

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, May 19, 2026 at 5:05 p.m. at Blackrock Baptist Church, 96362 Blackrock Road, Yulee, Florida 32097.

Present and constituting a quorum were:

Greg Watson	Chairman
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 May 19, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 5:05 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being no members of the public present, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the February 17, 2026 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 \$112,154.47.

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

FOURTH ORDER OF BUSINESS

Acceptance of the Audit Committee's Recommendation and Authorizing Staff to Issue a Request for Proposals for Audit Services

On MOTION by Mr. Watson seconded by Mr. Jannuzzi, with all in favor, the audit committee's recommendation was accepted with staff authorized to issue a request for proposals for audit services.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-06, Approving the Proposed Budget and Setting a Public Hearing Date

Mr. Laughlin presented the proposed budget for fiscal year 2027, noting there is no increase in assessments as presented. In order to balance the budget out and avoid an increase, funds were pulled from the capital reserve contribution. Mr. Laughlin recommended increasing the budget next year in order keep the capital reserve funds in place.

On MOTION by Mr. Watson seconded by Mr. Jannuzzi, with all in favor, Option 2 of Resolution 2026-06, approving the proposed budget with no increase and setting a public hearing for August 18, 2026 at 5:00 p.m. was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Landscape

Ms. Mullins reported that a few landscaping and irrigation issues have been resolved.

B. District Counsel

Ms. Gentry reminded the board members to file their Form 1 by July 1st and to complete four hours of ethics training by the end of the year. Next, she reminded the board the qualifying period for the upcoming election runs from June 8th through June 12th.

C. District Engineer

Mr. Yuro reported that he was asked to look at a pipe off Heron Isles Parkway, and it does appear there is an issue. He recommended a contractor dig down to inspect the pipe.

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On MOTION by Mr. Hays seconded by Mr. Jannuzzi, with all in favor, authorizing the Chairman to work with staff and give final approval on pipe repairs was approved.

D. District Manager

1. Report on the Number of Registered Voters

Mr. Laughlin informed the Board there are 1,339 registered voters reported to be residing within the District's boundaries.

2. Reminder of Upcoming Election

This item was covered under District Counsel's report.

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 some vandalism in the bathroom. Double-strength magnets have been installed on the door.

2. Proposal for Bass Lane Sod Install

Two proposals were presented to the Board to add sod to prevent further erosion. Ms. Mullins added that she is awaiting two proposals from additional companies.

There was no action taken on this item. The Board discussed possibly purchasing sod and installing it in-house.

SEVENTH ORDER OF BUSINESS

Supervisor Requests and Public Comment

Mr. Watson asked if Mr. Laughlin had spoken to FPL about making the lights around the playground brighter, if additional poles could be installed, and if they could trim the trees around the light poles.

Mr. Laughlin responded that he has not yet received a response from FPL.

Mr. Watson stated that he called Commissioner Grey to find out why Heron Isles Parkway hadn't been striped yet. The response was the contractor is trying to get a bond per the county's requirement, and it should be completed in 30 to 45 days.

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Mr. Hays asked who residents should call if they have trees or landscaping blocking lights or hanging over sidewalks.

Mr. Laughlin responded that he believes the District can take care of it if the tree or landscaping is hanging over District property.

Mr. Watson stated that he would rather have FPL move the lights.

Mr. Laughlin stated that he would look into it, but at a minimum FPL could be asked to trim the trees around the lights.

EIGHTH ORDER OF BUSINESS

**Next Scheduled Meeting – August 18, 2026 at
5:00 p.m. at Blackrock Baptist Church,
96362 Blackrock Road, Yulee, Florida**

NINTH ORDER OF BUSINESS**Adjournment**

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

Signed by:



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Secretary/Assistant Secretary

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Chairman/Vice Chairman