



Advanced Meeting Package

Regular Meeting

*Thursday
December 4, 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, December 4, 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, December 4, 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 – *The Audience Comment portion of the agenda is where individuals who are present may make remarks on matters that concern the District. Please note:*

- *Participation shall be in accordance with Section 286.0114, Florida Statutes;*
- *Each speaker is limited to three (3) minutes for remarks;*
- *It is proper meeting etiquette to silence all electronic devices, including cell phones, during a Board meeting or workshop;*
- *Speakers are expected to refrain from personal attacks on the Board of Supervisors or Staff;*
- *The Board of Supervisors or Staff are not obligated to provide an immediate response as some issues require research, discussion and deliberation;*
- *Other matters of concern may be discussed during a meeting or workshop as determined by the Grand Haven Community Development District Board of Supervisor;*
- *If the comment concerns a maintenance related item, it should be first addressed with the Operations Manager or Operations Supervisor outside of the context of the meeting.*

IV. Presentations

- A. Fact Finding Group, Zero Base Budgeting – Bob Covell – *To Be Distributed*

V. Presentation of Proof of Publication(s)

[Exhibit 1](#)
[Pg. 7](#)

VI. Staff Reports

- A. District Engineer: David Sowell
- B. Amenity Manager: John Lucansky

[Exhibit 2](#)
[Pgs. 9-12](#)

- C. Operations Manager: Barry Kloptosky
 - 1. Presentation of Capital Project Plan Tracker
 - 2. Monthly Report
 - 3. Project Status Report

[Exhibit 3](#)
[Pg. 14](#)
[Exhibit 4](#)
[Pgs. 16-17](#)
[Exhibit 5](#)
[Pg. 19](#)

- D. District Counsel: Scott Clark
- E. District Manager: David McInnes
 - 1. Meeting Matrix
 - 2. Action Item Report

[Exhibit 6](#)
[Pgs. 21-29](#)

[Exhibit 7](#)
[Pgs. 31-37](#)
[Exhibit 8](#)
[Pgs. 39-43](#)

VII. Consent Agenda Items

- A. Consideration for Acceptance – The October 2025 Unaudited Financial Report
- B. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held November 6, 2025

[Exhibit 9](#)
[Pgs. 45-51](#)
[Exhibit 10](#)
[Pgs. 53-58](#)

VIII. Business Items

IX. Discussion Topics

- A. 10-Yr. Plan Updates – District Manager
- B. District Management Structure – Dr. Merrill
- C. Pending Supervisor Led Projects

X. Supervisors' Requests

XI. Action Items Summary

XII. Meeting Matrix Summary

XIII. Next Meeting Quorum Check: January 15th at 9:00AM

John Chism	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Dr. Merrill Stass-Isern	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Kevin Foley	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Steven Brazen	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Nancy Crouch	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

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, December 4, 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

Nov. 20

25-00435F

EXHIBIT 2



Monthly Amenity Update

Date of report 11-19-2025

Submitted by: John Lucansky

Meeting Items:

- Pickleball on clay courts
 - Pickleball on clay day was held on Nov. 8th and 9th 11:00-2:00
 - Very good turnout with no additional damage to the clay courts
 - We are in the process of checking tennis and pickleball courts for usage and will do another count after the holidays
 - A full report will be brought to the CDD board at that time
- Parking issue
 - Vesta can provide a shuttle service. We can rent a van and use the golf course parking lot for additional parking. Cost of this service would be approx. \$350 per day for a 3 hour service. This is at Vesta's cost and includes labor w/ overtime, van rental and insurance through the rental company. We are attempting to get some alternative bids as well.
- Café sound suppression
 - I've reached out to various sound suppression specialists
 - I have heard back from one Sonic Shield. They are willing to come out and do a full sound check and report for \$3000, and if we use them, they would give us \$1500 credit.

- I will have more information from other vendors at the meeting
- Tiki hut
 - The last weekend for the tiki hut will be Nov. 29th and 30th. We will have weekend specials and DJ Rudy will provide entertainment on Sunday from 5-8pm
 - Spring of 2026 we will provide additional days and times for operations of the tiki hut, including trial periods of Friday evenings bar only and opening full service on Saturdays.
 - We met with Lea Buckley who polled and shared recommendations from many of the regular users and we are working on incorporating their feedback into our approach.

Café:

- Novembers nightly specials
 - Veterans' dinner special discount was huge success
 - Thanksgiving night scheduled for the 13th
 - Served 130 dinner specials
 - Wine tastings scheduled for the 17th and 24th
 - 54 residents attended white wine tasting
 - Red tasting TBD
- Trivia, Bingo, and Prime Rib nights continue to be very well attended and will be offered in December.
- Jay will be providing the café financials under separate cover this month.

Amenities:

- Pool volleyball is held on the first and third Monday of each month.
 - 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

Events:

- Bingo was held Oct. 28 with 97 residents attending. 100 max capacity
- Line and ballroom dancing continues to be very popular
 - Each offered once a month
- Halloween Party at the café
 - DJ Rudy provided music
 - Special dinner menu
- Trunk or Treat Halloween evening for 4-7pm in south parking lot
 - 8 of 24 spots have been reserved
 - We will have the trunk or treat the day before Halloween per resident's request
 - Mr. Softy ice cream was at the Village Center round about and face painting available for the children in the café breezeway
- Murder Mystery Night "Midnight at the Masquerade Night" was Nov. 8th 5:00-8:00pm
 - Huge success
 - Limited to 80 residents.
 - A fully immersive dinner show

Tennis Courts:

- Clay was added to courts 5 and 6
 - 1 and 2 were completed last month
- Other courts will be prioritized by clay need
- New nets were installed on courts 5 & 6.
- Some windscreens are showing tearing and dry rot and will need replaced soon

Bocce:

- Bocce-Fall league started September 3rd
 - Over 170 signed up as of now, 14 teams
 - Play is held on Wednesdays and Thursdays 3-8pm

Amenities quality checks and reporting:

- We continue to monitor and check all amenities.
- We use 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 and repairs.***

EXHIBIT 3

GRAND HAVEN
COMMUNITY DEVELOPMENT DISTRICT
FY2025/2026 CAPITAL IMPROVEMENT PLAN PROJECT TRACKER
11/21/2025

Line	Description	Budgeted Cost	Variance (+/-)	Invoiced Amount	Final Cost	Comments/Notes	Completed
1	Gate & Gate Operator - Replacement	\$13,401					
2	Concrete Curb and Gutter Replacement	\$60,000		\$3,779		In progress by CDD staff	
3	Concrete Replacement	\$20,000		\$2,356		In progress by CDD staff	
4	Repairs Prior to Roadwork	\$75,000					
5	Firewise Projects	\$57,758		\$17,800		In progress under the direction of the District Horticulturist	
6	Road Repairs	\$33,502					
7	Camera and DVR Replacement	\$12,061					
8	Storm Water Pipe Repairs & Replacements	\$200,000					
9	Pond Bank Erosion Issues	\$39,344				Seeking proposals	
10	Tiki Hut Furniture	\$5,500				Evaluating options and requesting quotes from vendors	
11	Drinking Fountain, Outdoor - Clubhouse ((CAC))	\$1,801	-\$18	\$1,782	\$1,782	Order placed	
12	Irrigation Pump/Motor, 50 Hp	\$56,861					
13	Lake Aerator (Annual)	\$40,228				Seeking proposals	
14	Landscape Enhancements-Annual Reinvestment	\$59,703					
15	Monument and Mailbox Replacements	\$25,000					
16	Trellis, PT Wood - Clubhouse (CAC)	\$10,775					
17	Street Signs and Poles, Replacement	\$10,000				Replacement list being drafted by CDD field staff	
18	Shelter Fabric, Recover - (VC) Tennis Court	\$1,493					
19	Roadway	\$145,600					
20	Pavers, Interlocking - Front St Esplanade Entrances (3 t	\$60,001					
21	Meter/Breaker Box Repair & Replacement	\$23,000					
22	Tree Removal	\$84,000					
23	Pergola Reconstruction		\$171,592	\$17,159		Contractor proceeding with engineering and design phase	
24	Callboxes					Final kiosk was installed on 11/04/25	
25	Curb/Gutter Replacement (Cline)		\$45,573	\$45,573	\$45,573	Completed 11/10/25.	x
26							
27	Totals:	\$1,035,027	\$217,147	\$88,450	\$47,355		

EXHIBIT 4



Operations Manager's Report – For the Thursday December 4, 2025, Board Meeting

(This Report Was Submitted for The Agenda On 11/21/2025)

○ **VILLAGE CENTER PERGOLA**

- The pergola contract has been executed.
- The deposit has been invoiced and paid.
- The contractor has started the design phase of the project.
- The contractor has provided a preliminary draft of the pergola design, and the Board has approved the preliminary draft.
- The contractor has been notified of the draft approval and is proceeding with the engineering and design phase of the projects.
- Per the contractor, the engineering and design phase should be completed sometime in December.

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

- The Board approved surveying two areas along the ponds near the entrance of Wild Oaks.
- Surveys have been completed.
- Florida Forestry Service was onsite 10/13/2025 and did an evaluation. We are waiting for a final report from them.
- Florida Forestry Service is scheduled to make a presentation at the January Regular Meeting.

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

○ **CURB/GUTTER REPAIR**

- The proposal for the next round of repairs was approved by the Board at the September Regular Meeting.
- The work was completed by the contractor on 11/10/2025.

○ **CALLBOX REPLACEMENT**

- The new kiosk installations have been completed at all entry gates.
- The final data switch was completed on November 19, 2025, and everything is now operating at full capacity.

○ **HOLIDAY DECORATIONS AND LIGHTING**

- CDD staff have finished installing all holiday lighting and decorations throughout the community and amenity centers.

EXHIBIT 5

CDD

Project Status Report

Capital / O&M	Project Title	Budget Amt	Contr Date	Sched Start Date	Act Start Date	Sched Comp Date	Cur % Comp	Amt Paid to Date	Act Com Date	Act Final Cost	Budget Var	Expl of Var
O&M	Pergola Reconstruction	\$171,592	8/20/25					\$17,159				

Prepared by: Vanessa Stepniak, Operations Supervisor

Submitted on: 11/21/2025

EXHIBIT 6

GRAND HAVEN MEETING ATTORNEY REPORT LIST (12/4/25)

1. Golf Course

This matter is ongoing, and any new information or updates will be provided

2. Draft Stormwater Rule/ Fishing Language

Proposed language is attached to this report and will be discussed.

3. Attorney Fee Tracker

November, 2025 fees: \$15,937

Over Budget: \$1,770

RULES OF THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT

CHAPTER VI

SURFACE WATER MANAGEMENT SYSTEMS, DRAINAGE EASEMENTS, ~~AND ENCROACHMENTS ON DISTRICT PROPERTY~~ AND FISHING IN STORMWATER PONDS

6.01 PURPOSE. The purpose of this Rule is to establish and memorialize policies for the maintenance and protection of the Surface Water Management System operated by the Grand Haven Community Development District (the "CDD") and to regulate activities which encroach on property owned by the CDD.

PART I DEFINITIONS

Section 1. The following definitions shall apply for purposes of this Rule VI:

1.1 "CDD" shall refer to the Grand Haven Community Development District.

1.2 "Easements" shall refer to those certain easement areas creating rights in favor of the CDD for purposes of maintaining or operating the Surface Water Management System. The Easements are typically delineated on a Plat, but may be created in a separate recorded instrument or may arise by prescription or other legal theory. As used in this Rule, Easements shall include both those that are specifically designated for drainage or stormwater purposes and those that are designated as "Utility Easements" to the extent that stormwater management structures, facilities or pipes are located with the easements.

1.3 "District Lands" shall refer to those areas of real property within the jurisdictional boundaries of the CDD, as more particularly described in Flagler County, Florida Ordinance No. 97-03, as subsequently and from time to time amended.

1.4 "District Property" shall refer to parcels of real property owned by the CDD.

1.5 "Lakefront Lots" refer to those residential lots that are contiguous to the Pond Banks.

1.6 "Lot" or "Lots" refers to one or more platted residential lots within the CDD intended to be improved with a single family dwelling.

1.7 "Lot Owner" shall refer to the record owner of title to a single family lot within a Plat.

1.8 "Landscape Maintenance," as applied to Pond Banks, shall include, without limitation, the periodic mowing, weeding and placement of plantings on the Pond Banks.

1.9 "Obstruction" shall refer to all vegetation and all structures located within the Easements that prevent required access and maintenance to the Surface Water Management System or hinder the effective and intended operation of the Surface Water Management System.

1.10 "Plat" shall refer to a subdivision plat as described in Fla. Stat. §177.031(14) affecting a portion of the District Lands.

1.11 "Pond Banks" are those areas surrounding the Surface Water Management System retention/detention ponds which lie between the edge of the water and the boundaries of private property bordering on the Pond Banks.

1.12 "Pond Bulkheads" refer to certain structures bordering lakes or ponds within the Surface Water Management System which are constructed with a retaining wall or similar structure dividing the Pond Bank from the water's edge, instead of a natural landscaped Pond Bank.

1.13 "Stormwater Pipes" refer to a component of the Surface Water Management System designed to convey rainwater runoff from streets, parking lots, rooftops, and other impervious surfaces to a designated discharge point, such as a retention pond, detention basin, or natural water body. These pipes are typically made of concrete, PVC, or corrugated metal and are installed underground.

1.134 "Surface Water Management System" (or "SWMS") shall refer to all land, easements and other facilities and appurtenances which together constitute and comprise the master surface water management and drainage systems with respect to District Lands as reflected on the plans therefor approved by Flagler County, Florida, the City of Palm Coast, Florida and/or the St. John's River Water Management District ("SJRWMD") pursuant to Permit No. 4-035-0018AE and all modifications or amendments thereto (the "Permits"). The SWMS consists of Retention/Detention Ponds, Swales or Vegetated Channels, Stormwater Inlets and Catch Basins, Pipes and Culverts, Control Structures, Outfall Structures, Filtration or Treatment Features, Overflow and Emergency Spillways and areas set aside to provide maintenance for any of such structures (collectively, the "Stormwater Structures.")

PART 2 EASEMENT OBSTRUCTIONS

SECTION 1: OBSTRUCTIONS. No Obstructions may be placed in the Easements. Each owner of a portion of the District Lands that contains an Easement necessary to the operation and maintenance of the Surface Water Management System shall have an ongoing duty to keep the area of the Easement free of Obstructions.

SECTION 2: TREES. No trees of any type or variety may be planted or, once removed for maintenance, re-planted within the Drainage Easements that contain Stormwater Structures. Trees may not be planted or, once removed, replanted within ten (10) feet of a Stormwater Structure.

SECTION 3: LANDSCAPING AND FENCING. Landscaping such as shrubs, stepping stones, flower beds, decorative stones, and the like located within the Easement must not obstruct access by construction equipment and machinery required for the maintenance or repair of utility structures which are part of the Surface Water Management System. Fences may not be installed in a location or manner that interferes with the CDD's ability to provide for the maintenance described in the preceding sentence.

SECTION 4: IRRIGATION. No irrigation systems or distribution pipes therein containing rigid, non-flexible piping may be located within the Easements. Flexible piping runs shall be permitted in the Easements, but must be temporarily removed at a Lot Owner's expense if requested by the CDD.

