

MINUTES OF MEETING  
BRANDY CREEK  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Brandy Creek Community Development District was held on Wednesday, September 10, 2025 at 6:30 p.m. at the Johns Creek Phase 2 Amenity Center, 251 Huffner Hill Circle, St. Augustine, FL 32092.

Present and constituting a quorum were:

Meredith Payne	Chairman
Barbara Little	Vice Chair
Shawn Jolly	Supervisor
Thomas Metych	Supervisor
Clarence Blalock	Supervisor

Also present were:

Jim Oliver	District Manager
Mike Eckert	District Counsel
Matt Biagetti	GMS
Jim Masters	Vesta/Amenity Services Group
Georgia Hamilton	Vesta/Amenity Services Group
Clayton Buss	C Buss Enterprises
Residents	

*The following is a summary of the discussions and actions taken at the September 10, 2025 Brandy Creek Community Development District's Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Payne called the meeting to order at 6:30 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being no comments, the next item followed.

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**THIRD ORDER OF BUSINESS****Approval of the Minutes of the July 9, 2025 Meeting**

Mr. Payne reviewed the minutes of the July 9, 2025 meeting and did not have any comments; however, he thanked Mr. Oliver and Mr. Biagetti for preparing the minutes, as they were well written and documented.

On MOTION by Mr. Blalock seconded by Mr. Metych with all in favor the Minutes of the July 9, 2025 Meeting were approved as presented.

**FOURTH ORDER OF BUSINESS****Consideration of Proposals** *(will be sent under separate cover)***A. Stormwater Pond Inspection Report**

Mr. Payne asked if Mr. Oliver was in contact with the District Engineer. Mr. Oliver confirmed that he had not heard from him. Mr. Payne questioned whether the District Engineer was well. Mr. Oliver noted that the District Engineer was on the phone for another District that he attended earlier today and asked if the Board wanted to go out for Request for Proposals (RFP). Mr. Payne pointed out that the District Engineer was not in attendance more often than he was present. Mr. Metych felt that he should be there. Mr. Payne recalled that the stormwater pond inspection was something that they were required to do. Mr. Oliver pointed out that it needed to be done, according to the District Engineer. Mr. Eckert confirmed that under a new law, it had to be done. Mr. Jolly asked if they received exceptional service from the last one. Mr. Payne recalled that when they asked Mr. Brad Foran to be present, he was always present and was responsive to Mr. Masters. Mr. Masters pointed out that ETM was a large company, covering 75% of all CDDs, but they decided to get out of the CDD business. At that point, they interviewed some engineers and selected Mr. Bill Schaefer. He was a nice guy and provided good information, but he was not responsive. Mr. Blalock wanted to pay attention to their communication between now and the next meeting. Mr. Payne agreed. Mr. Blalock asked if there was a process to remove them. Mr. Eckert indicated they would not necessarily remove them, but their contract could be terminated and there was a process to select a new engineer. They would publish a Request for Qualifications and interested firms would provide their qualifications, but not their pricing, the Board would rank them based on who was the most qualified and negotiate

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a contract with the number one firm. Mr. Payne requested between now and the next meeting, Mr. Masters and Mr. Oliver request that the District Engineer attend the next meeting.

**B. Sand Volleyball Court**

Mr. Masters reintroduced Ms. Georgia Hamilton, who was with Vesta on the property management side and previously with Julington Creek Plantation. Since she dealt with 103 ponds and vendors at Julington Creek Plantation, he asked Ms. Hamilton to perform some research on sand volleyball courts and also contacted Mr. Terry Rogers at Southern Recreation, who installed playgrounds in the community. He was supposed to provide a price to Mr. Masters this week. Ms. Hamilton indicated that she spent some time online researching sand volleyball courts and reached out to a local dirt and sand vendor to obtain a quote, in order to provide an idea of what to expect, depending on the level of court that they wanted to build. For this community, the price would be on the lower end. The sand alone would cost \$8,200 for the amount of sand that would be needed for a 30 by 60 court. In addition, gravel must be installed at the bottom for the drainage. The site preparation would not be as bad, as they did not need to clear trees. Mr. Payne appreciated this information, but was surprised at the cost, as he thought it would be less than \$10,000; however, he felt that they needed to have a volleyball court, in order to continue to enhance the community and make it enjoyable for residents. Mr. Blalock pointed out that the proposal had lighting and fencing. Ms. Hamilton explained that this was included in the higher end proposal and the actual cost was about \$17,000. Mr. Blalock recommended waiting for the quote that Mr. Masters was waiting for and going from there. *There was Board consensus.*

**C. Phase 2 Entrance Pergola Repair**

This item was discussed later in the meeting.

