

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, March 11, 2026 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 <i>by phone</i>	Supervisor
Thomas Metych	Supervisor
Clarence Blalock	Supervisor

Also present were:

Jim Oliver	District Manager
Mike Eckert <i>by phone</i>	District Counsel
Matthew Biagetti	GMS
Jim Masters	Vesta/Amenity Services Group
Georgia Hamilton	Vesta/Amenity Services Group
Dan Fagen	Vesta/Amenity Services Group
Jason Campbell	Yellowstone Account Manager
Resident	

*The following is a summary of the discussions and actions taken at the March 11, 2026 Brandy Creek Community Development District's Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Dr. Payne called the meeting to order at 6:35 p.m. Four Supervisors were present in person and Mr. Jolly was present via phone.

**SECOND ORDER OF BUSINESS**

**Public Comment**

A Resident who lived in Phase 2 wanted to purchase a triangular piece of CDD land that was adjacent to her property. Dr. Payne noted that it was an interesting request. Mr. Eckert

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recalled that when this request was made in the past other CDD Boards decided not to sell CDD property, as a certain amount of open space needed to be available in the community. In order to do so, an analysis must be performed by the District Engineer, which ranged from \$5,000 to \$10,000. It could set a precedent, if other residents wanted to purchase that land. There were other issues with such a request. Other CDDs decided that it was not worth the expense. Mr. Blalock recalled when they received a similar request before, the Board stated that the resident must pay the cost for that determination, which the resident declined.

- **Operations Manager – Yellowstone Report** (*Item 10D2*)

Dr. Payne requested a landscaping update from Yellowstone. Mr. Masters introduced Mr. Jason Campbell, Yellowstone Account Representative and requested a report on what they were currently working on and would be working on in the future. Mr. Campbell reported that they just went through a brutal Winter and drought, which did not help matters. They did not know how far back they would need to cut the Oleanders at the Phase 2 entrance, as there may be some loss. They would not know what they lost, until they were well into the Spring, approximately mid-April. However, overall, there was not much loss of plant material, as other communities had, as most of the plants were designed to tolerate cold. Over the winter, Yellowstone worked on several projects, such as the tree canopies and cutting back ornamental grasses, to get things back into shape. However, they still needed to cut back the grasses on the tennis courts, as it was overgrown. Recently, they replaced the muhly grass and Juniper on Johns Creek Parkway. They also put some muhly grasses in some areas that were not in the community. There was some around the community, but not on Johns Creek Parkway, because the soil was acidic from the Palm trees. The muhly grasses would do better than the cord grass that was there and they staggered them to make them plant well together.

Mr. Campbell reported the only two things that were outstanding, was the mound at the pocket park, because it turned into a ramp and the bare spots on Nature Walk Parkway. They could not get the turf to establish without bringing in some soil and sod. Seeding options were discussed with their turf managers, but they did not recommend it with the canopy that was there. Even with the unlimited source of water, they would not be able to get the seed to sustain. Therefore, they would sod it or use mondo grass, which was shade tolerant. It would be more expensive, but it would last. Overall, the community was in good shape. Everyone was restricted

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to one day per week watering, but fortunately, the CDD was operating off of a well, which did not have any restrictions. They were continuing to do cutbacks. New sod was placed and weed control was performed today. Today was the first day that Yellowstone put mowers on the ground, to tidy things up and provide a manicured appearance. The Zoysia grasses were starting to green back up and the turf was starting to push some growth, as temperatures have increased. They had a fertilizer scheduled for this month, to get everything back to green. The irrigation had more problems last month than they typically had. It was almost double what they expected the repair cost to be. Dr. Payne questioned whether the irrigation system was damaged. Mr. Campbell indicated that more heads were damaged than normal and there were more lateral line breaks and mainline issues, than in the past. However, the cost was only \$1,500 to \$1,600 to repair it. Normally, repairs were under \$1,000. Mr. Masters explained that the mainline break was in a resident's yard off of Huffner Hill Circle, as the irrigation runs around the ponds, comes through a resident's backyard and through their front yard, under the street and onto the back side of Huffner Hill Circle. A massive hole had to be dug, in order to repair the mainline.