SECTION 5. NEW LANDSCAPING. Any new plantings or replacement plantings which encroach upon any Easement require written authorization from the Grand Haven Master Association - New Construction Architectural Design Committee (NADC) or Modification Architectural Design Committee (MADC), as is appropriate, and the CDD. The CDD, in connection with the approval of any new landscaping, may place certain conditions upon the Lot Owner regarding any encroachment the District permits in the easement. Utility right-of-way easements must be shown on landscaping plot plans submitted to the NADC/MADC Horticulturalist for review. Any approval of landscaping within the Easements must be evidenced by a written, recorded agreement executed by the Lot Owner and the CDD.

PART 3 LANDSCAPE MAINTENANCE OF POND BANKS

SECTION 1. COMMON SCHEME OF LANDSCAPING. The CDD may adopt and, from time to time, amend a plan of landscaping and Best Management Practices for the Pond Banks owned by the CDD (the "Pond Bank Plan"). The Pond Bank Plan shall take into consideration any applicable permit or regulatory requirements related to the function and operation of the Surface Water Management System. To the extent set forth in Fla. Stat. §166.048(3)(b), the Pond Bank Plan shall supersede any contrary provisions of the Declarations of Covenants and Restrictions that may be related to properties within the CDD ("DCR") and shall control over any architectural approvals that may be in effect. In the case of any new construction or landscape modification approvals that may be submitted to the Grand Haven Master Association ("GHMA") for properties that border on the Pond Banks, any landscaping proposed within the Pond Banks must be approved in writing by the CDD.

SECTION 2. LANDSCAPE MAINTENANCE. To the extent that any DCR governing Lakefront Lots requires the owner of such lots to maintain landscaping on the adjacent Pond Banks,

this rule shall not override that maintenance obligation except as set forth herein. The Landscape Maintenance to be performed by a Lakefront Lot owner shall be limited to maintenance of existing landscaping on the Pond Banks that has been approved by the GHMA and CDD. Any modification of such landscaping shall require the written approval of the CDD and shall be consistent with the Pond Bank Plan. Landscaping that is installed on Pond Banks as a part of any regulation or permit, including but not limited to, Spartina, shall not be removed and must be consistent with (comply with) the Best Management Practices for Storm Water Detention Pond Bank Plantings (the "Pond Bank Standards") as adopted by the CDD BOS. Landscape Maintenance shall include the replacement of Spartina that has died or become diseased. Notwithstanding the provisions of any DCR related to maintenance by Lakefront Lot Owners, the CDD shall have the absolute right to install or remove any plantings within the Pond Banks or to modify existing Pond Bank landscaping. Where provided in the applicable DCR, Landscape Maintenance may be performed by the GHMA under a common scheme of landscape maintenance, and such maintenance shall be subject to these provisions. The CDD shall have the right, but not the obligation, to bring any Pond Bank into compliance with the Pond Bank Standards at the expense of the offending landowner in the manner set forth in Part 4 hereof.

SECTION 3. MAINTENANCE OF NATURAL POND BANK AREAS. Certain areas within the CDD contain lots that are contiguous with a CDD-owned pond where the pond bank is generally larger and has been maintained in a natural condition ("Natural Pond Banks"). In such cases, improvement with spartina may not be appropriate. Except where the CDD, based on the recommendation of the District Engineer, has replaced spartina with rock, the owner of a lot that contains a Natural Pond Bank and who believes that the lot should be exempted from the spartina planting requirement, or a lot owner who desires to provide minor maintenance on such natural areas, shall contact the CDD office and arrange for an inspection of the Natural Pond Bank by CDD staff. After review of the lot, the CDD will determine (1) whether the pond bank should be kept in a natural state and (2) what maintenance, if any, the lot owner will be permitted to perform on the CDD owned pond bank area. If approved, such maintenance shall be limited to mowing of grass and weeds. Under no circumstances shall any trees or natural landscaping other than grass and weeds be touched or removed and under no circumstances may the natural grade and natural flow of stormwater be inhibited or altered in such areas.

SECTION 4. REPAIRS. The CDD shall have the exclusive right to perform repair activities upon the Pond Banks and Pond Bulkheads as may be deemed necessary for the proper function of the Surface Water Management System. No Lot Owner may enter upon the Pond Banks for the purpose of making any repair or making any change in the Pond Banks.

SECTION 5. POND BULKHEADS. Where a Lakefront Lot or the Pond Bank adjacent to a Lakefront Lot contains a Pond Bulkhead, the Lakefront Lot owner shall be responsible for all maintenance of the Pond Bulkhead with is of a routine and cosmetic nature, including without limitation, cleaning, pressure washing and clearance of weeds, but repairs or other structural work on Pond Bulkheads shall be governed by Section 3 above.

PART 4 VIOLATIONS

SECTION 1. VIOLATIONS. In the event the CDD discovers a violation of this Rule ("Violation") it may:

1.1 Send notice to the owner on whose property the Violation exists demanding (1) removal of the Obstructions; (2) restoration of any landscape areas on pond banks which have been wrongfully altered; (3) restoration of pond bank areas which have been allowed to decline and fail to meet the Pond Bank Standards; (4) initial installation of landscaping meeting the Pond Bank Standards for properties which have never complied with the Pond Bank Standards; ~~or~~ (5) restoration of any Natural Pond Banks which have been altered in a manner inconsistent with Part 3, Section 3 above. or (6) removal of trees or other obstructions in violation of this Rule. The notice shall specify the actions which must be taken and provide a reasonable time for compliance.

1.2 Upon failure of the owner to remedy the Violation or in the event the Violation presents an imminent threat to life, property or to the continuous operation of the Surface Water Management System, the CDD shall have the right to enter onto the Easement and take corrective actions without further notice; or

1.3 Enter into a written agreement with the Lot Owner setting forth a procedure (1) for correction of the Violation, or (2) permitting the Violation to continue subject to certain conditions. The negotiation of such an agreement is solely at the CDD's discretion based upon its evaluation of the Violation. This provision shall not be intended to create any rights to the continued existence of a Violation in the absence of such a written agreement or to create any entitlement that the CDD enter into such an agreement.

1.4 In the event that the CDD is required to take action to remedy a Violation of this Rule under 1.2 above or is required to take action to remedy a breach of a written agreement pursuant to 1.3 above, the CDD shall have the right to collect from the owner of the lot where the Violation occurred an administrative fee equal to the cost incurred by the District in remedying the Encroachment, the cost of the District's attorneys' fees plus \$250.00. all of the cost of remedying the Violation, including the CDD's attorneys' fees expended in connection with such remedy, whether expended prior to court action, at trial or on appeal of any such action. If the Property Owner fails to pay the cost and additional fee within 30 days of receiving notice thereof, the District may pursue legal action against the Property Owner to collect the costs and fee(s), together with its attorneys' fees and court costs, in accordance with section 190.036, Florida Statutes or may proceed in the manner set forth in 1.5 below.

1.5 The Board of Supervisors, by the adoption of this Rule, declares that the ability of lot owners to live adjacent to natural areas or Pond Banks owned by the CDD creates an enhancement to the enjoyment and value of Lots so located and that the obligations set forth in this Rule are a reasonable condition of such value and enjoyment. Further, the safe and healthy condition of such natural areas provides a benefit to the adjacent lot. To the extent that the CDD elects to perform the remedial activities described in this Part 4 due to a Violation, the costs of such remedial actions, together with any costs described in 1.4 above, are declared to create a special benefit to the Lot on which or adjacent to which the remedy was performed and may be collected by imposing a special assessment against the Lot pursuant to the provisions of Fla. Stat. §190.021(3). The CDD intends that such special assessment shall be imposed at the time of the

adoption of the CDD's annual operations budget pursuant to Fla. Stat. §190.008, shall become a part of the special assessment otherwise budgeted for the affected Lot for the ensuing fiscal year.