**FIFTH ORDER OF BUSINESS**

**Ratification of Agreements:**

- **C Buss Enterprises for Pool Refinishing Services (Item 5B)**

Mr. Payne recalled that the Board needed to ratify the agreement, as the proposal with C Buss Enterprises was approved at the last meeting. The agreement was signed by him and was within the price that the Board approved. Mr. Masters introduced Mr. Clayton Buss, President of C Buss Enterprises, who did the remarcite on the splash pool and provided a proposal to do the remarcite on the Phase 2 pool, which had a start date of January 5<sup>th</sup>. However, he did not feel

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comfortable having the pool empty and worked on, when this room was rented out all the way to December 22<sup>nd</sup>. Therefore, he invited Mr. Buss to the meeting to provide marcite samples to the Board.

On MOTION by Mr. Payne seconded by Ms. Little with all in favor the agreement with C Buss Enterprises for the remarketing of the Phase 2 pool was approved.
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Mr. Buss suggested looking at the marcite colors outside at the pool and selecting the colors. He provided four different samples; one that had a white finish, one called Code Blue, which had blue pebbles, one called Cove Teal, which had teal pebbles and one with a mixture of the two colors. The tile would play off of these finishes. The pebble finish by Temp Pool, was the best on the market. Most properties go with the Code Blue. It was not necessary to choose the color tonight, but before he left, Mr. Buss wanted the Board to choose the 6-by-6 tile, which should match the waterline tile. For the racing lanes, there were only three colors to choose from: black, blue and green. Mr. Payne questioned the difference between the tiles. Mr. Buss explained that there would be slip resistant 2-by-6 non-skid tiles on the stairs and 6-by-6 tiles would go around the perimeter of the pool. Mr. Masters pointed out that they have never re-done the pool since he had been here, as this was the original pool; however, this was a smooth process and questioned how long Mr. Buss was in this business. Mr. Buss indicated he had been in the business for almost 20 years and when this pool was built, he serviced it.

**A. The Lake Doctors for Aquatic Maintenance**

Mr. Payne reported that The Lake Doctors agreement for aquatic maintenance was for a monthly charge and restocking fee. Mr. Masters explained that The Lake Doctors indicated when they submitted the new proposal for this year, they suggested restocking some of the ponds, at a cost of \$2,750. The Board had not approved this at the time that their monthly increase was approved. Their monthly fee increased by \$30, but he wanted to discuss with them the restocking, to see if this was needed, as the ponds were stocked with fish that eat algae that grows off of the bottom. The Board did not need to make a decision at this meeting, as the right time to do it would be in March, but he needed specific ponds from The Lake Doctors, what they wanted to stock and why they wanted to stock those ponds. Mr. Payne asked if it was \$2,750 to

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restock all of the ponds. Mr. Masters did not know and would find out and requested that the Board approve the increase in the monthly price that goes into effect on October 1<sup>st</sup>. Ms. Little asked if there was another company that they could obtain a proposal from for comparison purposes. Mr. Masters felt that one was not necessary, as The Lake Doctors has done a good job and were very responsive. However, they had a tough time with the pond behind the Amenity Center, as everything that could be used, was used, but they could not get it under control. The Lake Doctors started to use a new vendor for their chemicals and used a new product on the pond, which showed a drastic improvement in five or six days. However, if they used another company, he wondered if they needed to go out for RFP. Mr. Eckert replied no, as the contract was only \$12,000 per year and the threshold to go out for RFP was \$195,000.

