	1,882.26
						-1,882.26	1,882.26
	Bill Pmt -Check	062725PR11	06/27/2025	Leroy Mitchell	1101000 - BankUnited Operating Account		-1,587.66
TOTAL	Bill	062725	06/27/2025		572.910 - Payroll Expense	-1,587.66	1,587.66
						-1,587.66	1,587.66
	Bill Pmt -Check	061025ACH12	06/10/2025	FPL	1101000 - BankUnited Operating Account		-99.25
TOTAL	Bill	30428 5/25	05/28/2025		531.301 - Electric Services	-99.25	99.25
						-99.25	99.25
	Bill Pmt -Check	061325PR12	06/13/2025	Vanessa Stepniak	1101000 - BankUnited Operating Account		-2,580.63
TOTAL	Bill	061325	06/13/2025		572.910 - Payroll Expense	-2,580.63	2,580.63
						-2,580.63	2,580.63
	Bill Pmt -Check	061725ACH12	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-12.05
TOTAL	Bill	21842057	05/23/2025		536.301 - Water Services	-12.05	12.05
						-12.05	12.05
	Bill Pmt -Check	062725PR12	06/27/2025	Vanessa Stepniak	1101000 - BankUnited Operating Account		-2,580.62
TOTAL	Bill	062725	06/27/2025		572.910 - Payroll Expense	-2,580.62	2,580.62
						-2,580.62	2,580.62
	Bill Pmt -Check	061025ACH13	06/10/2025	FPL	1101000 - BankUnited Operating Account		-100.92

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	Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL	Bill	67167 5/25	05/28/2025		531.301 - Electric Services	-100.92	100.92
						-100.92	100.92
	Bill Pmt -Check	061325PR13	06/13/2025	ADP	1101000 - BankUnited Operating Account		-5,822.30
TOTAL	Bill	061325	06/13/2025		572.302 - Payroll Taxes	-2,039.10	2,039.10
					572.910 - Payroll Expense	-3,783.20	3,783.20
						-5,822.30	5,822.30
	Bill Pmt -Check	061725ACH13	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-26.41
TOTAL	Bill	21842637	05/23/2025		536.301 - Water Services	-26.41	26.41
						-26.41	26.41
	Bill Pmt -Check	061025ACH14	06/10/2025	FPL	1101000 - BankUnited Operating Account		-103.06
TOTAL	Bill	12316 5/25	05/28/2025		531.301 - Electric Services	-103.06	103.06
						-103.06	103.06
	Bill Pmt -Check	061325PR14	06/13/2025	Barry Kloptosky	1101000 - BankUnited Operating Account		-855.91
TOTAL	Bill	6/13/25 INS	06/13/2025		572.910 - Payroll Expense	-855.91	855.91
						-855.91	855.91
	Bill Pmt -Check	061725ACH14	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-18.85
TOTAL	Bill	21842751	05/23/2025		536.301 - Water Services	-18.85	18.85
						-18.85	18.85
	Bill Pmt -Check	061025ACH15	06/10/2025	FPL	1101000 - BankUnited Operating Account		-626.18
TOTAL	Bill	70333 5/25	05/28/2025		531.309 - Electric - Creekside	-626.18	626.18
						-626.18	626.18
	Bill Pmt -Check	061725ACH15	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-412.85
TOTAL	Bill	21843959	05/23/2025		536.301 - Water Services	-412.85	412.85
						-412.85	412.85
	Bill Pmt -Check	061025ACH16	06/10/2025	FPL	1101000 - BankUnited Operating Account		-1,305.79

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	Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL	Bill	87064 5/25	05/28/2025		531.309 · Electric - Creekside	-1,305.79	1,305.79
						-1,305.79	1,305.79
	Bill Pmt -Check	061725ACH16	06/17/2025	City of Palm Coast	1101000 · BankUnited Operating Account		-431.28
TOTAL	Bill	21842117	05/23/2025		536.301 · Water Services	-431.28	431.28
						-431.28	431.28
	Bill Pmt -Check	061025ACH17	06/10/2025	FPL	1101000 · BankUnited Operating Account		-2,402.07
TOTAL	Bill	18308 5/25	05/28/2025		531.304 · Electric - Village Center	-2,402.07	2,402.07
						-2,402.07	2,402.07
	Bill Pmt -Check	061725ACH17	06/17/2025	City of Palm Coast	1101000 · BankUnited Operating Account		-51.27
TOTAL	Bill	21842061	05/23/2025		536.301 · Water Services	-51.27	51.27
						-51.27	51.27
	Bill Pmt -Check	061725ACH18	06/17/2025	City of Palm Coast	1101000 · BankUnited Operating Account		-12.05
TOTAL	Bill	21842081	05/23/2025		536.301 · Water Services	-12.05	12.05
						-12.05	12.05
	Bill Pmt -Check	061725ACH19	06/17/2025	City of Palm Coast	1101000 · BankUnited Operating Account		-140.94
TOTAL	Bill	21842114	05/23/2025		536.301 · Water Services	-140.94	140.94
						-140.94	140.94
	Bill Pmt -Check	061725ACH20	06/17/2025	City of Palm Coast	1101000 · BankUnited Operating Account		-11.98
TOTAL	Bill	21842077	05/23/2025		536.301 · Water Services	-11.98	11.98
						-11.98	11.98
	Bill Pmt -Check	061725ACH21	06/17/2025	City of Palm Coast	1101000 · BankUnited Operating Account		-11.98
TOTAL	Bill	21842073	05/23/2025		536.301 · Water Services	-11.98	11.98
						-11.98	11.98
	Bill Pmt -Check	061725ACH22	06/17/2025	City of Palm Coast	1101000 · BankUnited Operating Account		-11.98

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	Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL	Bill	21842072	05/23/2025		536.301 - Water Services	-11.98	11.98
						-11.98	11.98
	Bill Pmt -Check	061725ACH23	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-17.86
TOTAL	Bill	21842749	05/23/2025		536.301 - Water Services	-17.86	17.86
						-17.86	17.86
	Bill Pmt -Check	061725ACH24	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-570.61
TOTAL	Bill	21842107	05/23/2025		536.301 - Water Services	-570.61	570.61
						-570.61	570.61
	Bill Pmt -Check	061725ACH25	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-459.19
TOTAL	Bill	21843960	05/23/2025		536.301 - Water Services	-459.19	459.19
						-459.19	459.19
	Bill Pmt -Check	061725ACH26	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-90.87
TOTAL	Bill	21842062	05/23/2025		536.301 - Water Services	-90.87	90.87
						-90.87	90.87
	Bill Pmt -Check	061725ACH27	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-344.68
TOTAL	Bill	21842417	05/23/2025		536.301 - Water Services	-344.68	344.68
						-344.68	344.68
	Bill Pmt -Check	061725ACH28	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-11.98
TOTAL	Bill	21842064	05/23/2025		536.301 - Water Services	-11.98	11.98
						-11.98	11.98
	Bill Pmt -Check	061725ACH29	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-225.34
TOTAL	Bill	21842074	05/23/2025		536.301 - Water Services	-225.34	225.34
						-225.34	225.34
	Bill Pmt -Check	061725ACH30	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-636.34

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	Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL	Bill	21842754	05/23/2025		536.301 - Water Services	-636.34	636.34
						-636.34	636.34
	Bill Pmt -Check	061725ACH31	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-11.98
TOTAL	Bill	21842071	05/23/2025		536.301 - Water Services	-11.98	11.98
						-11.98	11.98
	Bill Pmt -Check	061725ACH32	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-11.98
TOTAL	Bill	21842070	05/23/2025		536.301 - Water Services	-11.98	11.98
						-11.98	11.98
	Bill Pmt -Check	061725ACH33	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-1,006.21
TOTAL	Bill	21842753	05/23/2025		536.301 - Water Services	-1,006.21	1,006.21
						-1,006.21	1,006.21
	Bill Pmt -Check	061725ACH34	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-11.98
TOTAL	Bill	21842068	05/23/2025		536.301 - Water Services	-11.98	11.98
						-11.98	11.98
	Bill Pmt -Check	061725ACH35	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-11.98
TOTAL	Bill	21842056	05/23/2025		536.301 - Water Services	-11.98	11.98
						-11.98	11.98
	Bill Pmt -Check	061725ACH36	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-11.98
TOTAL	Bill	21842104	05/23/2025		536.301 - Water Services	-11.98	11.98
						-11.98	11.98
	Bill Pmt -Check	061725ACH37	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-1,055.81
TOTAL	Bill	21842122	05/23/2025		536.309 - Water - Creekside	-1,055.81	1,055.81
						-1,055.81	1,055.81
	Bill Pmt -Check	061725ACH38	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-11.98

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	Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL	Bill	21842105	05/23/2025		536.301 - Water Services	-11.98	11.98
						-11.98	11.98
	Bill Pmt -Check	061725ACH39	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-35.56
TOTAL	Bill	21842752	05/23/2025		536.301 - Water Services	-35.56	35.56
						-35.56	35.56
	Bill Pmt -Check	061725ACH40	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-11.98
TOTAL	Bill	21842103	05/23/2025		536.301 - Water Services	-11.98	11.98
						-11.98	11.98
	Bill Pmt -Check	061725ACH41	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-12.12
TOTAL	Bill	21842069	05/23/2025		536.301 - Water Services	-12.12	12.12
						-12.12	12.12
	Bill Pmt -Check	061725ACH42	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-59.98
TOTAL	Bill	21842067	05/23/2025		536.301 - Water Services	-59.98	59.98
						-59.98	59.98
	Bill Pmt -Check	061725ACH43	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-12.05
TOTAL	Bill	21842083	05/23/2025		536.301 - Water Services	-12.05	12.05
						-12.05	12.05
	Bill Pmt -Check	061725ACH44	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-11.98
TOTAL	Bill	21842957	05/23/2025		536.301 - Water Services	-11.98	11.98
						-11.98	11.98
	Bill Pmt -Check	061725ACH45	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-11.98
TOTAL	Bill	21844161	05/23/2025		536.301 - Water Services	-11.98	11.98
						-11.98	11.98
	Bill Pmt -Check	061725ACH46	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-34.52

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	Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL	Bill	21842750	05/23/2025		536.301 - Water Services	-34.52	34.52
						-34.52	34.52
	Bill Pmt - Check	061725ACH47	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-102.45
TOTAL	Bill	21842445	05/23/2025		536.301 - Water Services	-102.45	102.45
						-102.45	102.45
	Bill Pmt - Check	061725ACH48	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-21.35
TOTAL	Bill	21842075	05/23/2025		536.301 - Water Services	-21.35	21.35
						-21.35	21.35
	Bill Pmt - Check	061725ACH49	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-984.79
TOTAL	Bill	21844141	05/23/2025		536.301 - Water Services	-984.79	984.79
						-984.79	984.79
	Bill Pmt - Check	061725ACH50	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-43.37
TOTAL	Bill	21842084	05/23/2025		536.301 - Water Services	-43.37	43.37
						-43.37	43.37
	Bill Pmt - Check	061725ACH51	06/17/2025	City of Palm Coast	1101000 - BankUnited Operating Account		-9,988.38
TOTAL	Bill	21840021	05/23/2025		536.301 - Water Services	-9,988.38	9,988.38
						-9,988.38	9,988.38
	Bill Pmt - Check	061725ACH52	06/17/2025	Sangoma US Inc.	1101000 - BankUnited Operating Account		-649.72
TOTAL	Bill	IN-US1247895	05/29/2025		572.707 - Village Center Phone & Fax	-324.86	324.86
					572.708 - Creekside Phone & Fax	-324.86	324.86
						-649.72	649.72
	Bill Pmt - Check	061725ACH53	06/17/2025	Waste Management	1101000 - BankUnited Operating Account		-826.18
TOTAL	Bill	8580863-0146-3	05/27/2025		534.305 - Garbage - Recreation Facility	-826.18	826.18
						-826.18	826.18

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	Type	Num	Date	Name	Account	Paid Amount	Original Amount
	Bill Pmt -Check	061725ACH54	06/17/2025	Waste Management	1101000 - BankUnited Operating Account		-946.97
	Bill	8580635-0146-5	05/27/2025		534.305 - Garbage - Recreation Facility	-946.97	946.97
TOTAL						-946.97	946.97
	Bill Pmt -Check	2660	06/02/2025	Bryon C. Lenhart	1101000 - BankUnited Operating Account		-240.10
	Bill	5/25 Mileage	06/02/2025		572.304 - Mileage Reimbursement	-240.10	240.10
TOTAL						-240.10	240.10
	Bill Pmt -Check	2661	06/02/2025	Ken Brokaw	1101000 - BankUnited Operating Account		-140.00
	Bill	5/25 Mileage	06/02/2025		572.304 - Mileage Reimbursement	-140.00	140.00
TOTAL						-140.00	140.00
	Bill Pmt -Check	2662	06/09/2025	John M. Chism	1101000 - BankUnited Operating Account		-200.00
	Bill	6/5/25 Workshop	06/09/2025		1511101 - P/R - BOS Workshop	-200.00	200.00
TOTAL						-200.00	200.00
	Bill Pmt -Check	2663	06/09/2025	Kevin Foley	1101000 - BankUnited Operating Account		-200.00
	Bill	6/5/25 Workshop	06/09/2025		1511101 - P/R - BOS Workshop	-200.00	200.00
TOTAL						-200.00	200.00
	Bill Pmt -Check	2664	06/09/2025	Nancy M. Crouch	1101000 - BankUnited Operating Account		-200.00
	Bill	6/5/25 Workshop	06/09/2025		1511101 - P/R - BOS Workshop	-200.00	200.00
TOTAL						-200.00	200.00
	Bill Pmt -Check	2665	06/09/2025	Steven L. Brazen	1101000 - BankUnited Operating Account		-200.00
	Bill	6/5/25 Workshop	06/09/2025		1511101 - P/R - BOS Workshop	-200.00	200.00
TOTAL						-200.00	200.00
	Bill Pmt -Check	2666	06/10/2025	Nature's Native Environmental Svcs	1101000 - BankUnited Operating Account		-300.00
	Bill	00004GH	06/06/2025		572.785 - Community Maintenance	-300.00	300.00
TOTAL						-300.00	300.00

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	Type	Num	Date	Name	Account	Paid Amount	Original Amount
	Bill Pmt -Check	2667	06/17/2025	Barry Kloptosky	1101000 - BankUnited Operating Account		-33.24
	Bill	6/13/25 INS 2	06/13/2025		572.910 - Payroll Expense	-33.24	33.24
TOTAL						-33.24	33.24
	Bill Pmt -Check	2668	06/24/2025	Dr. Merrill Stass-Isern	1101000 - BankUnited Operating Account		-200.00
	Bill	6/19/25 Meeting	06/24/2025		1511001 - P/R - Board of Supervisors	-200.00	200.00
TOTAL						-200.00	200.00
	Bill Pmt -Check	2669	06/24/2025	John M. Chism	1101000 - BankUnited Operating Account		-200.00
	Bill	6/19/25 Meeting	06/24/2025		1511001 - P/R - Board of Supervisors	-200.00	200.00
TOTAL						-200.00	200.00
	Bill Pmt -Check	2670	06/24/2025	Kevin Foley	1101000 - BankUnited Operating Account		-200.00
	Bill	6/19/25 Meeting	06/24/2025		1511001 - P/R - Board of Supervisors	-200.00	200.00
TOTAL						-200.00	200.00
	Bill Pmt -Check	2671	06/24/2025	Nancy M. Crouch	1101000 - BankUnited Operating Account		-200.00
	Bill	6/19/25 Meeting	06/24/2025		1511001 - P/R - Board of Supervisors	-200.00	200.00
TOTAL						-200.00	200.00
	Bill Pmt -Check	2672	06/24/2025	Steven L. Brazen	1101000 - BankUnited Operating Account		-200.00
	Bill	6/19/25 Meeting	06/24/2025		1511001 - P/R - Board of Supervisors	-200.00	200.00
TOTAL						-200.00	200.00
	Bill Pmt -Check	102031	06/02/2025	Amazon Capital Services	1101000 - BankUnited Operating Account		-512.24
	Bill	1QQL-KLVD-741D	05/28/2025		572.780 - Amenity Maintenance	-154.83	154.83
	Bill	1NK9-D7F3-7JF9	05/28/2025		572.780 - Amenity Maintenance	-75.98	75.98
	Bill	16WX-MHDN-4MD1	05/28/2025		572.780 - Amenity Maintenance	-241.44	241.44
	Bill	1QW4-6RRW-4X6P	05/29/2025		572.780 - Amenity Maintenance	-39.99	39.99
TOTAL						-512.24	512.24
	Bill Pmt -Check	102032	06/02/2025	Celera IT Services, Inc.	1101000 - BankUnited Operating Account		-2,549.10

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	Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL	Bill	2827	06/01/2025		519.952 · IT Support	-2,549.10	2,549.10
						-2,549.10	2,549.10
	Bill Pmt -Check	102033	06/02/2025	TUI	1101000 · BankUnited Operating Account		-57.92
TOTAL	Bill	AR72709	05/28/2025		572.702 · Office Supplies Field Ops	-57.92	57.92
						-57.92	57.92
	Bill Pmt -Check	102034	06/02/2025	Sunshine State	1101000 · BankUnited Operating Account		-89.00
TOTAL	Bill	59697380	05/23/2025		572.780 · Amenity Maintenance	-89.00	89.00
						-89.00	89.00
	Bill Pmt -Check	102035	06/02/2025	Palm Coast Observer	1101000 · BankUnited Operating Account		-62.50
TOTAL	Bill	25-00149F	05/29/2025		513.801 · Legal Advertising	-62.50	62.50
						-62.50	62.50
	Bill Pmt -Check	102036	06/02/2025	Yellowstone Landscape	1101000 · BankUnited Operating Account		-5,922.50
TOTAL	Bill	918977	06/01/2025		539.606 · Landscape Maintenance Croquet	-5,922.50	5,922.50
						-5,922.50	5,922.50
	Bill Pmt -Check	102037	06/02/2025	Poolsure	1101000 · BankUnited Operating Account		-3,910.81
TOTAL	Bill	111295613289	06/01/2025		572.744 · Pool Chemicals	-1,931.53	1,931.53
	Bill	111295613288	06/01/2025		572.744 · Pool Chemicals	-1,979.28	1,979.28
						-3,910.81	3,910.81
	Bill Pmt -Check	102038	06/02/2025	Welch Tennis Courts, Inc.	1101000 · BankUnited Operating Account		-989.40
TOTAL	Bill	81119	05/28/2025		572.780 · Amenity Maintenance	-989.40	989.40
						-989.40	989.40
	Bill Pmt -Check	102039	06/02/2025	Security Solutions of America	1101000 · BankUnited Operating Account		-8,030.24
TOTAL	Bill	169717	05/25/2025		529.306 · Gate Access Control Staffing	-8,030.24	8,030.24
						-8,030.24	8,030.24
	Bill Pmt -Check	102040	06/02/2025	Vesta District Services	1101000 · BankUnited Operating Account		-7,610.33

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	Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL	Bill	426744	06/01/2025		513.100 · District Management	-3,701.08	3,701.08
					1513060 · Accounting Services	-2,031.50	2,031.50
					1513010 · Administrative Services	-983.83	983.83
					1511004 · Assessment Roll Preparation	-893.92	893.92
						<u>-7,610.33</u>	<u>7,610.33</u>
	Bill Pmt -Check	102041	06/04/2025	Amazon Capital Services	1101000 · BankUnited Operating Account		-12.98
TOTAL	Bill	1HWM-6YXM-3JPN	06/03/2025		572.780 · Amenity Maintenance	-12.98	12.98
						<u>-12.98</u>	<u>12.98</u>
	Bill Pmt -Check	102042	06/04/2025	Clark & Albaugh, LLP	1101000 · BankUnited Operating Account		-7,650.00
TOTAL	Bill	19160	06/03/2025		514.007 · Legal - General Counsel	-7,530.00	7,530.00
	Bill	19161	06/03/2025		514.007 · Legal - General Counsel	-120.00	120.00
						<u>-7,650.00</u>	<u>7,650.00</u>
	Bill Pmt -Check	102043	06/05/2025	Allied Administrators For Delta Dental	1101000 · BankUnited Operating Account		-493.97
TOTAL	Bill	070125-9043	06/05/2025		572.913 · Health Insurance	-493.97	493.97
						<u>-493.97</u>	<u>493.97</u>
	Bill Pmt -Check	102044	06/05/2025	Clark & Albaugh, LLP	1101000 · BankUnited Operating Account		-3,000.00
TOTAL	Bill	19162	06/03/2025		514.007 · Legal - General Counsel	-3,000.00	3,000.00
						<u>-3,000.00</u>	<u>3,000.00</u>
	Bill Pmt -Check	102045	06/05/2025	Solitude Lake Management	1101000 · BankUnited Operating Account		-4,782.23
TOTAL	Bill	PSI171406	06/01/2025		538.602 · Aquatic Contract	-4,782.23	4,782.23
						<u>-4,782.23</u>	<u>4,782.23</u>
	Bill Pmt -Check	102046	06/05/2025	Staples, Inc.	1101000 · BankUnited Operating Account		-852.84
TOTAL	Bill	053125-7938	05/31/2025		572.780 · Amenity Maintenance	-852.84	852.84
						<u>-852.84</u>	<u>852.84</u>
	Bill Pmt -Check	102047	06/05/2025	Amazon Capital Services	1101000 · BankUnited Operating Account		-29.92

Grand Haven Community Development District
Check Register Detail
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	Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL	Bill	1YRP-CD36-CLV4	05/30/2025		572.702 · Office Supplies Field Ops	-8.74	8.74
	Bill	1NV1-VGWH-7FQC	06/02/2025		572.780 · Amenity Maintenance	-7.19	7.19
	Bill	1YV1-K97P-74R6	06/02/2025		572.780 · Amenity Maintenance	-13.99	13.99
						-29.92	29.92
TOTAL	Bill Pmt -Check	102048	06/05/2025	Amenity Management	1101000 · BankUnited Operating Account		-58,214.32
	Bill	426746	06/01/2025		572.305 · Amenity Management	-58,214.32	58,214.32
						-58,214.32	58,214.32
TOTAL	Bill Pmt -Check	102049	06/05/2025	The Gate Store, Inc.	1101000 · BankUnited Operating Account		-510.00
	Bill	30780	06/01/2025		529.739 · Landlines / Hot Spots	-510.00	510.00
						-510.00	510.00
TOTAL	Bill Pmt -Check	102050	06/05/2025	VerdeGo	1101000 · BankUnited Operating Account		-56,576.38
	Bill	22304	05/30/2025		539.609 · Irrigation Repairs/Replacement	-172.27	172.27
	Bill	22371	06/02/2025		539.606 · Landscape Maintenance Croquet	-56,404.11	56,404.11
						-56,576.38	56,576.38
TOTAL	Bill Pmt -Check	102051	06/05/2025	Joe's Three Yard Concrete, Inc.	1101000 · BankUnited Operating Account		-545.00
	Bill	13838	05/28/2025		539.650 · Concrete Replacement	-545.00	545.00
						-545.00	545.00
TOTAL	Bill Pmt -Check	102052	06/06/2025	VerdeGo	1101000 · BankUnited Operating Account		-774.65
	Bill	22560	05/31/2025		539.609 · Irrigation Repairs/Replacement	-774.65	774.65
						-774.65	774.65
TOTAL	Bill Pmt -Check	102053	06/06/2025	Amazon Capital Services	1101000 · BankUnited Operating Account		-91.54
	Bill	1FYM-CDK7-7QRL	06/04/2025		572.780 · Amenity Maintenance	-63.87	63.87
	Bill	1PQJ-HM66-6J3V	06/04/2025		572.780 · Amenity Maintenance	-15.68	15.68
	Bill	13K9-CFYN-6KGT	06/04/2025		572.780 · Amenity Maintenance	-11.99	11.99
						-91.54	91.54
	Bill Pmt -Check	102054	06/06/2025	Old City Tree LLC	1101000 · BankUnited Operating Account		-3,200.00

Grand Haven Community Development District
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	Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL	Bill	051525	05/15/2025		539.619 · Tree Maintenance	-1,600.00	1,600.00
					539.660 · Firewise Project	-1,600.00	1,600.00
						-3,200.00	3,200.00
	Bill Pmt -Check	102055	06/06/2025	WebWatchDogs	1101000 · BankUnited Operating Account		-298.50
TOTAL	Bill	10027	05/30/2025		572.780 · Amenity Maintenance	-298.50	298.50
						-298.50	298.50
	Bill Pmt -Check	102056	06/10/2025	Vesta Property Services, Inc.	1101000 · BankUnited Operating Account		-304.36
TOTAL	Bill	427138	05/31/2025		572.780 · Amenity Maintenance	-304.36	304.36
						-304.36	304.36
	Bill Pmt -Check	102057	06/10/2025	ACF, Inc.	1101000 · BankUnited Operating Account		-450.00
TOTAL	Bill	023S-290115-1	06/06/2025		572.780 · Amenity Maintenance	-450.00	450.00
						-450.00	450.00
	Bill Pmt -Check	102058	06/10/2025	Amazon Capital Services	1101000 · BankUnited Operating Account		-105.37
TOTAL	Bill	1LLY-LCQD-JKG4	06/05/2025		572.780 · Amenity Maintenance	-72.34	72.34
	Bill	1KX1-GJTY-RPWV	06/06/2025		572.780 · Amenity Maintenance	-33.03	33.03
						-105.37	105.37
	Bill Pmt -Check	102059	06/13/2025	DoorKing Inc.	1101000 · BankUnited Operating Account		-58.95
TOTAL	Bill	2520905	06/10/2025		529.739 · Landlines / Hot Spots	-58.95	58.95
						-58.95	58.95
	Bill Pmt -Check	102060	06/13/2025	Security Solutions of America	1101000 · BankUnited Operating Account		-8,406.88
TOTAL	Bill	170318	06/08/2025		529.306 · Gate Access Control Staffing	-8,406.88	8,406.88
						-8,406.88	8,406.88
	Bill Pmt -Check	102061	06/13/2025	Vesta District Services	1101000 · BankUnited Operating Account		-11,877.30
TOTAL	Bill	427137	05/31/2025		572.780 · Amenity Maintenance	-11,682.00	11,682.00
					519.410 · Postage	-195.30	195.30
						-11,877.30	11,877.30