PART 5 ENCROACHMENTS ON DISTRICT PROPERTY

SECTION 1. PURPOSE. The District is responsible for the operation and maintenance of the master surface water management system for Grand Haven in accordance with the conditions of a permit issued by the St. Johns River Water Management District. Therefore, the District must ensure compliance with the conditions of the Water Management District Permit, as same may be modified from time to time. A portion of the permit governs conservation areas that are required to be maintained in their natural condition. Additionally, the District owns, operates and manages significant other parcels of District Property and desires to maintain said District Property free from obstructions and uses which are adverse to the District's functions or to the District's ownership of said parcels.

SECTION 2. DEFINITIONS. Certain terms used herein shall have the meanings set forth below. Terms not defined in this section shall be construed according to their customary and usual meaning, unless the context indicates otherwise.

2.1 "Conservation Areas": Those portions of the District Property that are subject to a recorded conservation easement or similar restriction prohibiting use or alteration of the property.

2.2 "Encroachment":

(a) Any plant, tree, shrub, or other vegetation, planted or placed on District Property; or

(b) Any item of personal property, including without limitation, fencing, outdoor furniture, grills, fire pits, paving stones, personal watercraft, or the like, placed or installed on District Property; or

(c) Any alteration(s) of any kind whatsoever, to District Property.

2.3 "Encroachment Notice": A written notification of an Encroachment sent by U.S. Mail or other means from the District's staff or District Counsel to the Property Owner in closest proximity to the Encroachment.

2.4 "Property Owner": Any person(s) holding legal title to real property adjacent to or abutting District Property.

SECTION 3. PROHIBITION. No Property Owner shall under any circumstances make any Encroachment on or upon District Property.

SECTION 4. NOTICE AND ADMINISTRATIVE FEE. Upon learning of an Encroachment, the District shall instruct District Staff or Counsel to send an Encroachment Notice to the apparent offending Property Owner. For each such Encroachment Notice sent, the Property Owner shall be charged an administrative fee equal to the cost incurred by the District in remedying the Encroachment, the cost of the District's attorneys' fees plus \$250.00. Further, the Encroachment Notice shall establish the number of calendar days the Property Owner shall have to remove the Encroachment and fully restore the subject District Property to its pre-Encroachment condition. Such time period for curative action shall be thirty (30) days, except that the time period may be reduced to five (5) days in the event that (i) the Encroachment involves property deposited on District Property that is portable and can be moved without undue effort or delay, or (ii) the Encroachment involves an imminent risk of harm to persons or to the function of the District's Property.

SECTION 5. FAILURE OF PROPERTY OWNER TO TIMELY REMEDY ENCROACHMENT. Should the Property Owner fail to remove the Encroachment and fully restore the subject District Property to its pre-Encroachment condition before the expiration of the number of days established in the Encroachment Notice, the District shall be entitled to perform this work and charge the Property Owner for the actual cost incurred plus an additional \$250.00 administrative fee. If the Property Owner fails to pay the cost and additional fee within 30 days of receiving notice thereof, the District may pursue legal action against the Property Owner to collect the costs and fee(s), together with its attorneys' fees and court costs, in accordance with section 190.036, Florida Statutes. Additionally, such costs are declared to create a special benefit to the Lot on which the remedy was performed and may be collected by imposing a special assessment against the Lot pursuant to the provisions of Fla. Stat. §190.021(3) in the same manner as is described in Part 4, Section 1.5 above.

SECTION 6. ENCROACHMENTS IN CONSERVATION AREAS. In the event a Property Owner creates an encroachment on a Conservation Area, the Property Owner is required to immediately cease and desist upon learning of or being notified of such encroachment. The offending Property Owner, in addition to the matters outlined in this Rule, will be responsible for the restoration of the Conservation Area in a manner directed by the District or as required by the Water Management District or other local government officials having jurisdiction. The offending Property Owner shall also be required to indemnify and hold harmless the District from any liability, cost or penalty associated with the encroachment.

SECTION 7. REQUEST FOR HEARING. Any person who disagrees with or contests a notice of other action taken by District under this Rule may request to be heard and to raise such objection. Such request and hearing shall be governed by District's Rule of Procedure 1.6.

PART 6

FISHING IN STORMWATER PONDS

The District owns and operates the Surface Water Management System for Grand Haven. The SWMS includes a series of retention/detention ponds (the "Ponds"), which are operated under permit issued by the St. Johns River Water Management District. These Ponds are designed primarily for flood control and water quality improvement, not for recreation. They collect runoff, trap sediments, and filter pollutants before water enters natural waterways. Because of this, they can contain contaminants like fertilizers, oils, and other urban pollutants, which may make fishing unsafe for consumption. These Ponds are not considered part of the State of Florida's system of freshwater lakes. By design, the Ponds may have steep slopes in locations or may have designated pond bank plantings that are not conducive to recreational fishing. Moreover, at times, the Ponds may be subject to specialized treatment or strategies for the elimination of algae and other undesirable plant growth or insects. Recreational fishing in the Ponds may be allowed, from time to time, at specific locations and time periods at the discretion of the District's Board of Supervisors. Such recreational fishing is limited to Patrons, Registered Renters, or House Guests, (as those terms are defined in the District's Rules, Policies and Fees for All District and Amenity Facilities (the "Amenity Rules")) who may fish from certain lake/retention pond areas within the District during daylight hours. Persons authorized to fish in the Ponds must possess a Smart Amenity Access Card (SAAC) on their person or other identification sufficient to validate their right to fish in the Ponds. Swimming is also prohibited in any of the Ponds.

Access to these bodies of water shall only be through the proper access points, and no persons shall fish in the area between the Pond and a private residence (the "Restricted Area") except for persons residing in that private residence or invitees of persons residing in that private residence who otherwise have rights to use the Ponds. The District shall have the authority to post "No Trespassing" signs on portions of the pond banks where fishing would violate the foregoing rule or on which the District has determined not to be available for fishing (also, the "Restricted Area"). Whether such a sign is placed or not, persons who violate this rule by fishing in a Restricted Area, or by gaining access to any pond through a Restricted Area, are guilty of trespassing and are subject to legal action. No persons other than those listed in this paragraph are entitled to fish in the Ponds under any circumstances. No watercrafts of any kind are allowed in these bodies of water other than those in use by staff or a vendor of the District authorized to do so. Any violation of this policy will be reported to the local authorities and may subject the offender to use of the trespass remedies using the procedures provided for in the Amenity Rules.

The District has a "CATCH AND RELEASE" policy for all fish caught in the lake/retention areas. Persons must return all fish caught to the same body of water in which they were caught. The catch and release policy does not apply to the Fishing Piers located on saltwater bodies. Persons violating the Fishing Policy may be subject to restrictions or suspension from further fishing on the lake/retention Ponds using the procedure for expulsion or suspension as set forth in the Amenity Rules.

