

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, February 17, 2026 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
Eugene Hays	Supervisor
Colin Jannuzzi	Supervisor

Also present were:

Daniel Laughlin	District Manager
Lauren Gentry	District Counsel
Mike Yuro	District Engineer
Kelly Mullins	Field Operations Manager
Terry Glynn <i>by phone</i>	GMS

The following is a summary of the discussion and actions taken at the November 18, 2025 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

Ruth Albury commented that she was present to get answers on the Bass Lane pipe issue as it is still broken.

Ms. Mullins stated that the vendor was out the previous Tuesday to repair it, but they ran into an issue in which they had to submit revised proposals, so they were told to hold off until after a decision was made at this meeting.

A resident commented that she was present to discuss sidewalk repairs.

February 17, 2026

Heron Isles CDD

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Appointing a New Supervisor to Fill the Vacancy (11/2026)

Colin Jannuzzi introduced himself to the Board.

Mr. Laughlin stated that he was expecting another candidate, however he was not yet in attendance.

On MOTION by Mr. Coleman seconded by Mr. Hays, with all in favor, appointing Colin Jannuzzi to the Board of Supervisors was approved.

B. Oath of Office for Newly Appointed Supervisor

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

C. Consideration of Resolution 2026-04, Designating Officers

There were no changes requested to the slate of officers. Mr. Laughlin noted that Mr. Jannuzzi would be added as an Assistant Secretary.

On MOTION by Mr. Coleman seconded by Ms. Reams, with all in favor, Resolution 2026-04, designating officers was approved.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the November 18, 2025 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 \$70,439.98.

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

FIFTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure

February 17, 2026

Heron Isles CDD

Ms. Henley stated that the substantive changes to the rules of procedure include extended noticing periods for when rule hearings have to be published and extending the time period to make ADA accommodations for an upcoming meeting to three business days rather than two.

On MOTION by Mr. Watson seconded by Ms. Reams, with all in favor, the public hearing was opened.

There being no comments from members of the public, a motion to close the public hearing followed.

On MOTION by Mr. Hays seconded by Ms. Reams, with all in favor, the public hearing was closed.

On MOTION by Ms. Reams seconded by Mr. Hays, with all in favor, Resolution 2026-05, adopting amended and restated rules of procedure was approved.

SIXTH ORDER OF BUSINESS Selection of Audit Committee

Mr. Laughlin recommended appointing the board members to serve as the audit committee. The contract period with the current audit firm has ended, so it was time to go through the process to solicit proposals.

On MOTION by Mr. Watson seconded by Ms. Reams, with all in favor, appointing the board members to serve as the audit committee was approved.

SEVENTH ORDER OF BUSINESS Ratification of Engagement Letter with Berger Toombs for the Fiscal Year 2025 Audit

Mr. Laughlin stated that the engagement letter was executed between meetings.

On MOTION by Mr. Watson seconded by Mr. Hays, with all in favor, the engagement letter with Berger Toombs for the fiscal year 2025 audit was ratified.

February 17, 2026

Heron Isles CDD

EIGHTH ORDER OF BUSINESS

Discussion of Bus Stop Covering

There being nothing further to discuss, the next item followed.

NINTH ORDER OF BUSINESS

Staff Reports

A. Landscape

Ms. Mullins reported that the wood line cutback has been completed.

Ms. Reams stated that a landscaping vendor reached out to her about submitting a proposal.

Mr. Laughlin stated that BrightView had confirmed they would not be increasing their fee for the current fiscal year. The Board could choose to solicit proposals or could maintain BrightView.

The Board’s consensus was to maintain BrightView through the end of fiscal year 2026.

B. District Counsel

Ms. Gentry provided an overview of the public records, Sunshine and ethics laws. She also recommended Mr. Jannuzzi create an email address dedicated to CDD matters.

C. District Engineer

Mr. Yuro reported that he inspected the water levels and there does not appear to be any issues with storm pipes. The low levels appear to just be due to a drought.

D. District Manager

There being nothing to report, the next item followed.

E. Field Operations Manager

1. Field and Pond Reports

A copy of the operations report was included in the agenda package for the Board’s review. Ms. Mullins reported that there was a vehicle accident that damaged the front entrance sign. She has received one quote so far in the amount of \$10,000 to make the repairs.

On MOTION by Mr. Hays seconded by Mr. Reams, with all in favor, repairs to the entrance monument were approved at an amount not to exceed \$15,000 with the Chair authorized to give final approval.

February 17, 2026

Heron Isles CDD

2. Proposal for Seeding of Pond 21 Bank

A proposal from BrightView to seed the pond bank on Albatross for a total of \$3,018 was presented to the Board for their consideration. Mr. Laughlin recommended moving forward to avoid any erosion.

Mr. Hays questioned why straw was needed.

Mr. Watson stated that he would get with Jen Mabus from BrightView on the purpose of the straw.

Mr. Glynn stated that the straw is to help prevent the seed from washing down the pond bank.

Mr. Watson questioned if the project should be held off until the rainy season to help the seed take.

On MOTION by Mr. Hays seconded by Ms. Reams, with all in favor, the proposal from BrightView for seeding on Pond 21 bank was approved subject to the Chair confirming if the straw is necessary.

3. Proposal for Removal of Mulch and Installation of Sod in Landscape Beds

Ms. Mullins presented the proposal from BrightView totaling \$1,399.08.

On MOTION by Mr. Watson seconded by Mr. Hays, with all in favor, the proposal from BrightView totaling \$1,399.08 to remove mulch and install sod in the landscape beds was approved.

4. Proposals for Repair or Replacement of Bass Lane Pipe

Ms. Mullins stated that once the contractor was able to look at the pipe, they realized it was worse than was expected. A replacement option was provided at a cost of \$7,500.

Mr. Yuro questioned why a replacement was needed and how the repair would be done. He stated he would look at it and determine what the best approach would be.

On MOTION by Mr. Watson seconded by Mr. Hays, with all in favor, the proposal to replace the pipe in the amount of \$7,500 was approved, contingent on the engineer's confirmation that is the best approach.

February 17, 2026

Heron Isles CDD

TENTH ORDER OF BUSINESS **Supervisor Requests and Public Comment**

Mr. Watson stated that he spoke to FPL about additional light poles by the playground, which would cost around \$60 per month, per pole.

Mr. Hays stated that the community is very dark in some areas, such as on Commodore.

Mr. Laughlin stated that he would contact FPL and see if they can come out to investigate if the lights could be made brighter, if additional lights could be installed, and if they trim trees surrounding light poles.

A resident commented on sidewalks on Commodore that need to be addressed. She also commented there is a light pole that stays on because an oak tree is blocking it.

Mr. Watson stated that he would look at the area.

Ms. Reams added that there is a trash dumping issue in the same area.

ELEVENTH ORDER OF BUSINESS **Next Scheduled Meeting – May 19, 2026 at 5:00 p.m. at Blackrock Baptist Church, 96362 Blackrock Road, Yulee, Florida**

TWELFTH ORDER OF BUSINESS **Adjournment**

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

Signed by:

9A989FE97A6A46D...
Secretary/Assistant Secretary

DocuSigned by:

6852A3DE8558488
Chairman/Vice Chairman