Mr. Masters offered to contact Charles Aquatics, Solitude and Florida Waterways, to come out and provide an analysis on the ponds and present proposals to the Board. Ms. Little requested that he do so, as her pond has not looked good lately. Mr. Masters would seek other vendors, but anytime that Ms. Little's pond looked bad, he requested that she contact him, so that he could inform The Lake Doctors, as they would typically come out within two to three days. He received a message yesterday from a resident regarding a large U-shaped pond that needed treatment and Mr. Masters would have The Lake Doctors service Ms. Little's pond when they come out to service this one. Mr. Blalock questioned the amount of the increase. Mr. Masters confirmed that it was increasing from \$965 to \$995 per month. Mr. Jolly did not feel that they needed to look at other companies, if Mr. Masters was satisfied with their service and they were responsive. Mr. Masters was satisfied with them, as most of the complaints from residents, was regarding trash, which The Lake Doctors did not typically pick up. Ms. Little felt that it was worth checking out the pricing from other companies. Mr. Eckert noted that there was a 30-day notice of termination without cause in this agreement. Mr. Payne questioned whether The Lake Doctors serviced other Districts and what the feedback was. Mr. Masters had not heard anything negative. Typically, communities change vendors when their vendor did not respond. Ms. Hamilton recalled that Julington Creek Plantation was rather large and Florida Waterways just increased their price, in order to have four guys servicing the ponds twice per month. Mr. Masters confirmed that The Lake Doctors services the CDD ponds twice per month, but they also come out as many times as he called them, at no additional charge. Mr. Oliver pointed out that The Lake Doctors was a large company that was strong in lake maintenance and by ratifying

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this agreement, did not mean that the Board could not obtain other proposals at any time. Mr. Payne was comfortable approving this agreement, as nothing egregious was said and having Mr. Masters research the restocking fee.

On MOTION by Mr. Payne seconded by Mr. Blalock with all in favor the agreement with The Lake Doctors for aquatic maintenance in the amount of \$995 per month was approved.

**B. C Buss Enterprises for Pool Refinishing Services**

This item was discussed.

**SIXTH ORDER OF BUSINESS**

**Discussion Items**

**A. Pool Finish and Tile Colors**

Mr. Payne requested at this time, going outside to look at the pool colors. No members of the public were in attendance. All Board Members went outside to the pool, where Mr. Buss showcased finish options of the marcite, waterline tile and gutter/underwater tiles for the Board to review. Mr. Payne questioned the best quality. Mr. Buss indicated that the most commonly used was the Code Blue, but all of the colors had the same quality. *Discussion ensued and there was Board consensus to choose Cove Teal for the marcite, Bay Water for the waterline 6" tile, A36-NS20 for the underwater tile, 2620 for the non-skid gutter tile and having new black tiles to replace the existing racing lines.*

- **Phase 2 Entrance Pergola Repair (Item 4C)**

Mr. Masters requested that they look at the pergola, while they were outside. The columns were in great shape, but there was rotting wood. In 2021, a company called Envision rebuilt one of the pergolas, due to rotting wood. At the time, this pergola did not look bad, but in the last six to eight months, wood was chipping out. The company that repaired the pergola previously, which charged \$17,300, provided a proposal earlier today for \$12,296. Mr. Masters felt that this amount was high, as the wood would cost \$4,700 and anticipated it costing between \$7,500 and \$9,500. Mr. Biagetti offered to provide the name of some companies that do this type of work. It should have lasted another eight years, but when the developer built the pergola, they did not let the boards dry out and they rotted from the inside out. According to Envision, something should have been applied to help prevent the water from sitting on it, which was

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included in their proposal. In his opinion, the Pergola needed to be rebuilt this year before the next season and doing it in conjunction with the pool remarciting, was a good time to do it. Mr. Masters would ask Envision if they could go lower than \$12,296 and would inform the Board of what he comes back with.

**B. 10-Year Capital Outlook**

Mr. Masters prepared, at Mr. Blalock's request, a 10-year capital outlook, a copy of which was provided to the Board. This plan was prepared in conjunction with the Capital Reserve Plan, which was prepared in 2020. A large expenditure was just approved to remarcite the pool, which was in the \$150,000 range. Within two years, they would probably have to remarcite the Phase 1 pool, which was anticipated to cost between \$175,000 to \$225,000, as it was a much larger pool, 94,000 gallons versus the Phase 2 pool, which was 72,000 gallons. There was the Flock camera system, which was \$10,000 to \$11,000 per year. The splash pool motor was anticipated to be replaced this year, at a cost of \$2,500, as it also needed an impeller, which cost between \$600 to \$1,500. Fitness Center equipment was also included in the 10-year plan, as the equipment was getting older and recommended replacing one piece of equipment per year. The pool furniture looked good, but it needed to be re-straped every year. This year, he was anticipating before the next season, spending \$2,000 to re-strap the chairs. There were also facility cameras, as there was a bad camera, which needed to be replaced. While the vendor was onsite, they would look at extending the memory on their security cameras. This plan was to look at costs that they would be incurring over the next several years. Once the pools were remarcited, they were good for 15 to 20 years. The Phase 1 retention wall was anticipated to be a large expense, as costs for bulkheads have increased since Hurricane Matthew. Trash cans cost \$1,000 each to replace, as they were heavy duty trash cans. He painted them, but they were getting to the point of where they were rusting and falling apart.