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	Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL	Bill Pmt -Check	102062	06/13/2025	Bug-Guard Services, Inc.	1101000 - BankUnited Operating Account		-50.00
	Bill	246176	06/09/2025		572.765 - Pest Control	-25.00	25.00
	Bill	246175	06/09/2025		572.765 - Pest Control	-25.00	25.00
						<u>-50.00</u>	<u>50.00</u>
TOTAL	Bill Pmt -Check	102063	06/13/2025	Lloyd's Exercise Equipment, LLC	1101000 - BankUnited Operating Account		-360.95
	Bill	H95-109	06/10/2025		572.780 - Amenity Maintenance	-360.95	360.95
						<u>-360.95</u>	<u>360.95</u>
TOTAL	Bill Pmt -Check	102064	06/13/2025	Amazon Capital Services	1101000 - BankUnited Operating Account		-994.71
	Bill	1WPL-6PTM-VQLL	06/06/2025		572.780 - Amenity Maintenance	-336.28	336.28
	Bill	1T1C-6MPL-YGMP	06/06/2025		572.780 - Amenity Maintenance	-107.25	107.25
	Bill	1MWQ-G7MD-LJJ1	06/09/2025		572.702 - Office Supplies Field Ops	-27.09	27.09
	Bill	1J44-DWFC-YF3L	06/10/2025		541.615 - Vehicles Repair & Maint	-32.97	32.97
	Bill	1HKV-FVD7-7X9T	06/11/2025		572.780 - Amenity Maintenance	-18.99	18.99
	Bill	141H-XJR7-CNM6	06/11/2025		572.780 - Amenity Maintenance	-266.88	266.88
	Bill	1C3K-1LC9-6PH7	06/11/2025		572.780 - Amenity Maintenance	-19.98	19.98
	Bill	11W1-CD6Y-6D3M	06/11/2025		572.780 - Amenity Maintenance	-107.28	107.28
	Bill	1WV-FV67-6D7Y	06/11/2025		572.780 - Amenity Maintenance	-77.99	77.99
						<u>-994.71</u>	<u>994.71</u>
TOTAL	Bill Pmt -Check	102065	06/13/2025	Kehle Plumbing Inc.	1101000 - BankUnited Operating Account		-130.00
	Bill	i16791	06/06/2025		572.780 - Amenity Maintenance	-130.00	130.00
						<u>-130.00</u>	<u>130.00</u>
TOTAL	Bill Pmt -Check	102066	06/13/2025	TruBlue Pools LLC	1101000 - BankUnited Operating Account		-398.00
	Bill	23348	06/11/2025		572.780 - Amenity Maintenance	-398.00	398.00
						<u>-398.00</u>	<u>398.00</u>
TOTAL	Bill Pmt -Check	102067	06/13/2025	Palm Coast Observer	1101000 - BankUnited Operating Account		-2.50
	Bill	25-00106F	04/24/2025		513.801 - Legal Advertising	-2.50	2.50
						<u>-2.50</u>	<u>2.50</u>

Grand Haven Community Development District
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	Type	Num	Date	Name	Account	Paid Amount	Original Amount
	Bill Pmt - Check	102068	06/18/2025	M and M	1101000 - BankUnited Operating Account		-540.00
	Bill	1918	06/12/2025		531.308 - Pump House Facility	-540.00	540.00
TOTAL						-540.00	540.00
	Bill Pmt - Check	102069	06/18/2025	Amazon Capital Services	1101000 - BankUnited Operating Account		-1,197.67
	Bill	1CHN-DH46-KJTW	06/12/2025		572.780 - Amenity Maintenance	-104.82	104.82
	Bill	1PGF-736H-WCPT	06/13/2025		572.780 - Amenity Maintenance	-14.99	14.99
	Bill	1P6R-RH6R-4G1V	06/13/2025		572.780 - Amenity Maintenance	-68.56	68.56
	Bill	1VQR-LDHV-T6J9	06/13/2025		572.780 - Amenity Maintenance	-291.72	291.72
	Bill	13QK-G1J6-XFW9	06/13/2025		572.780 - Amenity Maintenance	-181.33	181.33
	Bill	1C31-TL1G-XHV6	06/13/2025		572.780 - Amenity Maintenance	-45.92	45.92
	Bill	1KTT-QTNT-X6KQ	06/13/2025		572.780 - Amenity Maintenance	-32.99	32.99
	Bill	17VJ-WVKF-TNFR	06/13/2025		572.780 - Amenity Maintenance	-31.47	31.47
	Bill	119H-KPTV-MPGG	06/16/2025		572.785 - Community Maintenance	-71.94	71.94
	Bill	191K-DPLX-LQTL	06/16/2025		572.780 - Amenity Maintenance	-269.98	269.98
	Bill	1NV4-VTRP-M4D1	06/16/2025		529.700 - Guardhouse/Gate Facility Maint.	-83.95	83.95
TOTAL						-1,197.67	1,197.67
	Bill Pmt - Check	102070	06/18/2025	WebWatchDogs	1101000 - BankUnited Operating Account		-298.50
	Bill	10052	06/12/2025		572.785 - Community Maintenance	-298.50	298.50
TOTAL						-298.50	298.50
	Bill Pmt - Check	102071	06/18/2025	A & A Lock, Inc.	1101000 - BankUnited Operating Account		-450.00
	Bill	105446	06/16/2025		572.780 - Amenity Maintenance	-450.00	450.00
TOTAL						-450.00	450.00
	Bill Pmt - Check	102072	06/18/2025	TruBlue Pools LLC	1101000 - BankUnited Operating Account		-125.00
	Bill	23361	06/12/2025		572.780 - Amenity Maintenance	-125.00	125.00
TOTAL						-125.00	125.00
	Bill Pmt - Check	102073	06/30/2025	AlarmPro Inc	1101000 - BankUnited Operating Account		-348.00
	Bill	070125-6755	06/29/2025		572.907 - Fire & Security System	-204.00	204.00
	Bill	070125-0688	06/29/2025		572.907 - Fire & Security System	-144.00	144.00
TOTAL						-348.00	348.00

Grand Haven Community Development District
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	Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL	Bill Pmt - Check	102074	06/30/2025	Community Controls	1101000 - BankUnited Operating Account		-2,650.20
	Bill	AAAO743274	06/23/2025		529.103 - Gate Communication Devices	-2,650.20	2,650.20
						-2,650.20	2,650.20
TOTAL	Bill Pmt - Check	102075	06/30/2025	The Gate Store, Inc.	1101000 - BankUnited Operating Account		-811.51
	Bill	29838	02/10/2025		529.736 - Gate Operating Supplies	-811.51	811.51
						-811.51	811.51
TOTAL	Bill Pmt - Check	102076	06/30/2025	VerdeGo	1101000 - BankUnited Operating Account		-1,066.26
	Bill	22754	06/19/2025		539.609 - Irrigation Repairs/Replacement	-286.17	286.17
	Bill	22755	06/19/2025		539.609 - Irrigation Repairs/Replacement	-140.19	140.19
	Bill	22753	06/19/2025		539.609 - Irrigation Repairs/Replacement	-639.90	639.90
						-1,066.26	1,066.26
TOTAL	Bill Pmt - Check	102077	06/30/2025	Kimley-Horn	1101000 - BankUnited Operating Account		-2,947.89
	Bill	142434000-0525	05/31/2025		519.320 - Engineering	-2,947.89	2,947.89
						-2,947.89	2,947.89
TOTAL	Bill Pmt - Check	102078	06/30/2025	Security Solutions of America	1101000 - BankUnited Operating Account		-8,030.24
	Bill	170592	06/22/2025		529.306 - Gate Access Control Staffing	-8,030.24	8,030.24
						-8,030.24	8,030.24
TOTAL	Bill Pmt - Check	102079	06/30/2025	Vesta District Services	1101000 - BankUnited Operating Account		-218.75
	Bill	427241	06/20/2025		513.100 - District Management	-218.75	218.75
						-218.75	218.75
TOTAL	Bill Pmt - Check	102080	06/30/2025	Joe's Three Yard Concrete, Inc.	1101000 - BankUnited Operating Account		-545.00
	Bill	13884	06/19/2025		539.667 - Concrete Curb & Gutter Replace	-545.00	545.00
						-545.00	545.00
	Bill Pmt - Check	102081	06/30/2025	Advanced Tree Care, Inc.	1101000 - BankUnited Operating Account		-2,750.00

Grand Haven Community Development District
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	Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL	Bill	5100	06/19/2025		572.785 · Community Maintenance	-2,750.00	2,750.00
						-2,750.00	2,750.00
	Bill Pmt -Check	102082	06/30/2025	Baxter Technologies Inc	1101000 · BankUnited Operating Account		-549.95
TOTAL	Bill	4623	06/20/2025		572.780 · Amenity Maintenance	-549.95	549.95
						-549.95	549.95
	Bill Pmt -Check	102083	06/30/2025	Palm Coast Observer	1101000 · BankUnited Operating Account		-30.00
TOTAL	Bill	25-00195F	06/12/2025		513.801 · Legal Advertising	-30.00	30.00
						-30.00	30.00
	Bill Pmt -Check	102084	06/30/2025	Lloyd's Exercise Equipment, LLC	1101000 · BankUnited Operating Account		-624.97
TOTAL	Bill	94S5-2025	05/14/2025		572.715 · Fitness Center Equipment	-175.00	175.00
	Bill	95S5-2025	05/20/2025		572.715 · Fitness Center Equipment	-250.00	250.00
	Bill	H94-84	06/20/2025		572.780 · Amenity Maintenance	-199.97	199.97
						-624.97	624.97
	Bill Pmt -Check	102085	06/30/2025	Louise Leister	1101000 · BankUnited Operating Account		-900.00
TOTAL	Bill	01564	06/22/2025		539.600 · Horticultural Consultant	-900.00	900.00
						-900.00	900.00
	Bill Pmt -Check	102086	06/30/2025	Amazon Capital Services	1101000 · BankUnited Operating Account		-1,118.48
TOTAL	Bill	1D9V-3V1P-PDWH	06/16/2025		572.780 · Amenity Maintenance	-118.99	118.99
	Bill	17WV-DQTY-TRPM	06/16/2025		572.780 · Amenity Maintenance	-19.98	19.98
	Bill	1GK3-NXHC-3L7D	06/17/2025		572.780 · Amenity Maintenance	-15.15	15.15
	Bill	1HR4-WGDL-DW6Y	06/18/2025		572.780 · Amenity Maintenance	-232.54	232.54
	Bill	1KVL-4HVJ-6YTP	06/23/2025		572.780 · Amenity Maintenance	-14.97	14.97
	Bill	19GH-CRHX-6QNG	06/23/2025		572.780 · Amenity Maintenance	-71.92	71.92
	Bill	17CX-767X-L47X	06/24/2025		572.780 · Amenity Maintenance	-170.99	170.99
	Bill	1XC7-NDQF-N4MJ	06/25/2025		572.780 · Amenity Maintenance	-130.99	130.99
	Bill	1JYF-XLVK-W7LL	06/25/2025		572.780 · Amenity Maintenance	-168.99	168.99
	Bill	1WK4-J31C-WQN1	06/25/2025		572.780 · Amenity Maintenance	-31.96	31.96
	Bill	1PWR-P7XQ-W33R	06/25/2025		572.780 · Amenity Maintenance	-110.02	110.02
	Bill	1L61-VWHN-VL3V	06/25/2025		572.780 · Amenity Maintenance	-31.98	31.98
						-1,118.48	1,118.48

Grand Haven Community Development District
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	Type	Num	Date	Name	Account	Paid Amount	Original Amount
	Bill Pmt -Check	102087	06/30/2025	TEM Systems, Inc. & GateHouse Solutions	1101000 - BankUnited Operating Account		-2,715.00
	Bill	i2898	06/16/2025		529.700 - Guardhouse/Gate Facility Maint.	-2,715.00	2,715.00
TOTAL						-2,715.00	2,715.00
	Bill Pmt -Check	102088	06/30/2025	TUI	1101000 - BankUnited Operating Account		-140.35
	Bill	AR73456	06/23/2025		572.702 - Office Supplies Field Ops	-140.35	140.35
TOTAL						-140.35	140.35
	Bill Pmt -Check	102089	06/30/2025	WebWatchDogs	1101000 - BankUnited Operating Account		-398.00
	Bill	10053	06/12/2025		572.780 - Amenity Maintenance	-398.00	398.00
TOTAL						-398.00	398.00

**Monthly Cash Positions
FY2025**

	Type	October Balance	Rate	November Balance	Rate	December Balance	Rate	January Balance	Rate	February Balance	Rate	March Balance	Rate	April Balance	Rate	May Balance	Rate	June Balance	Rate
BU	DDA*	245	0	245	0	2427	0	245	0	205	0	172	0	225	0	230	0	213	0
	ICS**	3926	3	4222	3.5	5378	3.5	7099	3.5	6639	3.5	6226	3.5	5613	3.5	5263	3.6	4900	3.6
Valley National	DDA*																	82	0
Florida Prime	Investment***	8	5.04	8	4.87	8	4.7	8	4.57	8	4.48	8	4.48	8	4.48	8	4.48	8	4.47
Truist	DDA*	3	0.01	3	0.01	3	0.01	3	0.01	4	0.01	5	0.01	5	0.01	5	0.01	5	0.01
Total Cash		4182		4478		7816		7355		6856		6411		5851		5506		5208	

* DDA's are covered by traditional FDIC insurance up to \$250,000

** The ICS program balance is 100% covered by FDIC insurance

*** This cash is invested in high grade AAA short term paper

EXHIBIT 10

1 **MINUTES OF MEETING**

2 **GRAND HAVEN**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Workshop Meeting of the Board of Supervisors of the Grand Haven Community Development
5 District was held on Thursday, June 5, 2025 at 9:00 a.m. at the Creekside Amenity Center, 2 Village
6 Parkway, Palm Coast, Florida 32137.

7 **FIRST ORDER OF BUSINESS – Call to Order/Roll Call**

8 Mr. McInnes called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Nancy Crouch	Board Supervisor, Vice Chairwoman
11 Kevin Foley	Board Supervisor, Assistant Secretary
12 John Chism (<i>via phone</i>)	Board Supervisor, Assistant Secretary
13 Steve Brazen	Board Supervisor, Assistant Secretary

14 Also present were:

15 David McInnes	District Manager, Vesta District Services
16 Jay King	Sr. Vice President, Vesta Property Services
17 Barry Kloptosky	Operations Manager
18 Vanessa Stepniak	Operations Supervisor
19 John Lucansky	Amenity Manager
20 Veronica Reinhardt	Resident
21 Tony Zara	Resident
22 Donna McGevna	Resident
23 Mike Debitetto	Resident

24
25 *The following is a summary of the discussions and actions taken at the June 5, 2025 Grand Haven CDD*
26 *Board of Supervisors Workshop Meeting.*

27 **SECOND ORDER OF BUSINESS – Pledge of Allegiance**

28 The Pledge of Allegiance was recited.

29 **THIRD ORDER OF BUSINESS – Audience Comments – (*limited up to 3 minutes per individual for***
30 ***agenda items*)**

31 Ms. Reinhardt indicated that removal of trees could result in void collapse and sinkholes as their
32 extensive root systems began to die out. Ms. Reinhardt also cautioned that rotting roots could attract
33 ants and termites, and that the subsequent

34 Mr. Zara commented on clarifying the details obtained from financial statements being provided,
35 as well as the current status on discussing and passing the 7% annual increase.

36 Ms. McGevna noted that she had gotten into contact with the County's tax department, which had
37 indicated that Grand Haven received four discrete feeds of tax revenue and that there did not appear
38 to be any wait associated with funds coming through for a fiscal year. Ms. McGevna also noted
39 that she had met with the St. Johns River Waterway Management District, and that the issues with
40 algae in ponds could be fixed with bringing fountains back and stocking ponds with specific species
41 of fish. Ms. McGevna additionally expressed dissatisfaction with District Management with
42 regards to resident access to specific records.

43 Mr. Debitetto discussed bond financing and banking relationships, outlining different types of
44 bonds with specific advantages for each kind to keep in mind. Mr. Debitetto noted that there were

residents of the community that may have particular bond expertise in their banking experience, and that the Fact Finding Group could provide valuable insight and knowledge for these discussions.

FOURTH ORDER OF BUSINESS – Exhibit 1: Presentation of Proof of Publication(s)

FIFTH ORDER OF BUSINESS – Discussion Topics

A. Update on Café Renovations/Opening

Mr. Kloptosky noted that construction on the Café project was complete, and that he was currently waiting on an email from the contractor that would provide the Certificate of Completion. Mr. Kloptosky stated that an upcoming health inspection was scheduled for June 9, and also noted that the Café project had already passed the final building inspection.

Mr. Lucansky outlined the schedule of operations between keeping the Tiki Hut open and preparing the Café for business in the upcoming days. Mr. Lucansky stated that he believed that the Health Department inspection should be routine and that he did not expect any delays in operations as a result. Mr. Lucansky remarked that everything should be good to go for a Café Grand Opening Week beginning on Monday, June 16.

Mr. Foley expressed appreciation for Mr. Kloptosky and Mr. Lucansky in their direct involvement with the project through all of its setbacks and delays, and for getting the Café to a state of completion.

Mr. Chism noted that previous major projects that he had been involved with had included After Action Reviews, either before or after the final bills had been paid. Following discussion with the Board on what these reviews typically entailed, Mr. Chism suggested that he could send a general outline of an After Action Review to the District Manager for distribution to the Board and discussion at the June 19 meeting. Mr. Foley asked for clarification on if there was any action to be taken after completing the review, particularly with regards to any final payments to the contractor, and discussion ensued regarding accountability for project delays. Comments were heard in favor of also having the Operations Manager's input and analysis on the project. Mr. McInnes advised that any discussion of the contract itself should take place during the regular meetings, as, in addition to the restriction on Board actions during workshop meetings, District Counsel had drawn up the contract and could not attend workshop meetings.

B. Update on Pond Conditions

Ms. Stepniak provided an overview of the aeration systems that were in use in CDD ponds, and noted that the pond company's recommendations were for submerged aerators for ponds that were deeper than 4-6 feet, but that surface aerators could work for shallower ponds. Ms. Stepniak noted that floating fountains generally served a decorative purpose, as it was not effective for getting oxygen through the water in the lake. Ms. Stepniak explained that ponds were also stocked with fish that consumed midge fly larvae, and that the underwater aerators allowed for the fish to comfortably swim deeper into the water column and feed more effectively. The Board and staff discussed the variety of factors that could lead to issues in ponds, with the emphasis being that there was not one single external factor playing the role in causing algae bloom conditions, nor one solution that would work for all ponds. Mr. McInnes additionally noted that the ponds were man-made for the purpose of flood control, and that some pond issues may be inherent to their outdated engineering and concept design.

C. Pending Supervisor Led Projects

1. Exhibit 2: Consideration of FFG on Budget Process Template Language & Qualifications of Volunteers

Mr. McInnes recalled that the Board had appointed Mr. Chism at the previous meeting to head the Fact Finding Group on the budget process review, and that the volunteer form and specifics on suggested qualifications and areas of expertise for participants had been provided. Mr. McInnes noted restrictions on what a Fact Finding Group could communicate and provide under Florida's Sunshine Law.

Mr. Chism stated that he had reviewed comments submitted by former Board Supervisor John Polizzi on the Fact Finding Group discussion, as well as a number of emails and phone calls that had been received from residents expressing interest in volunteering. Mr. Chism noted that he had developed a background explaining the necessity of this Fact Finding Group, as well as a draft charge/scope of work, taking into account a recommendation from the Chair to specifically investigate zero based budgeting among other budgetary process forms. Mr. Chism also presented the list of suggested qualifications, including having some background in high-level budgets (at \$1,000,000 or above), and stated that multiple residents so far fulfilled this metric of budgetary process experience. Mr. Chism recommended against an e-blast for seeking members, suggesting that this process would be too slow.

Mr. McInnes recalled ways that Fact Finding Groups in Grand Haven had been organized and coordinated in the past, noting that the first group organized in recent years had seen some falloff of membership after its initial creation but that subsequent groups where the commitment and responsibilities were more clearly understood by volunteers had seen stable formation.

D. Amenity RFP Revisions & Amenity Management – Supervisor Chism

Mr. Chism explained that he had discussed business practices with multiple restaurateurs, which had recommended a lease for the building, but subsequent discussions with District Counsel had made it clear that this would not be possible because of the CDD's tax-exempt provisions. Mr. Chism noted that while the percentage share did seem viable, he believed there was also potential in a hybrid structure, in which the Café management and amenity management would be brought under the purview of one CDD employee, and the staff of the winning bidder on the RFP would report directly to this employee.

The Board discussed potential impacts from new positions and staffing expenses associated with the change, as well as possible business risks and accounting concerns with the CDD effectively managing the Café under this structure. In response to Supervisor questions about precedent, Mr. McInnes noted that none of the CDDs that he managed, or any of the Districts in Vesta Property Services' portfolio, had a similar hybrid structure in place. Comments were made highlighting the need for a model or business plan with estimated figures to show the viability of this structure.

Mr. Chism addressed comments from the Board regarding concerns with the hybrid structure. Mr. Chism noted that price adjustments on the menu at the Café would be based on the current market and might happen regardless of the structure of management. Mr. Chism also noted that the concerns about a business plan may be covered by the contract's language outlining the expectations for the bidders, as well as the margins on food and alcohol being known quantities. Mr. Chism also noted that the contract would still be desirable due to the reliable market of residents within Grand Haven that enjoy the facility and the menu's quality and prices.

The Board opted to add a discussion on the potential revisions/amendment to the RFP onto the June 19 regular meeting agenda. Mr. McInnes noted that as the Board had indicated that the revisions would constitute a significant change to the RFP, the process of its publication and time frame would be shifted back to accommodate for any decision being made.

SIXTH ORDER OF BUSINESS – Audience Comments – (limited up to 3 minutes per individual for agenda items)

There were no comments from the audience.

Prior to proceeding with the Quorum Check, Mr. McInnes noted that Board Supervisors were required to complete their Form 1 with the Florida Commission on Ethics by July 1, and that the ethics training was still also required by the end of the calendar year.

SEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: June 19th, 9:00 AM

Mr. McInnes stated that the June 19 meeting would likely take place at the Grand Haven Room.

All Board members present stated that they could attend the next meeting in person, which would constitute a quorum.

EIGHTH ORDER OF BUSINESS – Action Items Review

Mr. McInnes noted the following action item:

- Supervisor Chism will provide information on the After Action Review of the Café renovation project.
- Supervisor Chism will provide resumes of the individuals he is recommending to serve on the budget process Fact Finding Group.
- A discussion item for the RFP will be added to the June 19 meeting agenda.
- A presentation of a report on oak trees from arborist Chuck Lippy will be added to the June 19 meeting agenda.
- The Board will send the District Manager their questions for the Operations Manager to address during the After Action Review of the Café renovation project.

Prior to proceeding with the Adjournment of the workshop meeting, Mr. Foley recalled a previous motion by the Board to proceed with Valley Bank, unless Bank United was able to match the deal for banking services. Mr. Foley summarized how both banks had subsequently adjusted rates, and that the account manager for Valley Bank appeared to have also gotten approval for a line of credit. Mr. Foley stated that he would be putting together a draft of his notes and comparisons, and send these to the District Manager to distribute to the Board. Mr. Chism and Mr. Foley discussed types of bonds and letters of credit that could be issued by banks, with Mr. Chism noting that he had discussed the subject with an underwriter counsel that had suggested going with a bond for long-term debt financing if the available offerings from the state or local bank were better than the market rate or the expense of acquisition. In response to inquiries about the bond discussion being slated for a future meeting agenda, Mr. McInnes noted that he had not yet received feedback from the Chair on whether to include the item. Mr. McInnes also noted that he could provide some information on bonds for the Board along with the District Counsel, explaining that the District Counsel was well versed in working with issuing and refunding bonds, and that he had bond experience with several CDDs as a District Manager as well.

NINTH ORDER OF BUSINESS – Adjournment

The Board adjourned the meeting, at 11:35 a.m., for the Grand Haven 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.*

180 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
181 **meeting held on July 17, 2025.**

182

183

184

Signature

Signature

Printed Name

Printed Name

185 **Title: ☐ Secretary ☐ Assistant Secretary**

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 11

1 **MINUTES OF MEETING**

2 **GRAND HAVEN**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Grand Haven Community Development
5 District was held on Thursday, June 19, 2025 at 9:00 a.m. at the Grand Haven Room, located at the Grand
6 Haven Village Center, 2001 Waterside Parkway, Palm Coast, Florida, 32137.

7 **FIRST ORDER OF BUSINESS – Call to Order/Roll Call**

8 Mr. McInnes called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Dr. Merrill Stass-Isern	Board Supervisor, Chairwoman
11 Nancy Crouch	Board Supervisor, Vice Chairwoman
12 Kevin Foley (<i>joined in progress</i>)	Board Supervisor, Assistant Secretary
13 John Chism	Board Supervisor, Assistant Secretary
14 Steve Brazen	Board Supervisor, Assistant Secretary

15 Also present were:

16 David McInnes	District Manager, Vesta District Services
17 Jay King	Senior Vice President, Vesta Property Services
18 Scott Clark (<i>joined in progress</i>)	District Counsel
19 Barry Kloptosky	Operations Manager
20 Vanessa Stepniak	Operations Supervisor
21 John Lucansky	Amenity Manager
22 Louise Leister	District Horticulturist
23 Chuck Lippi	Board Certified Master Arborist
24 Bill Delaney	Resident
25 Jerry Kagan	Resident
26 Lisa Mrakovcic	Resident
27 Bill Holland	Resident
28 Art Turcotte	Resident
29 Veronica Reinhardt	Resident
30 Kevin Callahan	Resident
31 John O'Meally	Resident
32 David Sullivan	Resident
33 Mike Debitetto	Resident

34
35 *The following is a summary of the discussions and actions taken at the June 19, 2025 Grand Haven CDD*
36 *Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request.*

37 **SECOND ORDER OF BUSINESS – Pledge of Allegiance**

38 The Pledge of Allegiance was led by Dr. Merrill.

39 **THIRD ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for agenda**
40 **and non-agenda items)**

41 Prior to opening the floor to Audience Comments, Mr. Chism and Dr. Merrill explained how the
42 CDD's plan was to go back to the structured RFP that appeared later in the meeting agenda, rather
43 than further pursuing a potential amendment to the RFP to have the CDD more involved in running
44 the café.

45 Mr. Kagan commented on suggestions for Café pricing structures, suggested for financial reports
46 to be structured around sales rather than revenue and provided on a quarterly basis instead of

monthly, and expressed appreciation for Vesta for their work over the past nine months of the Café renovation.

Ms. Mrakovic outlined the steps that Vesta had taken while the Café had been closed, and expressed gratitude, additionally commenting that she felt it was unfortunate that an RFP would be happening.

