

**Brandy Creek
Community Development District**

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.BrandyCreekCDD.com

January 7, 2026

Board of Supervisors
Brandy Creek Community Development District

Dear Board Members:

The Brandy Creek Community Development District Audit Committee Meeting is scheduled for **Wednesday, January 14, 2026 at 6:30 p.m. at the Johns Creek Phase 2 Amenity Center, 251 Huffner Hill Circle, St. Augustine, Florida 32092**. Immediately following will be the regular business meeting.

Following is the advance agenda for the meeting:

Audit Committee Meeting

- I. Roll Call
- II. Review and Selection of Audit RFP Criteria
- III. Other Business
- IV. Adjournment

Regular Business Meeting

- I. Roll Call
- II. Public Comment
- III. Approval of the Minutes of the August 20, 2025 and November 12, 2025 Meetings
- IV. Ratification of Proposal from Yuro & Associates, LLC for Stormwater Inspection
- V. Review of Pond Inspection Report

- VI. Acceptance of Audit Committee’s Recommendation; Approval of Audit Criteria and Authorization for Staff to Publish an RFP for Auditing Services
- VII. Discussion of E-Bikes
- VIII. Other Business
- IX. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - D. Operations Manager
 - 1. Report
 - 2. Yellowstone Report
 - 3. Lake Doctors Report
 - E. Amenity Manager
 - 1. Report
 - 2. Sheriff’s Office Report
- X. Supervisor’s Requests and Audience Comments
- XI. Financial Reports
 - A. Balance Sheet & Income Statement as of December 31, 2025
 - B. Assessment Receipt Schedule
 - C. Approval of Check Registers
- XII. Next Scheduled Meeting – February 11, 2026 at 6:30 p.m. at Phase 2 Amenity Center
- XIII. Adjournment