MINUTES OF WORKSHOP
HERON ISLES COMMUNITY DEVELOPMENT DISTRICT

A workshop of the Board of Supervisors of the Heron Isles Community Development District was held on Tuesday, August 18, 2026 at 5:15 p.m. at Blackrock Baptist Church, 96362 Blackrock Road, Yulee, Florida 32097.

Present were:

Greg Watson	Chairman
Nicole Reams	Vice Chair
Eugene Hays	Supervisor
Daniel Laughlin	District Manager
Mary Grace Henley	District Counsel
Lauren Gentry	District Counsel
Mike Yuro *by phone*	District Engineer
Kelly Mullins	Field Operations Manager
Jen Mabus	BrightView Landscape
Corey Wissinger	BrightView Landscape

The following is a summary of the discussion and actions taken at the August 18, 2026 workshop.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Laughlin called the workshop to order at 5:15 p.m. and called the roll. He noted that due to a lack of quorum the meeting was initially being opened as a workshop to allow the Board members present to discuss agenda items.

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. Minutes**
  - **1. May 19, 2026 Board of Supervisors Meeting**
  - **2. May 19, 2026 Audit Committee 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.

FOURTH ORDER OF BUSINESS Acceptance of the Audit Committee's Recommendation

Mr. Laughlin stated that once there is quorum, an audit committee meeting will be held to review and rank four proposals received for audit services. Mr. Laughlin has scored the proposals and would suggest ranking Grau & Associates the number one proposer given their experience and pricing.

FIFTH ORDER OF BUSINESS Acceptance of the Fiscal Year 2025 Audit Report

A copy of the audit report was provided in the agenda package for the Board's review.

SIXTH ORDER OF BUSINESS Consideration of Proposals

A. Control Box for Secondary Playground Pump Station

Ms. Mullins stated that now that the breaker was replaced, the control box appears to be working. Approval of the proposal contingent on the control box being needed was recommended.

B. New Motor for Main Playground Pump Station

Ms. Mullins presented three proposals for replacing the motor in the main playground pump station. It was noted BrightView's proposal was the lowest at $7,857.

C. New Fence Enclosure for Main Playground Pump Station

Two proposals were presented to the Board, totaling $4,871.50 and $2,100.

Mr. Watson asked if the green mesh that is on the current fence will be included in the cost.

Mr. Laughlin responded that the proposal does mention mesh will be attached.

D. Repairs to Men's Restroom Stall

Mr. Laughlin stated that some vandalism occurred in which the restroom door was torn open, the dispensers were taken off the wall and one of the doors was dislodged. Since then, the security magnets have been replaced.

Mr. Hays suggested sending an e-blast to the community informing them of the vandalism and the need to check in with their children.

E. Pond 21 Bank Seeding

Mr. Laughlin reminded the Board the proposal totaling $2,000 for seeding the bank of pond number 21 was presented at the last meeting, however there was a question regarding the need for straw. The vendor has indicated the straw is needed to keep the seed protected from wind, birds and other animals. The resident residing on the pond has sent multiple requests to move forward.

SEVENTH ORDER OF BUSINESS **Public Hearing for the Purpose of Adopting the Fiscal Year 2027 Budget**

Mr. Laughlin presented the proposed budget for fiscal year 2027, noting there is not increase in assessments.

A. Consideration of Resolution 2026-07, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2027

B. Consideration of Resolution 2026-08, Imposing Special Assessments and Certifying an Assessment Roll

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2026-09, Declaring Vacancies in Seats 2 and 4 as of November 17, 2026**

Mr. Laughlin stated that seats 2 and 4 of the Board of Supervisors need to be declared vacant as of November 17th since no one qualified for the seats during the qualifying period.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Landscape

Mr. Wissinger reported that BrightView is working on the trees on the Parkway, turf has been fertilized, and the shrubs are being trimmed and shaped.

Mr. Watson asked that pricing for extending irrigation to places that are not currently irrigated be brought to the next meeting for consideration.

B. District Counsel

Ms. Gentry reminded the board members to complete four hours of ethics training by December 31st, Next, Ms. Gentry provided an update on the bills that were signed into law or vetoed after the legislative session. The e-bike bill and the sovereign immunity limit increase bills were vetoed by the Governor, and a bill requiring local governments to accept online and credit card payments passed.

The workshop adjourned at approximately 5:45 p.m.