EXHIBIT 7

GRAND HAVEN MEETING AGENDA MATRIX

<i>December, 2025</i>			
	<i>Regular Meeting: 12/4</i>	<p><i>Presentations</i></p> <p><i>Staff Reports</i></p> <ul style="list-style-type: none"> 1. District Engineer 2. District Counsel 3. District Manager <p><i>Consent Agenda Items</i></p> <ul style="list-style-type: none"> 1. Meeting Minutes <ul style="list-style-type: none"> 1a. 11/6/2025 Regular Meeting 2. Unaudited Financials October 2025 <p><i>Business Items</i></p> <p><i>Discussions</i></p> <ul style="list-style-type: none"> 1. 10 Year Plan Updates—District Manager 2. District Management Structure—Dr. Merrill 3. Pending Supervisor Led Projects 	

GRAND HAVEN MEETING AGENDA MATRIX

<i>January, 2026</i>			
	<i>Regular Meeting: 1/15</i>	<p><i>Presentations</i></p> <ul style="list-style-type: none">1. Emergency Exit for Wild Oaks <p><i>Staff Reports</i></p> <ul style="list-style-type: none">1. District Engineer2. District Counsel3. District Manager <p><i>Consent Agenda Items</i></p> <ul style="list-style-type: none">1. Meeting Minutes<ul style="list-style-type: none">1a. 12/4/2025 Regular Meeting2. Unaudited Financials November 20253. Unaudited Financials December 2025 <p><i>Business Items</i></p> <p><i>Discussions</i></p> <ul style="list-style-type: none">1. 10 Year Plan Updates2. Pending Supervisor Led Projects	

GRAND HAVEN MEETING AGENDA MATRIX

<i>February, 2026</i>			
	<i>Workshop:</i> 2/5	<i>Presentations</i> <i>Discussions</i> <ul style="list-style-type: none">• 1. 10 Year Plan Updates• 2. Pending Supervisor Led Projects	

GRAND HAVEN MEETING AGENDA MATRIX

February, 2026			
	Regular Meeting: 2/19	<p><i>Presentations</i></p> <p><i>Staff Reports</i></p> <ul style="list-style-type: none"> • 1. District Engineer • 2. District Counsel • 3. District Manager <p><i>Consent Agenda Items</i></p> <ul style="list-style-type: none"> • 1. Meeting Minutes—1/15/2025 Regular Meeting • 2. Unaudited Financials—January 2026 <p><i>Business Items</i></p> <p><i>Discussions</i></p> <ul style="list-style-type: none"> • 1. 10 Year Plan Updates • 2. Pending Supervisor Led Projects 	

GRAND HAVEN MEETING AGENDA MATRIX

Unscheduled Items		<p><i>Future Workshop Issues:</i></p> <ul style="list-style-type: none">• 1. Future of Amenities Discussion• 2. 10-year Landscape Enhancements (Louise)• 3. Budget Reduction Suggestion by Residents• 4. Presentation by Amenity Manager on Future Amenity Ideas• 5. Framework for Sports Professional• 6. Bullet Point Guidelines for Residents to Follow Regarding Pond Bank Matters• 7. Ability to do Word Search for Certain Documents (Minutes and Resolutions) <p><i>Future Meeting Issues:</i></p> <ul style="list-style-type: none">• 1. 10-Year Plan Presentation to Residents• 2. MBS Capital Markets LLC (Bond Underwriter)	<ul style="list-style-type: none">• 1. 11/6/2025 meeting request from Dr. Merrill• 2. 11/6/2025 meeting request from Dr. Merrill• 5. John Lucansky to provide suggested framework• 6. 9/19/2024 Meeting: Louise to research and provide guidelines (bullet point fashion)• 7. 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"> Underway--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"> Done
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

GRAND HAVEN MEETING AGENDA MATRIX

EXHIBIT 8

Date of Action Item	Action Item	Status
	DISTRICT MANGER SECTION	
7/17/2025	Email check register to the Board each month	Done
8/21/2025	DM, OM, OS and Howard McGaffney to provide recommended guidelines for items listed in CRF which should be listed in O&M	Underway
11/6/2025	DM to send Ethic Training link to Board	Done
11/6/2025	DM to send updated IRP tool to Board	Done
11/6/2025	DM to add new language to Audience Comments section of agenda	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	

7/17/2025	OM to transfer road signage to Waterside Parkway (for Waterside/Sandpiper/Marlin intersection)	
8/21/2025	OM to call sound reduction expert regarding noise abatement possibilities for Waterside Café	
9/18/2025	OS (Louise) to obtain estimates for dog park improvements from VerdeGo	Underway
10/16/2025	OM/OS: Provide recommendations for signage and communication on ponds allowing fishing/no fishing (for 11/6 meeting)	
10/16/2025	OM/OS/Amenity Mgr.: Provide recommendations to address the parking issues recently seen (for 11/6 meeting)	
10/16/2025	OM/OS: Ask Pratt Guy how long City of Palm Coast estimates permitting review will take	
10/16/2025	OS: Send E-Blast in May. 2026 regarding qualifying for Board seat during June qualifying period with Supervisor of Elections	
10/16/2025	OM: Check drainage pipe at entry of Wild Oaks (right side) to make sure it is functioning correctly	
10/16/2025	OS: Check internet connection at Village Center	
11/6/2025	OM to provide updated amounts for paver/sidewalk damage at golf course	
11/6/2025	OM to provide pricing for in-house vs. hiring outside vendor for dog park drainage project	

11/6/2025	OS/Amenity Manager to send out E-Blasts about parking at Village Center	
11/6/2025	OS to send out E-Blast on E-Bike Regulations	Done
11/6/2025	OS (Louise) to provide 10-year landscape enhancement plan	
XXXXXXXXXXXX XXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXX XXXXXX
	DISTRICT ENGINEER SECTION	
11/6/2025	DE to provide proposal for Dog Park Drainage Plan Design	
XXXXXXXXXXXX XXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXX XXXXXX
	BOARD SECTION	
3/21/2024	Dr. Merrill (in conjunction with DC when needed) to see about future plans for Escalante	Underway
9/18/2025	Supervisor Chism to provide new format for capital tracker for Board consideration	Done
11/6/2025	Supervisors to send DM Cap Ex items to move to O&M from most recent data provided at 11/6 meeting	Done
XXXXXXXXXXXX XXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXX 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	On hold

	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.	

EXHIBIT 9

Grand Haven Community Development District

Financial Statements (Unaudited)

October 31, 2025



Grand Haven CDD
Balance Sheet
October 31, 2025

	General Fund	Special Revenue Fund	Total
1 Assets:			
2 BankUnited - Operating	\$ 241,641	\$ -	\$ 241,641
3 Valley National Bank - Operating	870,123	-	870,123
4 Truist - Operating	8,598	-	8,598
5 SBA 161601A	8,205	-	8,205
6 BankUnited - Savings	2,452,990	-	2,452,990
7 Accounts Receivable	8,274	-	8,274
8 Assessments Receivable	4,649,783	1,019,867	5,669,650
9 Due From Other Funds	-	1,321,170	1,321,170
10 Deposits	110	-	110
11 Prepaid Items	17,468	-	17,468
12 Total Assets	\$ 8,257,193	\$ 2,341,037	\$ 10,598,230
13 Liabilities:			
14 Accounts Payable	\$ 84,316	\$ (119)	84,197
15 Deferred Revenue	4,649,783	1,019,867	5,669,650
16 Due to Other Funds	1,321,170	-	1,321,170
17 Total Liabilities	6,055,269	1,019,748	7,075,017
18 Fund Balance:			
19 Non-Spendable:			
20 Prepaid & Deposits	17,578	-	17,578
21 Assigned:			
22 Operating Capital	-	-	-
23 Disaster *	-	-	-
24 Unassigned	2,184,346	1,321,289	3,505,635
25 Total Fund Balance	2,201,924	1,321,289	3,523,213
26 Total Liabilities & Fund Balance	\$ 8,257,193	\$ 2,341,037	\$ 10,598,230

* \$158,810 (Hurricane Ian) and \$223,884 (Hurricane Milton)

Grand Haven CDD
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period from October 1, 2025 to October 31, 2025