Mr. Holland commented that he believed there was a high level of resident satisfaction with the current Amenity Manager, and commented positively on the Amenity Center being reopened.

Mr. Turcotte questioned the removal and replacement of plant material at the entrances to the villages. Ms. Leister explained that the flower annuals were rotated prior to their decline and were on a specific schedule to be rotated out prior to major holidays to optimize their appearances around those times of year.

Ms. Reinhardt expressed appreciation to the District Management staff for accommodating requests for audio recordings so that she could better understand what was being said at the meetings. Ms. Reinhardt also noted that it was unclear what agreement was a concern for residents to sign in relation to tree removal, and that she felt that no decision should be made on the dog park without input from the residents of the community, particularly the large portion with dogs.

Mr. Callahan spoke highly of the quality, service, and price at the Café. Mr. Callahan urged the Board to not include any mandatory minimum revenue share stipulation in the RFP, or anything that may adversely affect the quality, service, or price. Mr. Callahan also voiced opposition to any price increases at the Café if they were being done to subsidize shortfalls for the overall District budget, suggesting that annual fees would be the more appropriate avenue.

Mr. O'Meally stated that he agreed with Mr. Chism's decision with regard to the RFP amendment, adding that he felt that it would be appropriate to have access to the financials for transparency, as well as a fairly-handled revenue sharing structure. Mr. O'Meally stated that he felt that Vesta had done well in managing the after action review for the Café, but had some comments he would like to voice regarding oversight responsibilities. Dr. Merrill stated that residents should feel free to email comments to the Board and that the feedback was welcome.

Mr. Sullivan provided his background as a resident of Grand Haven who currently served as the District 3 member of the Palm Coast City Council as of April 15, 2025, and stated that he could be reached at dsullivan@palmcoastgov.com or via phone at (386) 986-3702. Mr. Sullivan noted that a major roadway project with an estimated duration of 1.5 years would be commencing on Colbert Lane to install culverts beginning in September 2025.

Mr. Debitetto noted the value of clearly communicating provisions and the necessary due diligence for the RFP, and outlined some funding options for long-term planning.

A. Exhibit 1: Emailed Resident Comments

FOURTH ORDER OF BUSINESS – Exhibit 2: Presentation of Proof of Publication(s)

FIFTH ORDER OF BUSINESS – Presentation – Oak Tree Report – Chuck Lippi

SIXTH ORDER OF BUSINESS – Staff Reports

A. District Engineer: David Sowell

B. Exhibit 3: Amenity Manager: John Lucansky

C. Operations Manager: Barry Kloptosky

1. Exhibit 4: Presentation of Capital Project Plan Tracker

2. Exhibit 5: Monthly Report

D. Exhibit 6: District Counsel: Scott Clark

On a MOTION by Dr. Merrill, SECONDED by Ms. Crouch, WITH ALL IN FAVOR, the Board approved exercising Option #1 on the Café/Amenities contract, to extend the contract, for the Grand Haven Community Development District.

E. District Manager: David McInnes

1. Exhibit 7: Meeting Matrix
2. Exhibit 8: Action Item Report
3. Exhibit 9: FY 2026 Performance Standards & Measures

On a MOTION by Mr. Brazen, SECONDED by Mr. Chism, WITH ALL IN FAVOR, the Board approved the FY 2026 Performance Standards & Measures, as presented, for the Grand Haven Community Development District.

4. Courtesy Form 1 Reminder: July 1st

SEVENTH ORDER OF BUSINESS – Consent Agenda Items

- A. Exhibit 10: Consideration for Acceptance – The May 2025 Unaudited Financial Report
- B. Exhibit 11: Consideration for Approval – The Minutes of the Board of Supervisors Workshop Meeting Held May 1, 2025
- C. Exhibit 12: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held May 15, 2025

On a MOTION by Mr. Foley, SECONDED by Ms. Crouch, WITH ALL IN FAVOR, the Board approved all items of the Consent Agenda, for the Grand Haven Community Development District.

(The Board recessed the meeting at 10:52 a.m., and reconvened at 11:09 a.m.)

EIGHTH ORDER OF BUSINESS – Business Items

- A. Exhibit 13: Consideration of Changes to the Previously Approved RFP for Amenities & Café – Supervisor Chism

On a MOTION by Mr. Foley, SECONDED by Mr. Brazen, with Mr. Foley, Mr. Brazen, Dr. Merrill, and Ms. Crouch voting “AYE”, and Mr. Chism voting “NAY”, the Board approved changing the RFP to establish a revenue share at 5% of the gross revenue, for the Grand Haven Community Development District.

- B. Exhibit 14: Consideration of FFG Volunteer Form on Budget Process – Supervisor Chism

On a MOTION by Mr. Brazen, SECONDED by Dr. Merrill, WITH ALL IN FAVOR, the Board approved the language of the Fact Finding Group volunteer form, as presented, for the Grand Haven Community Development District.

1. Exhibit 15: Approval of Recommended Volunteers – Supervisor Chism

Mr. Chism stated that the list of recommended volunteers were Brad Douglas, Richard Mayor, Brian Paluch, Robert Covell, and Anthony Zara III.

On a MOTION by Dr. Merrill, SECONDED by Ms. Crouch, WITH ALL IN FAVOR, the Board approved the Fact Finding Group volunteers that had been recommended by Mr. Chism, for the Grand Haven Community Development District.

C. Exhibit 16: Consideration of Approved to Proceed with RFP for Road Paving

On a MOTION by Mr. Chism, SECONDED by Mr. Foley, WITH ALL IN FAVOR, the Board approved proceeding with the RFP for road paving, for the Grand Haven Community Development District.

D. Exhibit 17: Consideration & Adoption of **Resolution 2025-08**, Authorizing Storm Debris Election

On a MOTION by Dr. Merrill, SECONDED by Mr. Brazen, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-08**, Authorizing Storm Debris Election, for the Grand Haven Community Development District.

NINTH ORDER OF BUSINESS – Discussion Topics

A. Exhibit 18: Overview of Bond Process – District Manager & District Counsel

B. Exhibit 19: After Action Review of Café Renovation – Supervisor Chism

1. Exhibit 20: Contract with Brame Heck Architect, Inc.

2. Exhibit 21: Contract with Paul Culver Construction, Inc.

C. Pending Supervisor Led Projects

Dr. Merrill noted that she had requested that the District Manager include a presentation of details from the Fact Finding Group on Employee Benefits on the agenda for the July meeting. Dr. Merrill also noted that she planned on stepping down from the Fact Finding Group on Communications, and that Ms. Crouch had agreed to take on the responsibility and re-establish the group.

Ms. Crouch noted that a professional from the USDA had given a presentation at the Grand Haven Room on June 18 regarding feral swine, and that this had been attended by about 50 residents. Ms. Crouch and the Board noted the extent of the feral hogs being a nuisance in multiple states, and discussed the unfavorable outlook on their full removal. Ms. Crouch also noted that an information presentation on the Firewise program was scheduled for August 14 at 4:00 p.m. in the Grand Haven Room.

TENTH ORDER OF BUSINESS – Supervisors' Requests

Dr. Merrill suggested adopting Juneteenth (June 19) as a paid holiday for District employees, citing its status as a federal holiday, and establishing that going forward CDD meetings would not be held on June 19.

On a MOTION by Dr. Merrill, SECONDED by Mr. Foley, WITH ALL IN FAVOR, the Board approved establishing Juneteenth as a District Holiday, and to provide one additional floating holiday to the current fiscal year, for the Grand Haven Community Development District.

Following the motion, Mr. Foley commented briefly on a potential funding structure involving the HOA and the possible collection of new buyer fees.

ELEVENTH ORDER OF BUSINESS – Action Items Summary

The action items were as follows:

- The District Manager will add Chuck Lippi's oak tree report as an attachment onto the June 19, 2025 meeting minutes, and the Operations Supervisor will distribute the report via e-blast.

- The District Manager will determine which newspaper ran the advertisement for the Café RFP, and report this information back to the Board.
- The Operations Supervisor, in conjunction with the Amenity Manager and Operations Supervisor, will distribute an e-blast message about bringing IDs to the Café to verify resident status.
- The District Counsel will provide a response to the demand email submitted by Gary Porter.

TWELFTH ORDER OF BUSINESS – Meeting Matrix Summary

The meeting scheduled for July 17 will include a plan for tree removal to be presented by the District Horticulturist; a plan for raised sidewalks caused by the oak tree roots, also to be presented by the District Horticulturist; and a report from the Fact Finding Group on Employee Benefits.

THIRTEENTH ORDER OF BUSINESS – Adjournment

On a MOTION by Mr. Foley, SECONDED by Ms. Crouch, WITH ALL IN FAVOR, the Board, at 2:25 p.m., adjourned the meeting for the Grand Haven 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 17, 2025.

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

Grand Haven Tree Root and Infrastructure Report

by

Chuck Lippi

ISA Board Certified Master Arborist #FL0501B

ASCA Registered Consulting Arborist #443

Masters Degree in Horticulture

June 14, 2025

Grand Haven
Tree Root and Infrastructure Report

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Grand Haven
Tree Root and Infrastructure Report

Introduction

Background

At the request Louise Leister who was authorized by the Grand Haven Community Development District (CDD), I was asked to evaluate the live oak trees (*Quercus virginiana*) and nearby infrastructure at four sites in the Front Street and Park Area of Grand Haven where significant tree root caused infrastructure damage is occurring.

Assignment

My assignment was to:

1. Assess any infrastructure damage and the current health and structural condition of the eight trees adjacent to drainage outlets near:
 - a. 5 Lagare Street
 - b. 29 Lagare Street
 - c. 18 Chinier Street
 - d. 26 Front Street
2. Determine if the allotted tree root space is sufficient for these trees
3. Make recommendations to mitigate any health conditions, structural conditions and infrastructure damage observed at the drainage outlets

Limits of the Assignment

My evaluation of the site was limited to visual inspection of the infrastructure damage. No excavation, deconstructive methods or internal camera views of the drainage pipes were used. My conclusions are based upon years of experience evaluating and recommending mitigation of tree root damage to infrastructure throughout the state of Florida. I did speak with people familiar with previous drainage outlet repairs performed at Grand Haven.

I generally use a tree-based mitigation plan which attempts to accommodate tree roots by adapting infrastructure rather than plans that tend to accommodate infrastructure at the expense of the trees. Some technical arboriculture terms that are highlighted are defined in Definitions in Appendix A.

Grand Haven
Tree Root and Infrastructure Report

Testing and Analysis

A tree condition evaluation and infrastructure conflict evaluation was done on May 21, May 27 and June 2. The tree condition assessment was done in accordance with **ANSI A300 Standards on Tree Risk Assessment** and the companion publication **Best Management Practices, Tree Risk Assessment**.^{1,2} Tree health recommendations follow procedures and techniques of three of the country's leading arboricultural researchers: Dr. Ed Gilman, professor emeritus of environmental horticulture at the University of Florida, Dr. Kim Coder, arboriculture professor at the University of Georgia and consulting arborist Jerry Bond author of Urban **Tree Health: A Practical and Precise Estimation Method**.³

Tree accommodation methods followed the recommendations of James Urban, landscape architect and arborist who has written the definitive guide on growing trees in urban and suburban settings, **Up By The Roots: Healthy Soils and Trees in the Built Environment**. Over the years I have read many of the publications of Ed Gilman, Kim Coder and James Urban, attended numerous lectures by them and consider them, as do my many consulting arborist colleagues, the world experts on accommodation of trees in urban areas.

On each of the 8 trees evaluated I performed a **Level 2 Basic Assessment**, which is a detailed visual inspection of a tree and its surrounding site. The **Level 2 Assessment** includes a 360-degree visual inspection from ground level on each tree. The tree's health condition is also checked for foliage mass (opacity) and foliage distribution which is a measure or estimate of a tree's health and its ability to fix carbon through photosynthesis. Both tree health condition and structural condition were rated as excellent, good, fair and poor. A detailed description of the condition categories for health condition and structural condition is found in Appendix B of this report. No **Level 3 Advanced Tree Risk Assessment** tests were required, in our opinion, or performed. In general, tree health was not at issue. Most of the trees were relatively young, healthy, and growing vigorously and had not serious structural defects.

Purpose and Use of the Report

This report is prepared for use of the Grand Haven CDD as they see fit.

