Community Development District

Board of Supervisors
Dr. Merrill Stass-Isern
Richard Mayor
Janet Greenwood
Brian Unger
Kathy Myers

Staff
Howard McGaffney, District Manager
Scott Clark, District Counsel
David Sowell, District Engineer
Vanessa Stepniak, Director of Operations
John Lucansky, Amenity Manager

DRAFT Meeting Agenda
(19-November-2026, 9:00 AM)

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**
3. **Presentation of Proof of Publication(s)** Exhibit 1
4. **2026 General Elections**
   - A. Oaths of Office – State & District Exhibit 2
   - B. Supervisor Information Packet
   - C. Florida Sunshine Law & Commission on Ethics Exhibit 3
   - D. Consideration & Adoption of **Resolution 2027-04,** Designating Officers Exhibit 4
5. **Chairwoman's Remarks**

6. 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 Director of Operations outside of the context of the meeting.*
- *Residents, please note that if you are unable to attend the meeting you may send your questions to the District Manager, Howard McGaffney at howard@cddmanagers.com, up until the day before the meeting.*
- *(Live streaming & previously recorded meetings can be found here -https://www.youtube.com/@GrandHavenCDD)*

7. Staff Reports

A. District Engineer
   1. Consideration of 5-Yr. Stormwater Needs Analysis Proposal — Exhibit 5

B. Amenity Manager

C. Director of Operations
   1. Monthly Operations & Administration Reports — Exhibit 6
   2. Capital Improvement Plan – Project Tracker — Exhibit 7

D. District Counsel

E. District Manager

1. Discussion & Consideration of PalAmerican Security Services Agreement – *Agreement Under Separate Cover* — Exhibit 8

F. District Liaison: HOA Report

8. Consent Agenda

A. Consideration for Acceptance – The October 2026 Unaudited Financial Report — Exhibit 9

B. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held October 29, 2026 — Exhibit 10

9. Business Items

A. Consideration of January Workshop Date

1. Long Term Capital Planning
2. Parking Expansions
3. Survey of Parcel K & Other Parcels

10. Supervisors' Requests

11. Next Meeting Quorum Check: January 21st at 9:00AM

Janet Greenwood	☐ IN PERSON	☐ REMOTE	☐ NO
Dr. Merrill Stass-Isern	☐ IN PERSON	☐ REMOTE	☐ NO
Brian Unger	☐ IN PERSON	☐ REMOTE	☐ NO
Richard Mayor	☐ IN PERSON	☐ REMOTE	☐ NO
Kathy Myers	☐ IN PERSON	☐ REMOTE	☐ NO

12. Adjournment