	FY 2026 Adopted Budget	FY 2026 Month of October	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Annual Budget	% of Budget
1 REVENUES					
2 Assessments Levied					
3 Assessment Levy - General Fund	4,642,810	\$ -	\$ -	\$ (4,642,810)	0%
4 Assessment Levy - Lavista Landscape	4,000	-	-	(4,000)	0%
5 Assessment Levy - Escalante	2,973	-	-	(2,973)	0%
6 Additional Revenues					
7 Reuse Water	23,000	2,479	2,479	(20,521)	11%
8 Gate & Amenity Guest	9,000	1,339	1,339	(7,661)	15%
9 Tennis	500	71	71	(429)	14%
10 Room Rental & Rec Center Fee	2,000	400	400	(1,600)	20%
11 Interest - Investments	150,000	7,364	7,364	(142,636)	5%
12 Miscellaneous	-	56	56	56	-
13 TOTAL REVENUES	4,834,283	11,709	11,709	(4,822,574)	0%
14 EXPENDITURES					
15 ADMINISTRATIVE					
16 Supervisors - Regular Meetings	12,000	-	1,000	(11,000)	8%
17 Supervisors - Workshops	9,000	-	-	(9,000)	0%
18 District Management	46,634	-	3,886	(42,748)	8%
19 Administrative	12,396	-	1,033	(11,363)	8%
20 Accounting	25,597	-	2,133	(23,463)	8%
21 Assessment Roll Preparation	11,264	-	939	(10,325)	8%
22 Office Supplies	1,180	-	-	(1,180)	0%
23 Postage	4,104	-	-	(4,104)	0%
24 Audit	4,500	-	-	(4,500)	0%
25 Legal - General Counsel	170,000	-	18,048	(151,952)	11%
26 Engineering	45,796	-	-	(45,796)	0%
27 Engineering - Stormwater Analysis	5,000	-	-	-	-
28 Legal Advertising	5,000	-	128	(4,873)	3%
29 Bank Fees	1,858	-	-	(1,858)	0%
30 Dues & Licenses	175	-	175	-	100%
31 Property Taxes	2,973	-	-	(2,973)	0%
32 Contingency	96,160	-	-	(96,160)	0%
33 TOTAL ADMINISTRATIVE	453,636	-	27,341	(421,295)	6%
34 INFORMATION & TECHNOLOGY					
35 IT Support	31,500	2,549	2,549	(28,951)	8%
36 Village Center & Creekside Telephone/Fax	8,459	811	811	(7,648)	10%
37 Village Center & Creekside Cable/Internet	17,200	1,603	1,603	(15,597)	9%
38 Wi-Fi for Gates/Hot Spots	32,897	1,378	1,378	(31,519)	4%
39 Cell Phones	8,977	440	440	(8,537)	5%
40 Website Hosting & Development	1,912	-	-	(1,912)	0%
41 ADA Website Compliance	1,500	379	379	(1,121)	25%
42 Communications: E-Blast	631	-	-	(631)	0%
43 TOTAL INFORMATION & TECHNOLOGY	103,077	7,160	7,160	(95,917)	7%
44 INSURANCE					
45 Insurance	142,000	141,910	141,910	(90)	100%
46 TOTAL INSURANCE	142,000	141,910	141,910	(90)	100%
47 UTILITIES					
48 Electric:					
49 Electric Services - #12316, 85596, 65378	9,564	1,034	1,034	(8,530)	11%
50 Electric - Village Center #18308	44,638	3,232	3,232	(41,406)	7%
51 Electric - Creekside #87064, 70333	32,019	1,547	1,547	(30,472)	5%

Grand Haven CDD

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

For the period from October 1, 2025 to October 31, 2025

		FY 2026 Adopted Budget	FY 2026 Month of October	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Annual Budget	% of Budget
52	Streetlights	32,429	2,288	2,288	(30,141)	7%
53	Propane - Spas/Café	60,000	3,259	3,259	(56,741)	5%
54	Garbage - Amenity Facilities	19,186	1,754	1,754	(17,432)	9%
55	Water/Sewer:					
56	Water Services	180,000	16,943	16,943	(163,057)	9%
57	Water - Village Center #324043-44997	25,000	1,379	1,379	(23,621)	6%
58	Water - Creekside #324043-45080	14,000	848	848	(13,152)	6%
59	Pump House Shared Facility	10,000	1,958	4,964	(5,036)	50%
60	TOTAL UTILITIES	426,836	34,243	37,250	(389,586)	9%
61	FIELD OPERATIONS					
62	Stormwater System:					
63	Aquatic Contract	68,052	-	-	(68,052)	0%
64	Aquatic Contract - Lake Watch	7,663	-	-	(7,663)	0%
65	Aquatic Contract - Aeration Maintenance	5,049	-	-	(5,049)	0%
66	Stormwater system repairs & maintenance	18,403	-	-	(18,403)	0%
67	Property Maintenance:					
68	Horticultural Consultant	12,118	1,500	1,500	(10,618)	12%
69	Landscape Repairs & Replacement	50,444	-	-	(50,444)	0%
70	Landscape Maintenance - Contracted Services - VerdeGo	718,070	56,404	56,404	(661,666)	8%
71	Landscape Maintenance - Yellowstone	79,695	5,923	5,923	(73,773)	7%
72	Tree Maintenance - Oak Tree Pruning	52,730	19,200	19,200	(33,530)	36%
73	Lavista Landscape Restoration	4,000	-	-	(4,000)	0%
74	Optional Flower Rotation	26,750	-	-	(26,750)	0%
75	Irrigation Repairs & Replacement	42,800	1,029	1,029	(41,771)	2%
76	Streetlight Maintenance	10,795	2,233	2,233	(8,563)	21%
77	Vehicle Repairs & Maintenance	18,249	467	467	(17,783)	3%
78	Office Supplies - Field Operations	17,672	491	491	(17,181)	3%
79	Holiday Lights	6,000	940	940	(5,060)	16%
80	CERT Operations	535	-	-	(535)	0%
81	Community Maintenance	150,000	9,362	9,362	(140,638)	6%
82	Storm Clean-Up	32,819	-	-	(32,819)	0%
83	TOTAL FIELD OPERATIONS	1,321,843	97,548	97,548	(1,224,295)	7%
84	STAFF SUPPORT					
85	Payroll & People Services	785,000	2,233	2,233	(782,767)	0%
86	Merit Pay/Bonus	45,000	-	-	(45,000)	0%
87	Payroll Taxes	63,100	8,188	8,188	(54,912)	13%
88	Employee Insurance	111,000	7,874	7,874	(103,126)	7%
89	Insurance - Workers' Compensation	30,000	6,628	6,628	(23,372)	22%
90	Payroll & People Services	34,000	73,135	73,135	39,135	215%
91	Mileage Reimbursement	8,000	332	332	(7,668)	4%
92	TOTAL STAFF SUPPORT	1,076,100	98,391	98,391	(977,709)	9%
93	AMENITY OPERATIONS					
94	Amenity Management	735,000	60,890	60,890	(674,110)	8%
95	A/C Maintenance & Service	23,521	3,189	3,189	(20,332)	14%
96	Fitness Equipment Service	3,400	-	-	(3,400)	0%
97	Music Licensing	4,580	2,207	2,207	(2,373)	48%
98	Pool/Spa Permits	1,104	-	-	(1,104)	0%
99	Pool Chemicals	28,446	3,911	3,911	(24,535)	14%
100	Pest Control	2,850	525	525	(2,324)	18%
101	Amenity Maintenance	168,525	11,314	11,314	(157,211)	7%
102	Special Events	17,418	510	510	(16,908)	3%
103	TOTAL AMENITY OPERATIONS	984,843	82,546	82,546	(902,298)	8%