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Tree Root and Infrastructure Report

Dominant Tree on Site

Live Oak (*Quercus virginiana*) Because the Southern live oak is the dominant street tree in Grand Haven, it is worth noting some of its attributes. The Southern live oak is a native tree, which is considered to be one of the premier tree species in the Southeastern United States. According to Dr. Ed Gilman, Professor Emeritus of Environmental Horticulture at the University of Florida, when mature the live oak is “a large, sprawling, picturesque tree, usually graced with Spanish moss and strongly reminiscent of the Old South. Live oak is one of the broadest-spreading of the oaks, providing large areas of deep, inviting shade. An amazingly durable American native, it can measure its lifetime in centuries if properly located and cared for in the landscape.”⁴ He also says of live oak, “Give it plenty of room since the trunk can grow to more than six feet in diameter.”⁵

Basic Information How And Where Tree Roots Grow

When working around trees, it is important to understand how and where tree roots grow. Roots are made up of living tissue and consequently need oxygen for respiration. That is why most tree roots are found in the upper 18 inches of soil⁶ where oxygen levels are higher. The fine fibrous absorbing roots

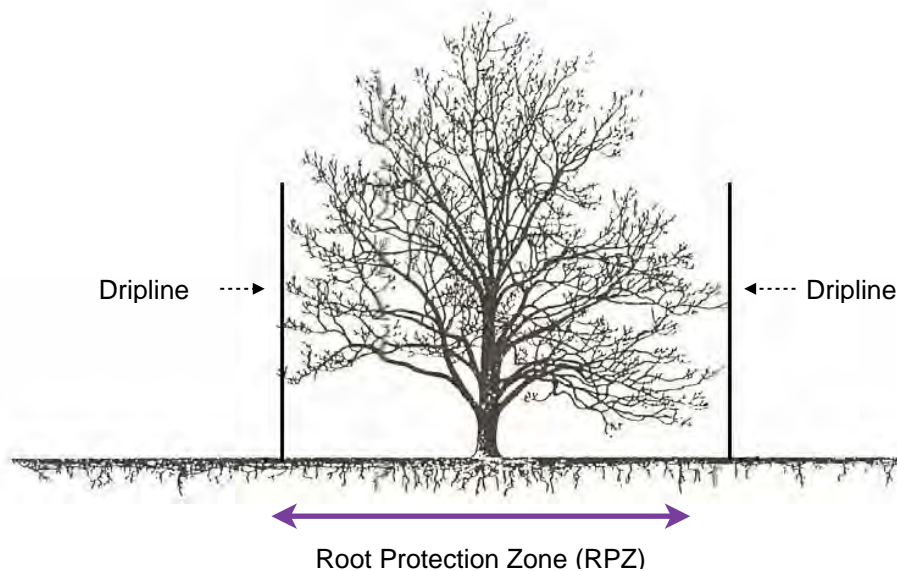


Image 1 Tree roots spread way beyond the branches to about three times the canopy spread. More than half the root system is located beyond the edge of the canopy. Few roots grow deep into the soil on most sites. Image from Morton Arboretum, Lisle, IL for **Landscape Below the Ground** conference. Caption from Gilman, **Trees For Urban and Suburban Landscapes**, p 92.

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Tree Root and Infrastructure Report

are usually found mostly in the top 6 inches of soil, and it is not uncommon to find large lateral roots right below the soil surface. Tap roots only exist on seedling trees but soon tap roots atrophy as the lateral roots spread outward in search of resources like water and nutrients (Images 2 and 3). And these roots growing sideways help anchor the tree from winds that push against it from the side.⁷ Roots extend out from a tree well beyond the **dripline** but roots are most dense within the **root plate**, an area that extends out from the trunk a distance about three times the trunk diameter (**DBH**). For example, a 30-inch DBH tree roughly has a root plate that extends out from the trunk 90 inches ($3 \times 30 = 90$). When a tree blows over in a storm, you can often see the root plate that has come out of the ground looking much like the base of a tipped over wine glass. But the totality of tree roots extend outward much farther than the root plate and even farther than the dripline. The actual root protection zone (RPZ) of a 30-inch DBH tree should extend out to the dripline or 30 feet from the trunk (one foot for every inch of trunk diameter). These roots in the RPZ must be protected during construction and other activities such as driving, excavation, adding soil and parking inside the RPZ.

According to Gilman one of the leading tree experts in the world regarding planting large-maturing trees like live oaks (*Quercus virginiana*) in restricted spaces, "Roots of large trees, quickly fill the soil space, causing a pot bound effect and more stress than for trees that are appropriately sized. ...roots on the trees that are too big for the space could eventually break curbing if roots grow under the pavement. One exception to this rule of thumb appears to be palm

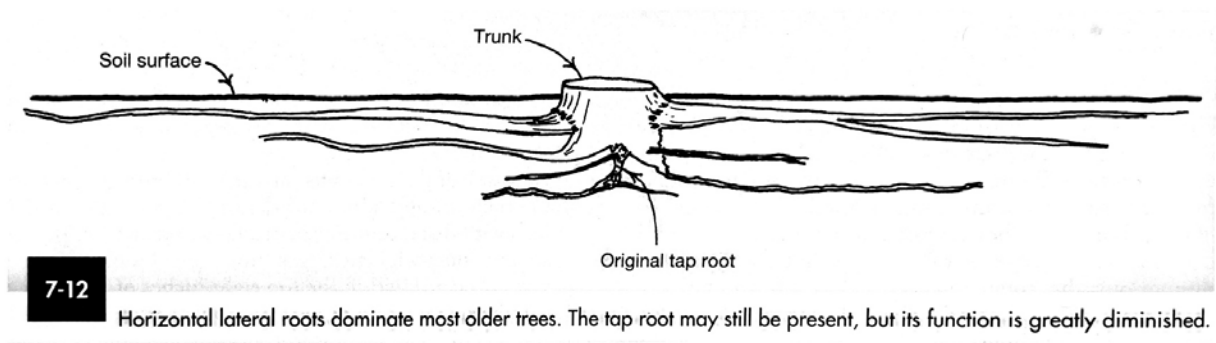
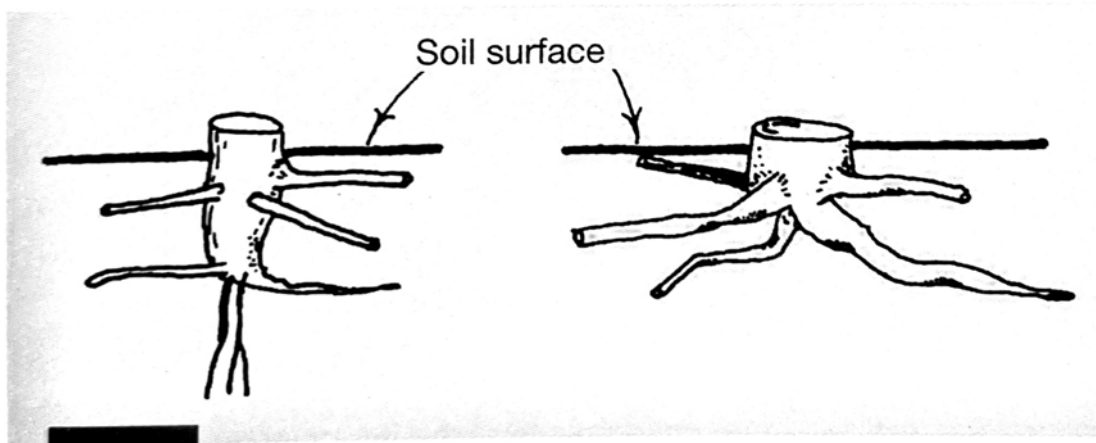


Image 2 Drawing from Gilman, *Trees for Urban and Suburban Landscapes* p. 96.

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Tree Root and Infrastructure Report



7-5

The tap root on planted trees in urban and suburban landscapes is often aborted (left), or completely missing (right). This is often due to unsuitable conditions for root growth in the deeper soil layers.

Image 3 Drawing from Gilman, *Trees for Urban and Suburban Landscapes* p. 93.

trees, which have smaller diameter roots that rarely disrupt curbing. They are often successfully planted in smaller spaces....”⁸

To accommodate large maturing trees, there has to be sufficient root space for the tree to mature. Too small a root space will restrict the lateral roots that help hold the tree erect. The trees in these restricted areas will either topple over in a wind event or the roots will break out of the restricted area damaging the sidewalks, driveways, curbs and streets that are causing the restriction. Several authors have researched the minimum amount of root space required for large-maturing trees. Gilman⁹ has evaluated this research by others and has found that a planting bed measuring 200 square feet (14.1 X 14.1 feet) would be inadequate in the long term and that an area of 400 square feet (20 X 20 feet) would be better for a large-maturing tree:

1. **A large planting bed greater than 200 square feet (14.1 X 14.1 feet) with poor drainage** is likely to confine the tree roots within the planting bed (called an island). Gilman found that large-maturing trees would become top heavy

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and fall over in very strong winds as they grow older and larger, due to their confined shallow root systems (Images 6, 7 and 8).

2. **A large planting bed greater than 200 square feet (14.1 X 14.1 feet) with good drainage** can allow large-maturing trees to grow well at first creating shade but he found that surface roots could eventually cause curb and pavement damage as roots grow next to and beneath curbs and under pavement. Property managers may see the need for curb and pavement replacement to make the area is safe for pedestrians. Tree roots are often severely damaged when curbs and sidewalks are replaced. Small and medium size trees will not usually causes this type of damage, but they will not provide the shade that larger trees do. The best alternative is to build islands for large trees that are at least 400 square feet or to tolerate continual costs of disrupted curbs, pavement and sidewalks.

Another researcher and author, James Urban,¹⁰ who is both a landscape architect as well as an arborist has studied soil volume and tree root space in order to plant large-maturing trees in city landscapes. He has developed a measurement for large-maturing trees that utilizes cubic feet for roots rather than square feet by taking into account the depth of the planting bed as well as the surface area. He has calculated that the root space depth should be between 30 inches and 48 inches (Image 4).

Urban says that the size of the root space can best be determined by the size of the tree crown. For example, a live oak with a trunk diameter (**DBH**) of 24 inches and a crown of 1200 square feet (a crown spread of approximately 35 X 35 ft) would require approximately 1,500 cubic feet of root space (Image 4).

Calculating a soil depth of 3 feet, that would require a planting bed of 20 feet by 20 feet. And keep in mind a 24-inch DBH live oak with a crown spread of 35 feet is a relatively small, young live oak. A live oak that size would be about 15 to 25 years following planting similar in size to many live oaks currently growing as street trees in Grand Haven now.

Observations

Drain Outlets - Every tree we examined adjacent to the drain outlets was planted in locations with grossly inadequate space for the roots. At each of the four drain sites I was asked to evaluate, the plant bed ranged in size from 15 square feet to 60 square feet or 45 cubic feet to 180 cubic feet calculating a 36-inch soil depth for the same area. The irregular, non-rectangular-shaped planting beds makes precise area calculation difficult. Nevertheless, this root space is

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Ultimate tree size

Crown Spread Sq Ft	DBH-Trunk Diameter Inch
m²	mm

1200	24
111	610
1000	20
92	508
800	16
74	406
550	12
51	305
350	8
32	203
150	4
14	102

Example: A 16 inch/406 mm diameter tree requires 1000 cu ft/28.3 m³ of soil.

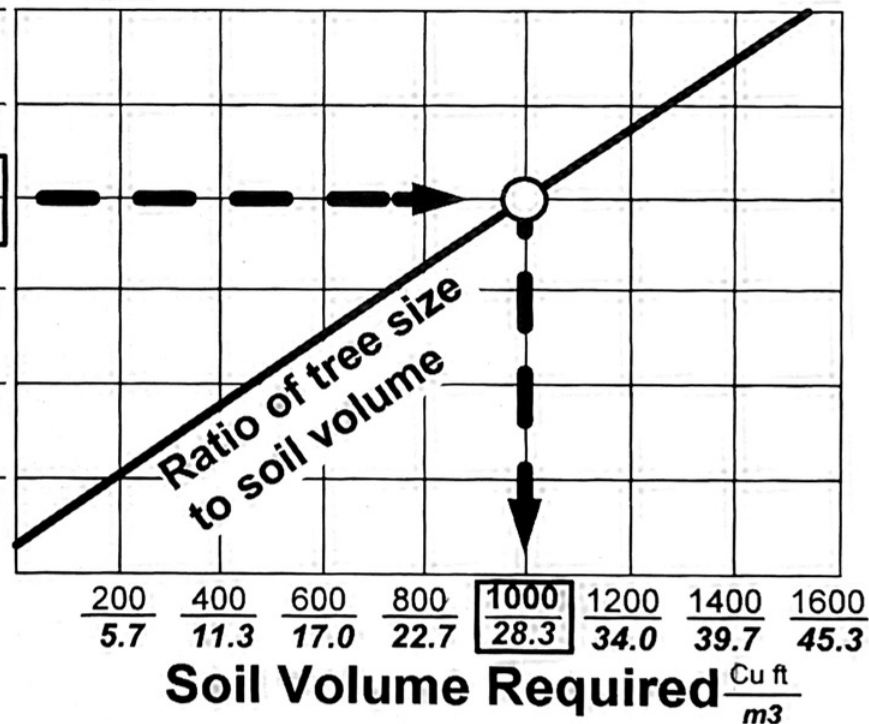


Image 4 from James Urban, *Up by Roots, Healthy Soils and Trees in the Built Environment*, International Society of Arboriculture, 2008, p. 205.

significantly less than the space recommended by the experts, Gilman and Urban, quoted above. These planting spaces were inadequately designed. I have been told and shown receipts some trees near other drain outlets in other areas of Grand Haven have already broken the infrastructure causing a repair expense of approximately \$70,000 per drain.

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Sidewalks and Root Cutting - Because sidewalks do not usually have a compacted base and are mostly “floating infrastructure”, sidewalks are usually the first hardscape to be damaged in a new development street scape. The slabs will lift and create a trip and fall hazard which is a liability for the CDD or HOA.

Most insurance companies designate a lifted sidewalk as a trip hazard once a slab has been lifted 1/4 of an inch at which time it should be mitigated. This is based on Federal ADA guidelines. While grinding will remove the immediate trip hazard, it is only a temporary fix. A ground slab will usually rise back to the minimum 1/4 inch height limit for a legal trip hazard within three years, sooner if the trees are healthy and vigorous such as those in Grand Haven. We do not recommend grinding a slab more than twice because it weakens the structural integrity of the concrete. This means that after a second cycle of grinding occurs, more permanent infrastructure mitigation techniques will need to be considered.