Mr. Masters reported that the 10-year plan also included re-sealing the parking lot, which in 2019, cost \$4,500 for Phase 1 and \$3,500 for Phase 2. Mr. Payne asked if projects that were done in-house at a cost, were an incremental cost. Mr. Masters indicated anything done in-house were items that he did with John, but they only charged for the cost of materials. For the painting of the restrooms in Phase 1, they would not charge a labor cost, only for the cost of materials. There was value, doing many of these projects in-house, which in the long run, would save the

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CDD money. Mr. Payne asked if the Phase 1 fence was painted before. Mr. Masters indicated that the fence at the Phase 1 playground and pool looked horrible and they were at the point that they needed to paint it, so they did not have to replace it. Mr. Payne asked if there was a distinction between cleaning and painting the fence. Mr. Masters explained that part of the process was to pressure wash the fence, as there was a great deal of oxidation, before painting it. Typically, they clean the gates, because that was what the residents see when entering the gates. The tennis and basketball courts needed to be resurfaced at some point, but it would not be a tremendous cost. In 2019, they used a company to resurface the half basketball courts at the Amenity Center and Phase 1 for \$8,000. However, they did not do a good job, causing a loss of surface in some areas. They ended up having to clean those areas and repaint them. A different company resurfaced the Phase 1 tennis courts. They did a fantastic job and the courts would be good for three or four more years, but it needed to be soft washed. However, the TV in the Amenity Center was broken and needed to be replaced. It was purchased by the Board eight years ago. They could purchase an 80-inch TV for \$400. In addition, the grills needed be replaced at both facilities. These were \$400 to \$600 grills. *Discussion ensued and there was Board consensus for Mr. Masters to purchase new grills and a TV.*

Mr. Payne noted that this was a good plan to have, because next year, the Board must consider whether to have another assessment increase. Mr. Masters pointed out that this was a relatively small community of 583 homes that had two Amenity Centers. Mr. Blalock questioned the annual contribution to the capital reserves. Mr. Oliver confirmed for the current year, there was a balance of \$70,000. Ms. Little was happy that Mr. Masters included the two islands. Mr. Masters indicated that some plant material needed to be replaced, but if they used Yellowstone, the cost would be double what they could do it in-house for. The plants come with a one-year guarantee. They just replaced 120 cord grasses on Johns Creek Parkway from the Amenity Center to west and east of American Eagle. The first proposal from Yellowstone was \$24,000, but he talked them down to \$19,000. There was a well in Phase 1 and the only water cost that they had, was from Phase 2. They were researching whether St. Johns County allowed wells, because if they could get a well for Phase 2, it would pay for itself in two years, as the main use of the water in Phase 2, was from the Garden Club, who may not be turning off the hose. Mr. Payne recalled at one time, there was a hole in the hose. Mr. Masters pointed out that the Garden Club turned off the hose, but not the main turnoff valve. Mr. Payne requested that Mr. Masters

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speak to the Garden Club about it, but was appreciative that Mr. Masters provided this plan, as it provided some guidance to the Board.

Mr. Masters spoke briefly to the Board about the Fitness Center, as there were issues with young children going in there to play and people not abiding by the rules. They wanted everyone to enjoy the Fitness Center and follow the rules. The staff member who worked in the office on Saturday from time to time, to ensure that the Fitness Center was clean, noticed a woman in there on Saturday who was working out, while her seven-year-old son was laying on the floor. When the staff member informed the mother that her son could not be in there, the woman got upset. The staff member called Mr. Masters for advice and he informed her that the mother needed to leave the Fitness Center with her child. The woman would not leave and wanted to sign a waiver. The bottom line was that people wanted to push the rules or not have any rules at all and as a result, Mr. Masters proposed having his assistant, come to the Fitness Center four times a week, since he lived in the community, with his Vesta shirt, to see what was going on, as most incidents happened between 5:00 p.m. to 8:00 p.m. Once word got out that people needed to wear the proper attire, people should not be sneaking in and there should not be kids, it could get under control. There was money left in the pool monitoring budget to pay for one month. Mr. Eckert felt it was a good suggestion but believed in providing a warning once and suspending upon the second violation. Therefore, if they had a rule, they needed to enforce it. Some facilities allowed 13-year-olds to use Gyms, but there was usually training and waivers and certainly the Board had some discretion. Durbin had a training program, in order to be able to use the Gym. Mr. Masters recalled that the minimum age was 14, which he was not thrilled with, as he wished the minimum age was 16. However, kids that were 10 years old were using the Gym, because someone let them in. Mr. Metych agreed with District Counsel that the rules needed to be enforced and suspending someone and bringing them before the Board. *There was Board consensus for the rules to be followed, for staff to enforce them and to pay for additional staff to monitor it for four hours per week.*

**SEVENTH ORDER OF BUSINESS****Other Business**

There being no comments, the next item followed.

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**EIGHTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Mr. Eckert reminded the Board that the four hours of ethics training must be completed by December 31<sup>st</sup> and requested that he attend some future meetings by phone, unless they have a suspension hearing, an incident, increase in assessments or public hearings. Mr. Payne felt this made sense and appreciated the offer. *There was Board consensus for Mr. Eckert to attend some future meetings by phone.* Ms. Little asked if the four-hour training that she did for a Condo Association counted. Mr. Eckert confirmed that it did not count, as a Condo Association was a private entity and this was training for public officials.

**B. Engineer**

There being no comments, the next item followed.

**C. Manager – Discussion of Fiscal Year 2026 CDD Goals and Objectives**

Mr. Oliver reported that in the 2024 Florida Legislative Session, there was a new law that required Special Districts to adopt annual goals and objectives prior to October 1<sup>st</sup>. The proposed rules and objectives for FY 2026, along with an annual reporting form, were included in the agenda package, which would be posted on the CDD website. GMS identified the areas of required statutory compliance, which were community communication and engagement, infrastructure and facilities maintenance, financial transparency and accountability. It included meeting a number of meetings per year, which the Board set at five. This goal would be met, as the Board was meeting six or seven times and had at least two sources of advertising and communication, as the meeting schedule was posted in the St. Augustine newspaper and on the CDD website. It also included inspections by the District Manager and Operations Manager and financial disclosures with the budget process, as the Board approved and adopted a budget. By December 1<sup>st</sup> of next year, the Board would measure themselves against those objectives. These were the same goals and objectives that were approved last year.

On MOTION by Mr. Blalock seconded by Ms. Little with all in favor the District's goals and objectives for FY 2026 were approved.
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**D. Operations Manager**

- 1. Report**
- 2. Yellowstone Report**
- 3. Lake Doctors Report**

Mr. Masters presented the Operation Manager, Yellowstone and Lake Doctors Reports, which were included in the agenda package. Mr. Payne pointed out that everything was going well and questioned the relationship with the new manager for Yellowstone. Mr. Masters confirmed that there were no issues. However, they were going to change their service days to Wednesday and Thursday. Their current days were Monday and Tuesday and the community looked fantastic, but it looked horrible on the weekend. This would be on a trial basis, so that they could go into the weekend looking better. Mr. Blalock questioned the status of the fountain, as they were supposed to start on the 4<sup>th</sup>. Mr. Masters confirmed that the fountain was running but had not seen the lights and would drive by to see them. They had a remote and could change the color scheme. The lights come on at dark and run until 11:00 p.m. The fountain runs 24/7. Ms. Little saw the lights the other night and noted that they looked pretty.

**E. Amenity Manager**

- 1. Report**
- 2. Sheriff's Office Report**

Ms. Hamilton presented the Amenity Manager and Sheriff's Office Reports, which were included in the agenda package. Ms. Little complimented Ms. Hamilton and Mr. Masters for the wonderful end of the Summer party that was on Saturday. Mr. Masters noted that his wife showed up to hear his assistant sing. They had music around the pool, a big water slide and food trucks. Ms. Hamilton reported that the food truck events were successful, as many people were coming to those. They were doing them twice per month. Mama's Food was here today and Maine's Lobster Truck would be here in two weeks. They reintroduced the senior Sip and Share breakfast today. A couple of members showed up, but it was not super successful and she may do some additional advertising and get some signs made. There was an e-blast for it and it was included in the newsletter and posted on Facebook. She was also toying with rebranding it to an adults meet and greet, so it was not just focused on Seniors, as many people were working from home. They had the last Fall of Summer event, but unfortunately she was not unable to attend, as her daughter had her first softball tournament that weekend, but planned to attend all future events. They had 90 room rentals year to date and would keep track of it. A couple of additional

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events were scheduled. They were having an ice cream bar on Friday, September 19<sup>th</sup>, when there was no school for St. Johns County. There was a community yard sale on October 11<sup>th</sup>, a Halloween event on October 25<sup>th</sup> and Holiday Christmas event on December 6<sup>th</sup>. They would continue to advertise for all of these events. She was having signs made for the special event on Saturday, so it was more visible to people driving through the community. Mr. Payne liked the branding of the Senior breakfast.

Mr. Blalock pointed out that many residents were commenting about a decorating contest for Halloween and Christmas. Ms. Hamilton stated that she talked to Mr. Masters about it and felt that a holiday decorating contest was a great idea, as many other communities do it, offering prizes for first, second and third place, such as a gift card to Home Depot or Lowes. They could definitely do a Halloween decorating contest and holiday light contest. Mr. Payne questioned who would judge it and where the money would come from. Ms. Hamilton explained in other communities, business owners donated money and then they would send out an e-blast. Mr. Payne asked if this was a CDD or POA thing. Mr. Eckert advised if it was money generated from special assessments and they were just giving it away to private people as a prize, that could be problematic and they might be able to do it without prize money and suggested they provide a yard sign to the winners. Mr. Metych asked if someone could donate a gift card and advertise in their newsletter. Mr. Eckert was not worried about that. Mr. Payne suggested that Mr. Masters and Ms. Hamilton speak to the POA about it. Mr. Masters indicated that they could try different things. However, if they could get outside advertisements and use that money, they would not have to spend CDD money. Mr. Masters reported that Ms. Hamilton had been trying to draw the community in, to help plan some events and come up with ideas. However, no one contacted them. Ms. Hamilton was looking at events that were more adult oriented events this year. Mr. Blalock felt that there would be a better response by posting something on Facebook. Mr. Masters felt that this was a great idea and would do so. Ms. Little questioned the date of the Christmas event. Mr. Masters indicated it was on December 6<sup>th</sup>, which was the only time that Santa was available. Ms. Hamilton included it in the Save the Date section. Mr. Payne attended the event on Saturday and felt that it was well attended.

## **NINTH ORDER OF BUSINESS**

## **Supervisor's Requests and Audience Comments**

There being no comments, the next item followed.

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**TENTH ORDER OF BUSINESS****Financial Reports****A. Balance Sheet & Income Statement as of July 31, 2025**

Mr. Oliver presented the July 31, 2025 Balance Sheet and Income Statement, which were included in the agenda package, showing a balance of \$338,000 in the Capital Reserve Fund. They would add \$70,000 in Fiscal Year 2026.

**B. Assessment Receipt Schedule**

Mr. Oliver presented the Assessment Receipt Schedule, which was included in the agenda package, showing that the District was 100.58% collected for Fiscal Year 2025. Mr. Payne questioned why people paid early. Mr. Oliver indicated that they were able to take a 4% discount if they paid by November 30<sup>th</sup>.

**C. Approval of Check Registers**

Mr. Oliver presented the Check Register from June 1, 2025 to July 31, 2025 in the amount of \$135,611.33, which was included in the agenda package. Mr. Payne noted that the expenses were normal and did not see any anomalies.

On MOTION by Mr. Payne seconded by Mr. Blalock with all in favor the June 1, 2025 to July 31, 2025 in the amount of \$135,611.33 was approved.

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – November 12, 2025 at 6:30 p.m. at Phase 2 Amenity Center**

Mr. Payne stated that the next meeting was scheduled for November 12, 2025 at 6:30 p.m. at the Phase 2 Amenity Center and asked if District Counsel would attend by phone. Mr. Eckert confirmed that he would be present in person.

**TWELFTH ORDER OF BUSINESS****Adjournment**

On MOTION by Mr. Payne seconded by Ms. Little with all in favor the meeting was adjourned.

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Signed by:

*Matt Bequette*

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Secretary/Assistant Secretary

Signed by:

*Meredith Payne*

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Chairman/Vice Chairman