Grand Haven CDD

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

For the period from October 1, 2025 to October 31, 2025

	FY 2026 Adopted Budget	FY 2026 Month of October	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Annual Budget	% of Budget
104 SECURITY					
105 Gate Access Control Staffing	239,556	16,060	16,060	(223,496)	7%
106 Additional Guards	7,490	-	-	(7,490)	0%
107 Guardhouse Facility Maintenance	28,088	123	123	(27,965)	0%
108 Gate Communication Devices	11,814	-	-	(11,814)	0%
109 Gate Operating Supplies	31,500	161	161	(31,339)	1%
110 Fire & Security System	7,500	348	348	(7,152)	5%
111 TOTAL SECURITY	325,947	16,692	16,692	(309,256)	5%
112 TOTAL EXPENDITURES	\$ 4,834,283	\$ 478,489	\$ 508,837	\$ (4,320,446)	11%
113 REVENUES OVER (UNDER) EXPENDITURES	-	(466,780)	(497,128)	(502,128)	
114 OTHER FINANCING SOURCES (USES)					
115 Transfer In	-	-	-	-	
116 Transfer Out	-	-	-	-	
117 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	
118 NET CHANGE IN FUND BALANCE	-	(466,780)	(497,128)	(502,128)	
119 Fund Balance - Beginning			2,699,052	2,699,052	
120 Fund Balance Forward			-	-	
121 FUND BALANCE - ENDING - PROJECTED	\$ -		\$ 2,201,924	\$ 2,196,924	

Grand Haven CDD

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For the period from October 1, 2025 to October 31, 2025

	FY 2026 Adopted Budget	FY 2026 Month of October	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Annual Budget	% of Budget
1 REVENUES					
2 Assessments Levied (Net)	\$ 1,019,867	\$ -	\$ -	\$ (1,019,867)	0%
3 Interest	-	-	-	-	
4 Insurance Proceeds	-	-	-	-	
5 Fund Balance Forward	15,159	-	-	(15,159)	
6 TOTAL REVENUES	1,035,026	-	-	(1,035,026)	0%
7 EXPENDITURES					
8 Capital Improvement Plan (CIP)	1,035,027	17,528	17,528	(1,017,498)	2%
9 TOTAL EXPENDITURES	\$ 1,035,027	\$ 17,528	\$ 17,528	\$ (1,017,498)	2%
10 REVENUES OVER (UNDER) EXPENDITURES	(1)	(17,528)	(17,528)	(17,528)	
11 OTHER FINANCING SOURCES (USES)					
12 Transfer In	-	-	-	-	
13 Transfer Out	-	-	-	-	
14 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	
15 NET CHANGE IN FUND BALANCE	(1)	(17,528)	(17,528)	(17,528)	
16 Fund Balance - Beginning			1,338,818	1,338,818	
17 Fund Balance Forward			-	-	
18 FUND BALANCE - ENDING - PROJECTED	\$ (1)		\$ 1,321,289	\$ 1,321,290	

Grand Haven CDD
Monthly Cash Positions
FY 2026

Institution	Type	October Balance	Rate	November Balance	Rate	December Balance	Rate	January Balance	Rate	February Balance	Rate	March Balance	Rate
BankUnited	DDA*	\$ 241,641	0.00%										
	ICS**	2,452,990	3.39%										
Valley National	DDA*	870,123	0.00%										
Florida Prime	Investment***	8,205	4.29%										
Truist	DDA*	8,598	0.01%										
Total Cash		\$ 3,581,557											



Institution	Type	April Balance	Rate	May Balance	Rate	June Balance	Rate	July Balance	Rate	August Balance	Rate	September Balance	Rate
BankUnited	DDA*												
	ICS**												
Valley National	DDA*												
Florida Prime	Investment***												
Truist	DDA*												
Total Cash													

* DDA's are covered by traditional FDIC 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 Regular Meeting of the Board of Supervisors of the Grand Haven Community Development
5 District was held on Thursday, November 6, 2025 at 9:01 a.m. at the Grand Haven Room, located at the
6 Grand 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	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	President, North Florida, Vesta Property Services
18 Jason Davidson	Regional General Manager, Vesta Property Services
19 Scott Clark	District Counsel
20 Barry Kloptosky	Operations Manager
21 Vanessa Stepniak	Operations Supervisor
22 John Lucansky	Amenity Manager
23 Louise Leister	District Horticulturist
24 Chip Howden	Resident
25 Linda Lake	Resident
26 Danny Marshall	Resident
27 Douglas Crutchley	Resident
28 Mitch West	Resident
29 Dr. Steve Davidson	Resident

30
31 *The following is a summary of the discussions and actions taken at the November 6, 2025 Grand Haven*
32 *CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records*
33 *request.*

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

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

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

38 Mr. Howden commented negatively on the Board's operations and the need for them to act as a
39 unit rather than individually. Mr. Howden suggested that vendor reviews could be considered as
40 part of a productive conversation rather than just employee reviews. Mr. Howden recalled previous
41 Boards and their emergency plan discussions.

42 Ms. Lake spoke on behalf of resident Kandi Bennett, requesting for lights to be installed at the
43 basketball courts.

Mr. Marshall expressed concerns regarding the closure of Ponds 1 and 2 from fishing, and requested an explanation for the closure. Mr. Marshall spoke on the inconvenience for residents such as himself who were closest to these ponds.

Mr. Crutchley spoke in favor of restoring fishing rights and privileges for the ponds, noting that the majority of responses on a recent poll had indicated broad community support for residents being allowed to fish, and suggesting that the Board's ruling went against the current wording of the CDD rules. Mr. Crutchley suggested that

Mr. West commented on estimates for reappropriating other amenities for pickleball court conversion and use, and distributed a handout to the Board.

Ms. Lake noted the upcoming Clay Days event for pickleball, to be hosted on November 15 and 16, and highlighted the play surface's potential for more accessible and sustained play.

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

FIFTH ORDER OF BUSINESS – Staff Reports

A. District Engineer: David Sowell

B. Exhibit 2: Amenity Manager: John Lucansky

C. Operations Manager: Barry Kloptosky

1. Exhibit 3: Presentation of Capital Project Plan Tracker

2. Exhibit 4: Monthly Report

D. Exhibit 5: District Counsel: Scott Clark

E. District Manager: David McInnes

1. Exhibit 6: Meeting Matrix

2. Exhibit 7: Action Item Report

Dr. Merrill requested for the District Manager to recirculate the link to the required ethics training to the Board of Supervisors.

3. Exhibit 8: Proposed FY 2026 Workshop Dates

A set of proposed dates was provided. The Board requested for the removal of the dates in March 2026 and August 2026. The final workshop meeting date schedule for Fiscal Year 2026 was set as follows: February 5, 2026; May 7, 2026; June 4, 2026; and September 3, 2026, for a total of four workshop meeting dates.

On a MOTION by Dr. Merrill, SECONDED by Ms. Crouch, WITH ALL IN FAVOR, the Board approved the Revised FY 2026 Workshop Meeting Dates, for the Grand Haven Community Development District.

SIXTH ORDER OF BUSINESS – Consent Agenda Items

A. Exhibit 9: Consideration for Approval – The Minutes of the Board of Supervisors Workshop Meeting Held September 4, 2025

B. Exhibit 10: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held October 16, 2025

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

SEVENTH ORDER OF BUSINESS – Business Items

A. Exhibit 11: Consideration of Amenity Management RFP

Mr. King presented three different cost rationale options for the Board's consideration, and the Board expressed agreement with the recommendation for maintaining the status quo for current staffing levels, with the addition of a revenue share.

On a MOTION by Dr. Merrill, SECONDED by Ms. Crouch, WITH ALL IN FAVOR, the Board approved the Vesta Amenity Management proposal for a 3-year contract, opting for the status quo cost rationale with a revenue share every six months and monthly accounting P&L reports as presented, in the amount of \$787,144 for year 1, \$818,939 for year 2, and \$844,801 for year 3, for the Grand Haven Community Development District.