Using an infrastructure-based sidewalk repair, the tree roots are cut. This technique is the one most commonly used yet it is the one method we favor least because it causes both short and longterm damage to a tree. First, cutting roots can damage tree health and tree stability. Trees with roots cut closer to the trunk than a distance equal to three times the trunk diameter can become unstable (image x). And this instability remains even 20 years or more after the roots have been cut.¹¹ Cutting large roots also creates an entry point for pathogenic wood decay pathogens such as *Ganoderma spp.* or *Armillaria spp.* Both are untreatable, naturally occurring pathogens that persist for years slowly degrading the structure and health of a tree.

In our experience cutting roots with no other techniques to limit or divert root growth, tree roots will grow back beneath the sidewalk within three years following root pruning.

Simply removing the lifted sidewalk slab and cutting the roots before pouring a new slab will not last long. In our experience, in Florida, new roots from the same tree will grow back under the new sidewalk and again the lift slab in about three years. Cutting and removing roots also destabilizes trees and makes them more prone to failing during high winds events. Tree (Image 3) appears to have had a new slab installed which is now lifting. In the process, all of the large lateral roots on the sidewalk side of the tree are removed. Trees are more prone to failure due to lack of root support during the years it takes to replace those roots

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Curbs and Gutters - After sidewalk trip hazards, dealing with valley gutters should be a top priority. A failing drainage system will become very costly because the damage caused by standing water will increase the infrastructure damage. Many trees are observed to be heaving the valley gutters upward which affects the valley gutter flowline, and consequently the roadway drainage. This creates a break in the flowline and disrupts stormwater's path to curb inlets. Stormwater then becomes perched in a newly created depressional area, resulting in stormwater that remains on the roadway for a prolonged duration (Image 5). Continued standing water can lead to stormwater seeping into a roadway pavement's base course, reducing the pavement's ability to resist vehicular traffic loads. This ultimately leads to an accelerated deterioration of the pavement and an increase in maintenance costs in the future.



Image 5 The roots of this tree have raised the curb and gutter and the nearby asphalt breaking the drainage flow resulting in long-term damage to the road subbase and expensive future repairs.

Circling Roots and Stem Girdling Roots

Another type of root problem I observed is caused by defects of circling and stem girdling roots carried over from when the tree was grown in the nursery. When trees are grown in containers, roots grow outward until they hit the side of the container. These roots then begin to circle the container. If these circling roots are not corrected in the nursery or at the time of installation at the site, then the main lateral roots do not grow out into the surrounding landscape and do not properly anchor the tree as it grows (Images 8, 9 and 10).

Roots of container-grown trees often come from the nursery with serious defects like circling roots and stem girdling roots. These defects must be corrected by the installation crew at the time of planting. The Florida Grades and Standards¹² (FG&S) published by the Department of Plant Industries of the Florida

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Department of Agriculture and Consumer Services has detailed standards for proper planting and correcting root defects including correcting too much soil over the rootball at the time of planting. The ANSI A300 Planting Standards also deal with planting depth. Consequently, any replacement trees that are required to be planted should be planted following these FG&S. That requirement should be in any contract for tree installation issued by the CDD. When a tree installer does not follow the FG&S, it is obvious, verifiable and gives the CDD grounds to have the defect corrected when discovered. The FG&S also provides guidance on tree grades (Florida Fancy, Florida #1, Florida #2, Cull) on planting depth and proper rootball size and tree height for each **caliper**.

Planting Smaller-Maturing Trees

When only restricted root space is available, planting small-maturing trees in these locations is advisable. However, these smaller trees will not provide the shade cover that a larger tree will provide.

Conclusions

The eight live oaks by the drain outlets, which I was initially asked to evaluate, are planted in spaces that are much too small. These trees should be removed. Otherwise the cost of repair just of the drain outlets will continue to be very high and on-going because the trees, if they are not removed, will continue to grow and break out of the surrounding infrastructure again and again.

Large-maturing trees planted in restricted root spaces causing lifted sidewalk slabs, lifted driveway pavers are an on-going problem in Grand Haven as they are in many other Florida developments where large-maturing trees like live oaks have been planted years earlier. Lifted curbs and root intrusion into the street asphalt and subbase tend to take a little longer to become apparent because the thick, heavy curbs initially block and deflect intruding roots at least for the first several years. So in addition to the costly damage to the drain outlets, it is apparent just driving through the neighborhoods that Grand Haven has been dealing with the sidewalk, driveway and street damage for a number of years.

Live oaks have the genetic capacity to live for centuries and attain a DBH of over 11.5 feet and a crown spread of 164 feet. according to the Florida Department of Agriculture and Consumer Services champion tree register.¹³ A 10 foot DBH giant veteran live oak, The Fairchild Oak, lives in Bulow Creek State Park only 22 miles south of Grand Haven. The 11.5 foot DBH Florida State Champion Cellon

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Oak lives 97 miles west of Grand Haven in Alachua County. And relatively young 36-inch DBH to 48-inch DBH live oaks are very common throughout north and central Florida. So the Ed Gilman and James Urban research on root space requirements and growth potential of live oaks raises the question on why are we planting trees that are genetically programmed to grow much larger than the root space allowed for them.

Recommendations

Not all the trees planted can be retained on the site. Some trees will have to be removed. This is especially true for trees planted in tiny plant beds adjacent to drain outlets. The live oaks will continue to grow and find ways to break out of their extremely restricted root spaces continuing to damage drain infrastructure. But not all the trees should be removed. Management actions should be to accommodate the roots of as many of the remaining street trees as possible.

For the sidewalk damage and driveway damage there are methods for accommodating tree roots instead of the short-term fix of just cutting the offending roots and repairing the infrastructure. We have worked on providing guidance to HOA's and CDD's on mitigation of infrastructure conflicts throughout Florida from Orlando to Miami Beach to Naples to Tallahassee. For example, we have found that cutting tree roots before replacing a lifted sidewalk slab will only temporarily fix the trip and fall hazard created by the lifted sidewalk edge. We have learned that cut tree roots will grow back under the newly replaced sidewalk slab and cause it to lift again within three years. Furthermore, cutting lateral roots close to the tree trunk not only negatively affects tree health but will also make the tree less stable. So incorrectly fixing lifted sidewalks and driveways by cutting roots temporarily mitigates the "trip and fall hazard" and replaces it with the hazard of an unstable tree.

Although not part of this scope of work for this report, there are various methods available to accommodate tree roots near infrastructure such as bridging over over roots with a slight ADA acceptable incline rather than cutting roots when replacing sidewalk slabs. Thicker sidewalks, rebar connections between sidewalk slabs, geogrid or geogrid and clean gravel sidewalk base are a few of the methods that will cost a little more up front but will last longer and will accommodate the tree roots. Any built floating surface, such as a sidewalk or driveway near a tree can be...no actually must be engineered to accommodate or prevent eventual root/infrastructure interactions.

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Circling Roots and Stem Girdling Roots — Correcting root defects should be done in the nursery or at the time of installation by shaving off the outer ½-inch to 2-inch edge of the root ball. Some of these circling roots can become stem girdling roots that can cause branch dieback and loss of vigor. Even with the circling roots that inhibit lateral root growth, the tree in image 9 is already lifting pavers and beginning to put pressure on the drain inlet infrastructure. These tree installation standards¹⁴ should be incorporated into any tree installation contract issued by the Grand Haven CDD.

To Accommodate or Thin The Herd — To maintain the beautiful tree canopy that the developers and residents want, infrastructure must accommodate tree roots when trees are planted correctly and in the right locations. Once tree roots have fully occupied the root space available and are beginning to put pressure on the nearby infrastructure, then maybe it is time to consider rotating out the offending trees on a gradual basis so the street will have some younger trees (planted properly with a reasonable amount of root space) as well as older trees. No natural forest has all the trees of the same size and age. So why is our urban forest any different? Diverse tree ages and diverse tree species should be the goal.

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Appendix A

Definitions

Caliper — the diameter of a tree trunk measured at 6 inches above the ground for smaller trees and 12 inches above ground for larger trees. This measurement is usually used for nursery stock not trees in the field which are measured by DBH (See DBH below)

Codominant Leaders – a tree with multiple trunks often beginning as a single leader and dividing into two or more leaders of similar size higher up on the trunk. Codominant leaders are considered a structural defect because they can be prone to failure (splitting) when there is a v-shape and included bark.

Condition – an evaluation of a tree's structure and/or health. Tree structure and tree health are two separate and independent conditions. You can have a tree with poor structure that has good health and vice versa. See Appendix B.

Critical Root Zone – this an area around a tree where roots must be protected and is another term for Tree Protection Zone (TPZ) or Root Protection Zone (RPZ). The protected area around the tree is usually a distance from the trunk equal to six times the tree's diameter (DBH) or out to the dripline depending on tree species and other conditions.

DBH – diameter at breast height, a measurement of a tree's diameter usually measured approximately four and one half feet above the ground

Dripline – the outer edge of a tree canopy

Florida Grades and Standards – Guidelines established by the Florida Department of Agriculture and Consumer Services. Acceptable grades are Florida #1 and Florida Fancy. Florida #2 and Culls are not acceptable grades. Grades also cover the condition of the tree roots.

Reduction Pruning – A recommended pruning method that reduces (subordinates) codominant leaders and large side branches by reducing their size from the outside in. Reduction pruning is often the preferred method of taking weight off the ends of branches versus the commonly utilized but undesirable method known as “**lion tailing**” which removes interior branches and keeps only the branches out at the end creating instability and increasing risk of branch or trunk failure.

Root Flare – the area at the base of the tree trunk that becomes wider (flares out) where roots grow horizontally in the soil. The individual root flares are where the roots are connected to the base of the tree trunk. The root flare is also called the root crown, root collar or trunk flare.

Root Plate – a circular area with an outer boundary that is usually considered to be a distance from the tree trunk that is three times the diameter of the tree.

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Appendix B

Tree Health and Structural Condition Categories

Health

An **excellent health condition** means the tree has high vigor, nearly perfect health with little or no pest activity, defoliation, discoloration or twig/branch dieback.

A **good health condition** means vigor is normal for the species. There are no significant signs or symptoms due to pests or diseases, no more than minor discoloration, defoliation and twig or branch dieback.

A **fair health condition** means the tree has reduced vigor and/or significant signs or symptoms from insects or diseases associated with foliar damage but are not likely to be fatal. Foliage discoloration can be significant. There could also be up to 50 percent twig dieback and possible branch dieback.

A **poor health condition** means the tree has poor vigor, low foliage density and poor foliage color. It could also have a fatal pest and significant twig and branch dieback..

A **poor health condition** means the tree has poor vigor, low foliage density and poor foliage color. It could also have a fatal pest and significant twig and branch dieback.

Structure

Excellent structural condition means the tree structure is nearly ideal and free of defects. Failure is *improbable*.

Good structural condition means the tree has a well-developed structure and defects such as decay are minor and can be corrected with pruning or support. Failure is *improbable*.

A **fair structural condition** means there is either a single significant defect or multiple moderate defects. Branch or trunk failure is *possible* to *probable*. Defects may not practical to correct or would require multiple treatments over several years.

A **poor structural condition** indicates there is a single serious defect or multiple significant defects. It could also indicate a recent change in trunk angle. Branch, root or trunk failure is *probable*. Defects cannot be corrected.

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Appendix C
Photos



Image 6 a The root plate is often visible when a tree tips over. It is a circular area with an outer boundary that is usually considered to be a distance from the tree trunk that is three times the diameter of the tree. (Photo by author taken at another site in St. Augustine after Hurricane Francis in 2004.)



Image 7 When root growth is restricted by infrastructure, the roots cannot anchor the tree properly making it more likely to fall over in a wind event. Roots can often eventually break out of the restrictions by damaging the infrastructure. Above one root grew under the curb causing the curb to come out when the tree fell. (Yellow arrow) (Photo by author taken at another site in St. Augustine after Hurricane Francis in 2004.)

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Image 8 This planting bed next to an outlet drain measures approximately 15 square feet (45 cubic feet of root space) significantly less than required for large-maturing trees like the live oak. Also note the circling and stem girdling roots indicating poor planting technique.



Image 9 Note circling roots just as they were in the nursery container more than 20 years ago when the tree was planted. Also note the limited root space, approximately 24 square feet.



Image 10 Circling and stem girdling roots since planting around 1997.

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Image 11 A root plate is the area of greatest concentration of roots around the base of the trunk. It usually extends outward from the trunk a distance approximately three times the diameter of (DBH) of the trunk. (Photo by author taken at another site near St. Augustine after Hurricane Francis in 2004.)



Image 12 This is the rear view of Image X. See where the roots had been cut to install the pipe.

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Image 13 Approximately 25 square feet (left tree) and 15 square feet (right tree)

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Image 14 Grinding lifted sidewalk sale is only a temporary fix. The slab will be refitted by the roots within months or a year or two.



Image 15 This curb repair photo was taken on June 2, 2025. At least one large 9-inch diaper root was cut within 12 inches of the tree. This destabilizes the tree.



Image 16 This show the 9-inch diameter root that was cut to accommodate the curb. The cut was only 12 inches from the tree making the tree less stable.

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Certification of Performance

I, Chuck Lippi, certify that:

- Arborists cannot detect every condition that could possibly lead to the structural failure or decline in health of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy, safe or adequately protected under all circumstances or for a specified period of time. Likewise, remedial, protective and mitigating treatments and recommendations cannot be guaranteed.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the party or parties involved.
- I certify that all the statements made in this report are true, complete and correct to the best of my knowledge and belief and are made in good faith.
- The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts.
- My analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results or the occurrence of any subsequent events.
- There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.
- I reserve the right to change my reports/opinions on the basis of new or different evidence.
- Loss or alteration of any part of this report invalidates the entire report.

I further certify that I am a member in good standing of the American Society of Consulting Arborists (ASCA), the International Society of Arboriculture (ISA) and the Florida Urban Forestry Council and am an ISA Board Certified Master Arborist FL-0501B and an ASCA Registered Consulting Arborist #443.

Grand Haven
Tree Root and Infrastructure Report

References

- ¹ American National Standards Institute (ANSI) A300 Risk Assessment 2023 Tree, Shrub, and Other Woody Plant Management Standard Practices, **Tree Risk Assessment**, clause 13.
- ² Thomas Smiley, Nelda Matheny, Sharon Lilly, Brian Kane, Ryan Klein, and Beth Brantley, **Best Management Practices Tree Risk Assessment**, International Society of Arboriculture, Third Edition, 2025, a companion publication for the **ANSI A300 Tree Care Standards**.
- ³ Jerry Bond, **Urban Tree Health: A Practical and Precise Estimation Method**, Urban Forest Analytics LCC, 107 pages, 2012.
- Dr. Ed Gilman, *Trees for Urban and Suburban Landscape*, Delmar Publisher, New York, 1996, p. 497.⁴
- ⁵ Dr. Ed Gilman, QUERCUS VIRGINIANA: SOUTHERN LIVE OAK, University of Florida - Institute of Food and Agriculture Sciences extension article - ENH-722, 2018.
- ⁶ Dr. Ed Gilman, **Trees for Urban and Suburban Landscape**, Delmar Publisher, New York, 1996, p. 98
- ⁷ Ibid, pp. 19 – 24
- ⁸ Ibid., p. 23.
- ⁹ Ibid., p 34.
- ¹⁰ James Urban, **Up by Roots, Healthy Soils and Trees in the Built Environment**, International Society of Arboriculture, 2008, p. 205.
- ¹¹ Mary Duryea and Eliana Kampf, **Wind and Trees: Lessons Learned from Hurricanes**, University of Florida, FOR 118, Chapter 5, p. 15.
- ¹² Florida Grades and Standards for Nursery Plants, Florida Department of Agriculture and Consumer Services, Division of Plant Industries, 2022.
- ¹³ <https://ffs.fdacs.gov/ChampionTrees/home.mvc/Index>
- ¹⁴ Florida Grades and Standards for Nursery Plants, Florida Department of Agriculture and Consumer Services, Division of Plant Industries, 2022.

EXHIBIT 12

identification card, as applicable, shall be returned to the Patron. Any Patron signing out any equipment is solely responsible for damaged or missing items.

GRAND HAVEN RECREATION FACILITY RESERVATION POLICY

- Staff will take reservations up to one (1) day in advance for the following amenities: tennis, volleyball, basketball, bocce, pickleball, and croquet. Reservations are on a first come, first served basis and can be made either one (1) day prior in person at the Village Center or via telephone, after in-person period has expired up to actual play time by calling the **Reservation Line at (386) 447-0192**. Staff will not accept voice messages left with the Village Center Office as a reservation. You must speak to a staff member either on the phone or in person to confirm your reservation. Reservations may also be made on the amenity website (grandhavenamenity.com).
- The first and last names of all participants who will be utilizing the reserved facility must accompany the reservation.
- A Patron may only reserve one (1) court or playing field at any one scheduled time.
- Reservations will be accepted by staff during specific times posted at the Village Center Office and are on a first come, first served basis. Times scheduled for reservations acceptance are subject to change based on recommendation by the Amenity Center Manager with approval by the Operations Manager or District Manager.
- Reservations are available for up to 1.5 hour increments for all facilities listed in the reservation policy.
- Please call The Village Center Office if you cannot make your scheduled reservation so we can re-assign the reservation time slot.
- Late arrivals or no shows: we will hold your reservation for 15 minutes past your scheduled start time before re-assigning the reservation time slot.
- At the discretion of the Amenity Director, and the approval of the Operations Manager and the GH CDD Board of Supervisors, certain reservation play day/times may be block-scheduled on a recurring basis to accommodate organized play groups of GH residents. These policies are subject to change at any time pursuant to action by the Board of Supervisors at a duly noticed CDD Board Meeting.

TENNIS AND PICKLEBALL FACILITY POLICIES

When not subject to a reservation, the courts are available on a first come, first served basis. It is recommended that Patrons desiring to use the courts check with the staff to verify availability. Use of a court is limited to one and a half (1.5) hours when others are waiting, unless the court is used pursuant to a reservation discussed above. If no one is waiting, play may continue.

As a courtesy to other patrons, we ask that all players please recognize and abide by these rules and guidelines. Remember, not only are these lifetime sports, it is also a game of sportsmanship, proper etiquette and fair play.

- (1) Equipment, if available, may be checked-out from the Village Center office in accordance with the Equipment Check-Out and Locker Policy set forth herein.
- (2) Proper etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
- (3) Proper shoes and attire, as determined by the Amenity Manager, are required at all times while on the courts. Shirts must be worn at all times.
- (4) Courts are for Patrons, House Guests and Daily Guests only. Patrons may invite House Guests and Daily Guests for play, but shall accompany their House Guests and Daily Guests and register them properly. The limit is three (3) House Guests and Daily Guests to a single court.
- (5) No jumping over nets.
- (6) Players must clean up after play. This includes “dead” balls, Styrofoam cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
- (7) Court hazards or damages, such as popped line nails, need to be reported to the Amenity Manager for repair.
- (8) Residents using these facilities must supply their own equipment (rackets, balls, etc.).
- (9) The courts are for the play of tennis and pickleball only. Pets, roller blades, bikes, skates, skateboards, scooters, hoverboards and the like are prohibited on the courts.
- (10) Beverages are permitted at the these facilities if they are contained in non-breakable containers with screw top or sealed lids. No food or glass containers are permitted on the tennis courts.
- (11) No chairs, other than those provided by the District, are permitted on the courts.
- (12) Lights at the these facilities must be turned off after use.
- (13) Children under the age of thirteen (13) are not allowed to use the these facilities unless accompanied by an adult Patron.
- (14) The courts may be reserved by the District for District-sponsored events or functions.
- (15) If you find it necessary to “bump” other players when it is your turn to play:

- a) Never attempt to enter someone else's court before your reservation time.
 - b) Never enter the court or distract players while others are in the middle of a point or game.
 - c) Wait outside the entrance gate and politely inform the players that you have a reservation time.
 - d) Allow players to finish out one more point, and then begin the player changeover for the court.
 - e) If you are bumped from a court and wish to continue play, please notify the Village Center office staff and they will do their best to get you on the next available court.
- (16) The amenity management company has the exclusive right to select and contract with one or more qualified tennis professionals to offer tennis lessons, at a separate fee, to residents and guests when accompanied by a resident. No other professional for-profit tennis instruction will be allowed on District courts.

VOLLEYBALL COURT POLICIES

- (1) Volleyball equipment, if available, may be checked-out from the Village Center office in accordance with the Equipment Check-Out and Locker Policy set forth herein.
- (2) Proper volleyball etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
- (3) Proper volleyball or athletic shoes and attire are required at all times while on the courts. Shirts must be worn. No black soled shoes allowed.
- (4) The volleyball facility is for the play of volleyball only. Pets, roller blades, bikes, skates, skateboards, scooters, hoverboards and the like are prohibited from use at the facility.
- (5) Beverages are permitted at the volleyball facility if they are contained in non-breakable containers with screw top or sealed lids.
- (6) No chairs, other than those provided by the District, are permitted on the volleyball courts.
- (7) Children under the age of thirteen (13) are not allowed to use the volleyball facility unless accompanied by an adult Patron.
- (8) Please clean up the court after use.
- (9) The volleyball courts may be reserved by the District for District-sponsored events or functions.

EXHIBIT 13

AMENITIES PROCESS RECOMMENDATION

Before we begin a discussion about pickleball on the tennis courts, I think we should remember what we agreed to regarding the process for amenity enhancements or changes. We should follow it so that the Board has the best considered information before it makes a decision. We need to let John get his work done, consult with all sides, weigh up the issues and prepare a recommendation for the Board.

A few months ago we agreed to a procedure regarding the way in which major changes, upgrades or expansion of the amenities would be handled and processed. Basically, we agreed that the Amenities Director would review and analyze proposals as to their feasibility and cost and impact on the Grand Haven community and upon other amenities. To assist him in this effort the Amenities Director (AD) would set up amenities' committees, if this was not already done. These committees would assist the AD, and give him input and advice. The amenities that were identified to have a committee structure were: Bocce, Croquet, Pickleball and Tennis. If a member of the Grand Haven community happened to approach a Board member about a request for changes, enhancements, or other such ideas, they would be referred to the AD who would follow up using the process outlined above.

Once this review and analysis effort was completed, the AD would make a recommendation to the full Board. If the issue at hand was a less significant, smaller issue (like the wind sock purchase), it would be handled through the approval and expense procedures.

Finally, the AD was tasked with conducting a comprehensive amenities usage study that would cover peak season as well as the time when the "snowbirds" were gone. This study would have a significant impact upon decisions regarding program expansion and usage. Staff would be assigned to implement the study.

My recommendation would be that this issue be tabled until the August board meeting to give John a chance to meet with all the affected parties and then make a recommendation to the board using the process that was outlined and agreed upon above.

EXHIBIT 14

From: M/D Frichol <frichol@hotmail.com>
Date: July 7, 2025 at 8:07:12 PM EDT
To: Arne Herenstein <arne@ymail.com>, Dee <dlwlover@aol.com>, D <queen.of.everything@verizon.net>, julianna_benedick@hotmail.com, bmpaluch1@gmail.com, Nancy Crouch <ncrouch6@gmail.com>
Cc: Merrill Stass-iseren <mstassisern@icloud.com>
Subject: GHRICPC Website Usage Update 6/30/25

Following is the usage data for the GHRICPC through end of June 2025:

Usage Stats 2024		Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Average Daily Visitors / Sessions		68	51	11	10	12	43	29	21	35	32	21
Average page impressions per session		3.0	2.9	2.3	2.46	1.97	1.86	1.78	1.75	1.80	1.90	1.80
Total Visitors		880	1,595	325	298	341	1,165	804	601	997	878	584

Usage Stats 2025	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Average Daily Visitors / Sessions	31	22	24	23	27	40						
Average page impressions per session	1.83	1.64	1.60	1.60	1.60	1.62						
Total Visitors	913	577	684	650	745	1,098						

There was a surge of users after the announcement email went out again on 3/27/24 after the initial launch on 2/16/24.

There were smaller spikes in traffic on 5/4/24, 7/19/24, 8/15/24, 10/4/24, 11/1/24, 1/24/25.

No information available on what caused these one-day spikes.

Most days in July 2024 had much higher traffic than in the previous 3 months.

There was ~50% increase in visitors and sessions in June 2025 compared to previous 3 months — no observable reason for this increase.

There were spikes of 192 visitors on 6/18/25 & 118 visitors on 6/27/25 — no information on what caused these spikes.

Most frequently visited pages these past 3 months were:

- Home
- Amenities
- Clubs and Groups
- FAQs

- Who to contact

Observations:

1. The website has visitors every day. There is no discernable frequency for any particular days of the week.
2. The low number of page impressions per session indicates that visitors come to the site, get what they're looking for, look at another page ~60% of the time, and leave without browsing around on multiple pages.
3. 30% of all visitors came from a referral link — such as the link in the Amenities emails, or footer in personal emails.
4. 70% of all visitors were direct to <https://www.ghricpc.com> (bookmark, browser memory, keyed entry)
5. 58% of all visitors used Apple / Safari.

There was 1 Contact message for the past 3 months and 23 Feedback / Contact messages since the website was published—all were questions and suggestions.

Mike

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Check out the [Grand Haven Resident Information Center](#) –Your go-to resource for all things Grand Haven.

EXHIBIT 15

Café After Action Revue Final Assessment
July 8, 2025

What went right?

- The final café renovation product has been extremely successful with GH residents.
- The design and finishes are attractive and befitting of a new restaurant.
- No construction accidents have been reported.

What went wrong?

- The design failed to consider current building codes resulting in delaying the project.
- In all likelihood, the schedule was too optimistic and should have been questioned and revised for several specific reasons.
- Failure to identify existing “hidden” physical building conditions exacerbated the project schedule.
- An official “Delay” notice as per the contract was never issued.
- Progress reporting metrics were not followed as per the contract.
- The Board was not provided a progress report containing a “completion date” until March of 2025.
- As of this date, final total project cost is unknown.

Lessons Learned (at least to me)

- Publicly advertised CDD projects need to have the proper announcement coverage area to attract more than one bidder.
- Project reporting must be structured to identify progress, costs to date, completion date and any issues.
- Total project cost at completion must be identified: design, engineering, legal, permitting, construction, new equipment including furniture, hidden cost impacts, all upgraded interiors, change orders, and miscellaneous.
- Residents must be kept informed of not only progress but also issues and setbacks. (This project was very visible.)
- For large projects, contractors should appear at a Board Meeting(s) for updates and to answer questions.