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MINUTES OF MEETING
HERON ISLES COMMUNITY DEVELOPMENT DISTRICT

A meeting of the Board of Supervisors of the Heron Isles Community Development District was held on Tuesday, August 18, 2026 at 5:46 p.m. at Blackrock Baptist Church, 96362 Blackrock Road, Yulee, Florida 32097.

Present and constituting a quorum were:

Greg Watson	Chairman
Nicole Reams	Vice Chair
Eugene Hays	Supervisor

Also present were:

Daniel Laughlin	District Manager
Mary Grace Henley	District Counsel
Lauren Gentry	District Counsel
Mike Yuro *by phone*	District Engineer
Kelly Mullins	Field Operations Manager
Terry Glynn *by phone*	GMS, LLC

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

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Laughlin called the meeting to order at 5:46 p.m. and called the roll.

SECOND ORDER OF BUSINESS **Public Comment**

There being no comments, 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**

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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 $88,972.17.

> On MOTION by Mr. Watson seconded by Ms. Reams, 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. Hays seconded by Mr. Jannuzzi, with all in favor, the audit committee's recommendation to rank Grau & Associates the #1 proposer was approved.

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. Mr. Laughlin noted there were no negative findings or deficiencies to report.

> On MOTION by Mr. Watson seconded by Ms. Reams, with all in favor, the fiscal year 2025 audit report was accepted.

SIXTH ORDER OF BUSINESS **Consideration of Proposals**

A. Control Box for Secondary Playground Pump Station

Ms. Mullins previously 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.

> On MOTION by Mr. Watson seconded by Mr. Hays, with all in favor, the proposal from Partridge Well Drilling totaling $1,100 was approved contingent on the control box needing to be replaced.

B. New Motor for Main Playground Pump Station

Ms. Mullins previously 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.

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On MOTION by Mr. Watson seconded by Mr. Hays, with all in favor, the proposal from BrightView was approved.

C. New Fence Enclosure for Main Playground Pump Station

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

On MOTION by Mr. Watson seconded by Ms. Reams, with all in favor, the proposal from Gaines Fence totaling $2,100 was approved.

D. Repairs to Men's Restroom Stall

Mr. Laughlin previously 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.

On MOTION by Mr. Hays seconded by Ms. Reams, with all in favor, the proposal from Southeastern Facility Maintenance totaling $1,644 was approved.

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.

Mr. Watson asked Ms. Mullins to seek more quotes, but added that he would spread the Bahia seed if a lower quote is not found.

This item was tabled.

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

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

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

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

Mr. Laughlin previously presented the proposed budget for fiscal year 2027, noting there is not increase in assessments. It was noted an increase will likely be needed next year to avoid cutting into the capital reserve fund contributions further.

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

> On MOTION by Mr. Watson seconded by Ms. Reams, with all in favor, Resolution 2026-07, relating to annual appropriations and adopting the budget for fiscal year 2027 was approved.

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

> On MOTION by Mr. Watson seconded by Ms. Reams, with all in favor, Resolution 2026-08, imposing special assessments and certifying an assessment roll was approved.

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

Mr. Laughlin previously 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.

> On MOTION by Mr. Watson seconded by Mr. Hays, with all in favor, Resolution 2026-09, declaring vacancies in Seats 2 and 4 was approved.

NINTH ORDER OF BUSINESS **Staff Reports**

A. Landscape

The landscape report was given during the workshop.

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B. District Counsel

District Counsel's report was given during the workshop

C. District Engineer

There being nothing to report, the next item followed.

D. District Manager

1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2027

Mr. Laughlin presented a proposed meeting schedule including quarterly meetings on the third Tuesday of November, February, May, and August at 5:00 p.m. at Blackrock Baptist.

> On MOTION by Mr. Watson seconded by Ms. Reams, with all in favor, the fiscal year 2027 meeting schedule was approved as presented.

2. Consideration of Goals and Objectives for Fiscal Year 2027

Mr. Laughlin presented the proposed goals and objectives, noting they are consistent with what was adopted the previous year.

> On MOTION by Mr. Hays seconded by Mr. Watson, with all in favor, the fiscal year 2027 goals and objectives were approved as presented.

E. Field Operations Manager – Field and Pond Reports

A copy of the operations report was included in the agenda package for the Board's review.

TENTH ORDER OF BUSINESS Supervisor Requests and Public Comment

Mr. Hays asked for an update on the additional lighting that was being discussed.

Mr. Laughlin responded that he has not received a response from the vendor that was contacted, so he will be going through FPL.

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ELEVENTH ORDER OF BUSINESS **Next Scheduled Meeting – November 17, 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 Ms. Reams with all in favor the meeting was adjourned.

Signed by:
Daniel Laughlin
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Secretary/Assistant Secretary

DocuSigned by:
Greg Watson
6852A3DE8558488...
Chairman/Vice Chairman