B. Exhibit 12: Consideration of Amenity Management Contract Amendment

Mr. Clark advised that the amendment to the contract provided for the specific inclusion of the Tiki Hut in the "Whereas" clauses, for insurance and liability coverage purposes.

On a MOTION by Mr. Chism, SECONDED by Mr. Foley, WITH ALL IN FAVOR, the Board approved the Amendment to the Amenity Management Contract, as presented, for the Grand Haven Community Development District.

(The Board recessed the meeting at 11:08 a.m. and reconvened at 11:22 a.m.)

EIGHTH ORDER OF BUSINESS – Discussion Topics

A. 10-Yr. Plan Updates – District Manager

Mr. McInnes explained the update for the 10-year plan, requesting that Board members provide input on any remaining items that should be moved from the capital projects categorization into operations and maintenance. Mr. McInnes stated that he would be sending the Board the updated IRP tool, and explained that the more recent revisions for FY 2027 had decreases to capital projects and increases to O&M that were not one-to-one, as operations staff were additionally going through and classifying items within the O&M category.

B. Parking Recommendations – District Staff & Amenity Manager

A number of options and ideas for alleviating parking strain were discussed as alternatives to putting in a new parking lot by the bocce court where the wetlands boundaries had previously been, including a shuttle system with a golf cart or passenger van rental as needed, adjusting bocce scheduling to not conflict with other events, and designating specific no-parking zones and putting out cones to assist with managing the parking lot during peak usage. Mr. King provided some input on the viability of renting a van, noting some insurance considerations. The Board requested for more information to be provided at the next meeting, and for cones to be implemented at the parking lot as discussed.

C. Update on Escalante Discussions – Dr. Merrill

This item was discussed with the District Counsel's report. Dr. Merrill noted that Escalante was agreeing to take primary liability for their operations and pay for repairs to the pavers and cart paths, and was not inclined to go for a monthly maintenance fee structure. In response to Board comments regarding signing an interim agreement, Mr. Clark recommended waiting for the finalization of the formal agreement to ensure proper liability coverage. Mr. Kloptosky additionally stated that he would look into and provide the updated amounts for the golf course paver and sidewalk damage.

D. Exhibit 13: City of Palm Coast E-Bike Regulation Ordinance – Dr. Merrill

District staff stated that they would be distributing an e-blast on the county ordinance related to e-bike usage.

E. Exhibit 14: Updated Project Status Report – Supervisor Chism

The Board discussed setting the threshold for projects which would need to have staff filling out and tracking the status using the updated report, with the Chair suggesting that a \$100,000 threshold would be appropriate. Suggestions were heard to pilot the status report with the pergola project.

On a MOTION by Dr. Merrill, SECONDED by Ms. Crouch, with Dr. Merrill, Ms. Crouch, Mr. Foley, and Mr. Chism voting “AYE”, and Mr. Brazen voting “NAY”, the Board approved the Updated Project Status Report, as presented, to be used for projects funded by the General Fund and from the Capital Reserve Fund in contracted amounts exceeding \$100,000, for the Grand Haven Community Development District.

F. Pending Supervisor Led Projects

Ms. Crouch distributed and presented proposed language for use on future CDD agendas, providing for some guidelines and explanations for the audience comment portion of the meeting. The Board agreed to have District Management place the paragraph of guidance before the Audience Comments section on meeting agendas moving forward. Ms. Crouch additionally provided an update on the Fact Finding Group on Communications, noting that a social media policy would be brought forward for the Board’s consideration, in addition to the broader communications plan. Ms. Crouch also noted a potential suggestion to have one of the CDD employees approved to specifically manage Grand Haven’s social media.

Mr. Foley gave the floor to Dr. Davidson, who stated that he was working with the Master Association regarding the tree replacement pilot project, and would be attending their November 21 meeting to discuss further. Additional discussion ensued among the Board regarding a resident’s email request related to increasing the landscaping budget to improve the conditions in the Wild Oaks area, with Mr. Foley commenting in favor of deferring the decisions to the District Horticulturist and management.

Dr. Merrill discussed the TriNet PEO system, noting that Ms. Stepniak had provided positive comments on its use by employees and functionality. Dr. Merrill noted that TriNet had contacted Ms. Stepniak to note that a 401K program could be offered for employees, without the employer needing to make contributions, and asked the Board for input, as the application would need to be submitted by the following week.

On a MOTION by Mr. Foley, SECONDED by Ms. Crouch, WITH ALL IN FAVOR, the Board approved authorizing the Chair to make an application to set up a 401K option that did not require employer contributions, for the Grand Haven Community Development District.

Following the motion, Mr. Chism noted that a draft presentation had been put together and sent to District Counsel by the Budget Fact Finding Group for review.

Prior to proceeding with the next order of business, Mr. Clark noted that a request had been relayed from the Flagler County Sheriff’s Office regarding a pending law enforcement matter involving the District dating back to September 2025, and that this request entailed the Chair signing an affidavit/sworn statement in her personal capacity. Mr. Clark noted that the Chair had indicated her preference to sign the affidavit on behalf of the CDD Board of Supervisors, which the Sheriff’s Office was amenable to, and asked for a motion from the Board to authorize this.

On a MOTION by Mr. Foley, SECONDED by Dr. Merrill, WITH ALL IN FAVOR, the Board approved authorizing the Chair to sign and file affidavit paperwork on behalf of the District with the Flagler County Sheriff's Office, for the Grand Haven Community Development District.

NINTH ORDER OF BUSINESS – Supervisors' Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS – Action Items Summary

The action items were as follows:

- The Operations Manager will provide an updated quote for repairs to pavers at Parcel K.
- The District Engineer will submit a proposal for a design for dog park drainage, and additional information about the dog park project will be brought back to the next meeting for further discussion.
- The Operations Manager will provide in-house pricing for dog park drainage work once the design is provided by the District Engineer, to be compared with costs for hiring an outside vendor.
- The Amenity Manager will provide solutions and alternative approaches to the Café decibel reduction project, for discussion at the next meeting.
- The Amenity staff group will provide options for addressing parking overflow issues during times of heavy use.
- The District Manager will provide a link to ethics training to the Board of Supervisors.
- The District Manager will send out the IRP tool to the Board of Supervisors.
- The Amenity Manager and Operations Supervisor will distribute an e-blast to the community regarding parking at the Village Center.
- The Operations Supervisor will distribute an e-blast to the community on the City of Palm Coast's regulations for e-bike use.
- The District Manager will add new language under the Audience Comment section of meeting agendas.

ELEVENTH ORDER OF BUSINESS – Meeting Matrix Summary

The following items were added as upcoming topics for discussion on the meeting matrix summary:

- The December 4, 2025 meeting will include a discussion on the emergency exit for Wild Oaks.
- A future workshop meeting will include a discussion on the future of amenities, per the Chair's request.
- A future workshop meeting will include a discussion on the 10-year Landscape Enhancement Plan, per the Chair's request.

On a MOTION by Ms. Crouch, SECONDED by Mr. Foley, WITH ALL IN FAVOR, the Board approved recessing the regular meeting to reconvene at Tract K for the off-site tour, for the Grand Haven Community Development District.

(The Board recessed the meeting at 1:25 p.m. and reconvened at 1:38 p.m.)

TWELFTH ORDER OF BUSINESS – Exhibit 15: Off-Site Tour: Tour of Tract K to Gain a Better Understanding of Property Line Issues

During this portion of the agenda, Supervisors traveled to Tract K, adjacent to the golf course clubhouse, to review and discuss the property conditions, as part of the noticed meeting.

THIRTEENTH ORDER OF BUSINESS – Adjournment

On a MOTION by Dr. Merrill, SECONDED by Ms. Crouch, WITH ALL IN FAVOR, the Board, at 2:05 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 December 4, 2025.

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman