

MINUTES OF MEETING
HERON ISLES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Heron Isles Community Development District was held on Tuesday, November 19, 2024 at 5:00 p.m. at Blackrock Baptist Church, 96362 Blackrock Road, Yulee, Florida 32097.

Present and constituting a quorum were:

Greg Watson	Chairman
Nicole Reams	Vice Chairperson
Chase Coleman	Supervisor
Wendy Emanuelson	Supervisor

Also present were:

Daniel Laughlin	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Mike Yuro	District Engineer
Chip Dellinger	Field Operations Manager
Terry Glynn <i>by phone</i>	GMS

The following is a summary of the discussion and actions taken at the November 19, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 5:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Newly Elected Supervisor

Mr. Laughlin, being a notary public for the State of Florida, administered an oath of office to Mr. Watson.

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B. Consideration of Appointing New Supervisors to Seats 1 and 5

On MOTION by Mr. Watson seconded by Ms. Emanuelson with all in favor appointing Nicole Reams to Seat 5 was approved.

The Board directed staff to solicit resumes from interested candidates prior to the next meeting.

C. Oath of Office for Newly Appointed Supervisors

Mr. Laughlin administered an oath of office to Ms. Reams.

D. Consideration of Resolution 2025-02, Designating Officers

The Board made the motion below to keep the slate of officers the same with Mr. Watson as Chair, Ms. Reams as Vice Chair, Mr. Martyn, Ms. Emanuelson and Mr. Coleman as Assistant Secretaries, Mr. Laughlin as Secretary and Treasurer, and from GMS’s office, Jim Oliver, Marilee Giles and Darrin Mossing as Assistant Secretaries and Assistant Treasurers.

On MOTION by Mr. Coleman seconded by Ms. Reams with all in favor, Resolution 2025-02, designating officers with the slate of officers to remain the same was approved.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the August 20, 2024 Meeting**
- B. Financial Statements**
- C. Assessment Receipts Schedule**
- D. Check Register**

Copies of the minutes and financial documents were enclosed in the agenda package for the Board’s review. Mr. Laughlin noted the check register totals \$178,153.46, which is higher due to the payments for the property insurance and pond bank repair.

On MOTION by Ms. Emanuelson seconded by Mr. Watson, with all in favor, the consent agenda was approved.

FIFTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2023 Audit Report

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Mr. Laughlin gave an overview of the Fiscal Year 2023 audit report, noting there were no negative findings to report. He also informed the Board that the audit report was submitted late, so he will be looking into when the District is due to request proposals for audit services.

Ms. Henley stated that there is an incorrect ordinance number on page 38 that will need to be corrected.

On MOTION by Mr. Watson seconded by Ms. Emanuelson, with all in favor, the Fiscal Year 2023 audit report was accepted with the revisions from District Counsel to be made.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Landscape

Mr. Dellinger informed the Board that BrightView is working to repair a fence that was hit by one of their mowers.

Mr. Watson asked if BrightView is repairing the damage they caused by the tower. He also stated that he believes a lot of the sprinkler head damage is being caused by them.

Mr. Laughlin stated that staff can inspect the sprinkler heads prior to approving the invoice for payment.

B. District Counsel

1. Consideration of Proposed 2024-2025 Rates

Ms. Gentry presented a proposed rate increase for her firm, noting they would go into effect on January 1st.

On MOTION by Mr. Watson seconded by Mr. Coleman with all in favor the proposed 2024-2025 rates for Kilinski | Van Wyk were approved.

2. Discussion of Applicability of Sunshine Law and Public Records Law to Social Media and Internet

Ms. Gentry informed the Board that earlier this year the U.S. Supreme Court decided on an issue involving a public official’s use of social media, which involved First Amendment claims. In that case, the Supreme Court said that if he had a disclaimer on his personal page that it is a personal page and opinions expressed are his own, it would create a heavy presumption

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that he was posting in a personal capacity rather than in an official capacity and that would protect him from the First Amendment claims. She recommended if a Supervisor uses their personal social media pages to discuss District business, that they post a disclaimer to give themselves some protection.

C. District Engineer – Consideration of Proposal for Preparation of a Public Facilities Report

Mr. Yuro reported that the pond bank repairs have been completed. He also presented a proposal to prepare a public facilities report, which is required by Statute to be completed every seven years. The total cost to prepare the report is \$1,950.

On MOTION by Mr. Watson seconded by Mr. Coleman with all in favor the proposal for preparation of a public facilities report was approved.

D. District Manager

Mr. Laughlin informed the Board that he was contact by Comcast, requesting to serve the community. He asked for permission to work with a Board member in communicating with Comcast regarding the request.

On MOTION by Ms. Emanuelson seconded by Ms. Reams with all in favor, authorizing the Chair to work with District staff on the Comcast request to provide services to the community was approved.

Mr. Watson stated that the seed needs to be applied around the pond bank now that the repairs are complete.

Mr. Laughlin stated that staff will get proposals and bring them back to the next meeting.

Mr. Watson requested the bids include options other than Bahia. He also requested the proposals include both ponds affected.

E. Field Operations Manager – Report

Mr. Dellinger gave an overview of the operations report, a copy of which was included in the agenda package.

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Mr. Watson asked for an update on additional security cameras approved earlier in the year.


Mr. Dellinger responded that he did not recall them getting approved, so he will work on getting that project completed.

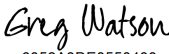
SEVENTH ORDER OF BUSINESS **Supervisor Requests and Public Comment**
There being none, the next item followed.

EIGHTH ORDER OF BUSINESS **Next Scheduled Meeting – February 18, 2025**
at 5:00 p.m. at Blackrock Baptist Church,
96362 Blackrock Road, Yulee, Florida

NINTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Watson seconded by Ms. Emanuelson with all in favor the meeting was adjourned.

Signed by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman