

MINUTES OF MEETING
BRANDY CREEK
COMMUNITY DEVELOPMENT DISTRICT

A special meeting of the Board of Supervisors of the Brandy Creek Community Development District was held on Wednesday, August 20, 2025 at 10:00 a.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 <i>by phone</i> | Vice Chair |
| Shawn Jolly | Supervisor |
| Thomas Metych | Supervisor |

Also present were:

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|-----------------------------|------------------------------|
| Jim Oliver | District Manager |
| Mike Eckert <i>by phone</i> | District Counsel |
| Matt Biagetti | GMS |
| Jim Masters | Vesta/Amenity Services Group |
| Georgia Hamilton | Vesta/Amenity Services Group |
| Residents | |

The following is a summary of the actions taken at the August 20, 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 10:00 a.m. Mr. Payne, Mr. Jolly and Mr. Metych were present in person and Ms. Little was present by phone. Mr. Blalock was not present.

SECOND ORDER OF BUSINESS

Public Comment

There being no comments, the next item followed.

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THIRD ORDER OF BUSINESS**Consideration of Proposals for Phase 2
Pool Remarcite**

Mr. Masters thanked the Board for allowing this meeting, as it was important to have the Board review the proposals for the remarciting of the Phase 2 pool, so it could be completed in the off-season. Two proposals were received. Both companies provided two proposals: one for quartz and the other for blue pebble. The pool currently had quartz, which was built in 2013. Typically, quartz pools lasted eight to 10 years and the CDD was able to get more out of its life expectancy. The pool was patched over the last couple of years, but it was at the point where it needed to be remarcited. The proposal from Pinch A Penny for quartz was \$189,000 and included a one-year labor warranty, five-year material warranty and the life expectancy was eight to 10 years. Their proposal for blue pebble was \$195,500, which was a harder surface with more stones and included a three-year labor warranty, 15-year material warranty and the life expectancy was 12 to 15 years. The proposal from C Buss Enterprises, which remarcited the splash pool last year with a quartz finish, was \$132,000 for quartz, which included a one-year labor warranty and five-year material warranty. Their proposal for blue pebble was \$145,650 and included a three-year labor warranty and 15-year material warranty. However, C Buss offered to match Pinch A Penny's warranty for quartz. Both companies used the same marcite company, Temp Pool, which were the best marciting company in the Northeast.

Mr. Payne questioned why there was a large disparity in price. Mr. Masters explained when C Buss did the splash pad, they used their own staff for the initial demolition, to remove all of the old marcite and another team did the fine tuning before Temp Pool remarcited. For the splash pool, they were lower than all of the other companies, which was smart. It was a combination of using their own staff and the markup. However, Pinch A Penny remarcited the Durbin pool last year and they were very happy. Mr. Jolly questioned what colors that they offered, as their proposal stated that there were many colors to choose from. Mr. Masters called Mr. Clayton Buss, President of C Buss Enterprises, who confirmed that the colors could be changed and were on their website. Two options were provided for the blue pebble. There was a new product that had a mixture of greenish gold and blue pebble. Mr. Masters asked if the color change increased the price. Mr. Buss confirmed that it did not increase the price and offered to provide samples to the Board. Mr. Masters pointed out that once the marcite color was chosen, they would choose the tile color. Mr. Buss indicated that they could both be selected at the same

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time, as the tile price was the same, no matter which color was chosen, unless an upgraded tile was chosen. They would place it under the water, so that staff and the Board could look at it.

Mr. Eckert pointed out that one of the proposals had terms of the District laying out 60% of the cost before any work was completed, which created some risk for the District. Mr. Payne asked if their typical commitment was 50%. Mr. Eckert explained that under the Prompt Payment Act, the District would pay when the work was completed, but if the Board wanted to pay in advance for the reasonable cost of materials that needed to be ordered, they could dictate a percentage, because they would not have a bond and if someone walked off the project, they would have nothing. Mr. Payne hoped that the business would honor it, but liked the concept and requested that the 60% be associated with the material purchase. Mr. Masters would ask for this and a reduction of the amount. Mr. Payne questioned what they had at the Phase 1 pool. Mr. Masters confirmed that it had a marcite that had less stone, which was the wrong marcite. Mr. Payne recalled that they were having issues. Mr. Masters believed that they would have to remarcite this pool in two years, when it was 10 years old. Mr. Payne asked if it was manageable. Mr. Payne confirmed that it was manageable and recommended that Mr. Jolly work with Mr. Masters on the color of the marcite for the Phase 2 pool. Mr. Masters pointed out that the Board had time to review the colors and could review them at the next meeting. Mr. Metych asked if patching up the marcite was included in the warranty. Mr. Masters replied affirmatively. Mr. Payne felt that Option 2 of the C Buss proposal made the most sense. Mr. Masters believed that the District was good with either product, but it was not a tremendous amount to select blue pebble and preferred it, as they would get 18 to 20 years out of it. Mr. Eckert pointed out that any approval would be subject to them preparing an agreement.

On MOTION by Mr. Payne seconded by Mr. Metych with all in favor Option 2 of the C Buss Enterprises proposal for the pool remarciting in the amount of \$146,000 was approved, subject to District Counsel preparing an agreement.

FOURTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Payne reported that now that the tennis court was enclosed, he wanted to discuss putting some benches in the far corners of each of the courts, as well as installing a different surface other than grass at the volleyball court, due to the increased usage. One option was

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installing sand like Stonehurst. Mr. Masters would obtain proposals. At the last Board meeting, Mr. Blalock asked him to prepare an in-house Capital Reserve Report for the next 10 years, which he did, based on the Capital Reserve Report that was prepared in 2020 and provided it to the Board. There would be some changes, as many of the items were estimates. This item would be discussed at the next meeting. Mr. Masters introduced Ms. Georgia Hamilton, their current Administrative Assistant and Event Coordinator, who replaced Ms. Jennifer Meadows. She previously worked on the property management side for Vesta. Ms. Hamilton noted it was a pleasure to be in attendance and was excited for this change in her career. Her big push for Johns Creek was resident engagement in the events. Their first event was on Saturday, September 6th. Having a “*Save the Date*” was beneficial to residents, as well as including some of the small business owners within Johns Creek, in the newsletter. She would ask if any residents wanted to be involved in the event planning.

Mr. Payne liked the idea of business owners engagement and suggested having a meeting where business owners could showcase their business. Mr. Jolly asked if people were using the website to contact staff for maintenance issues. Mr. Masters confirmed that they were contacting him, but it was not many. There were mainly phone calls, texts or emails. He believed that many people were using the website, especially new residents. Mr. Payne noticed that there was going to be a Last Call of Summer Party around Labor Day, which was good. Mr. Masters encouraged Board Members to attend this event. There would be music around the pool, water slides and kid entertainment. Ms. Hamilton planned to have one food truck.

FIFTH ORDER OF BUSINESS

Next Scheduled Meeting – September 10, 2025 at 6:30 p.m. at Phase 2 Amenity Center

Mr. Payne stated that the next meeting was scheduled for September 10, 2025 at 6:30 p.m. at the Phase 2 Amenity Center.

SIXTH ORDER OF BUSINESS

Adjournment

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

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Jim Oliver

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Secretary/Assistant Secretary

Signed by:

Meredith Payne

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Chairman/Vice Chairman