Mr. Masters reported that on Natures Walk Parkway, when the county fixed half of the sidewalk, they lopped off heads. The CDD's responsibility was \$2,500. He itemized the bill on the damage that the county created when they fixed the sidewalk but did not know if the CDD had any recourse to go after them. Mr. Eckert suggested that he and Mr. Masters discuss this matter offline, to determine whether or not there was a way to recoup any of this cost. Mr. Masters pointed out that this was why their irrigation costs were higher than normal. Dr. Payne believed that kids on e-bikes were destroying irrigation heads. Mr. Masters pointed out that they were causing turf damage. Dr. Payne questioned what they were going to do about the mound. Mr. Campbell talked about this with Mr. Master. There was a great opportunity to put some mulch down and install large plants on the hillside of the mound, so it was not easily accessible. It should cost approximately \$3,500 to provide a deterrent and still be aesthetically pleasing. Dr. Payne asked if there was irrigation. Mr. Masters confirmed that there was sufficient irrigation. This was one option that they were discussing. Mr. Campbell pointed out that the other option was to install sod. If they did rocks or boulders, the cost would exceed what they spent on other projects.

Mr. Blalock asked if there was any practical value to the mound. Mr. Masters did not know but believed that the developer built the mound as a buffer between the playground and the

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first house. There were no issues with it for seven years, but now there was an issue, due to e-bikes. Mr. Campbell pointed out that it was a matter of excavating that area, to remove the dirt, level it off and install sod. Mr. Blalock requested checking with the resident to see if they were amenable to it. Dr. Payne suggested installing a short fence. Mr. Blalock suggested checking with the resident and getting in touch with Dr. Payne for a final decision. Dr. Payne felt that this was a good suggestion. Ms. Little recalled as Phase 2 was being developed, the mound was created, but then it never went away. Mr. Masters would speak to the resident and Mr. Campbell about excavating it. Mr. Campbell had no further report. They would continue focusing on the damaged plant material. However, there were some safety concerns, where Nature Walk Parkway ended at the Amenity Center, as the Loropetalums were high on the Amenity Center side that was obstructing the view of traffic coming in both directions. Spring was the best time to do those cuts. He would discuss with Mr. Masters on how to proceed and how aggressive to be with those cutbacks. On April 1<sup>st</sup>, Yellowstone would be back to doing weekly service. In the meantime, he would be preparing the property for the Spring growth.

Dr. Payne voiced concern about the Oak tree canopies on Nature Walk Parkway and asked whether there were any recommendations. Mr. Campbell had an arborist look at the trees. One tree was struggling and they were going to do an injection series on that tree. They talked about thinning those canopies and allowing some daylight to come through, but as big as those Oaks were, their options were limited, as the root system was twice the size of the canopy, which was depriving the soil of any nutrients. As a result, they must bring some amended soil in, which was filled with micro-nutrients. They planned to put the soil down with some sod and see what happens. It would thin year over year, but they could add two to three pallets each year, to keep it full and maintained. It was his job to keep Brandy Creek as beautiful as he could and to pay attention to areas that were in duress. There was discussion around the office about bedding those areas out with ornamental grasses on Johns Creek Parkway, as ornamental grasses were affordable. If they could put something in there, it would be a reasonable cost and aesthetically pleasing, such as Azaleas, to provide color and blend in with ornamental grasses. Mr. Blalock did not want to do anything, as this was not their primary entrance, but was intrigued about having Azaleas, versus sod. Ms. Little agreed. Mr. Metych agreed with adding some color with Azaleas. Mr. Masters requested that Mr. Campbell provide some renderings and prices. Mr. Campbell would provide them in two weeks.

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- **Public Comment** (*Item 2*)

Ms. Ashley Randal, a resident who lived close to Phase 1, was a volunteer with the American Foundation for Suicide Prevention (AFSP) North Florida Chapter. They were having a walk on October 25<sup>th</sup>. The AFSP provided resources for someone who committed suicide or lost a child to suicide. They had programs such as Safe Talk, if they see someone struggling and programs for kids and teens. She requested use of the Amenity Center in May to have a community awareness event, to present what the AFSP does and the programs that they offer. They would also have a table offering pamphlets, information about the St. Augustine Out of the Darkness walk and a silent auction. Mr. Blalock asked if a non-profit organization could use their facility. Mr. Eckert recommended having a License Agreement. Ms. Little asked if the AFSP would be using the facility monthly or just in May. Ms. Randal anticipated using the facility on May 9<sup>th</sup> from 10:00 a.m. to 12:00 p.m. Ms. Little questioned how residents would find out about the event. Ms. Randal would post it on Facebook but questioned whether she could invite people from outside of the community. Mr. Eckert indicated that under the License Agreement, outside residents could attend. Mr. Metych was in favor of having such an event. Mr. Jolly was also in favor of it but wanted to invite other organizations.

Dr. Payne did not have a problem with this request and was in favor of having such an event more than once. Mr. Blalock preferred that the CDD co-sponsor the event. Mr. Eckert confirmed that the CDD could co-sponsor the event. *There was Board consensus for the CDD to co-sponsor the community awareness event with the AFSP on May 9, 2026 from 10:00 a.m. to 12:00 p.m.* Mr. Metych requested that residents have the first priority to come to the event. Ms. Hamilton suggested that Ms. Randal see what the turnout was from residents before opening it up to the public. Mr. Payne pointed out if they get an overwhelming response, they could consider alternative activities. Ms. Hamilton would work with Ms. Randal and Mr. Masters to coordinate the event. Mr. Masters suggested having a longer event. Vesta would work on the format of the literature and send it to the Board for review, before including it in an e-blast. Ms. Little asked if the AFSP had a referral system, as there was not much information available for people in distress. Ms. Randal indicated that they did not have a referral system, but they partnered with different organizations. All the AFSP did, was focus on research and advocating.

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**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the January 14, 2026 Meeting**

Dr. Payne reviewed the minutes of the January 14, 2026 meeting and had no comments or corrections. Mr. Blalock recalled that the Board discussed providing a Certificate of Appreciation to one of the residents and questioned whether this occurred. Ms. Hamilton indicated that she purchased a gift card for the resident who volunteered to help with the events.

On MOTION by Dr. Payne seconded by Mr. Metych with all in favor the Minutes of the January 14, 2026 Meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Acceptance of the Minutes of the January 14, 2026 Audit Committee Meeting**

Dr. Payne reviewed the minutes of the January 14, 2026 Audit Committee meeting and had no comments or corrections.

On MOTION by Dr. Payne seconded by Ms. Little with all in favor the Minutes of the January 14, 2026 Audit Committee Meeting were accepted as presented.

**FIFTH ORDER OF BUSINESS**

**Consideration of Committee Rankings of Proposals to Perform the Audit for Fiscal Year 2026**

Mr. Oliver stated that prior to this meeting, the Audit Committee met and ranked the audit proposals. Berger, Toombs, Elam, Gaines & Frank was ranked the number one ranked firm, Grau & Associates was ranked number two and McIntosh CPA was ranked number three.

On MOTION by Mr. Blalock seconded by Dr. Payne with all in favor accepting the ranking and recommendation of the Audit Committee to select Berger, Toombs, Elam, Gaines & Frank as auditor and staff entering into the contract was approved.

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**SIXTH ORDER OF BUSINESS****Review of Pond Inspection Report**

Dr. Payne recalled that at the last meeting, the Board authorized Mr. Masters to engage Yuro & Associates (Yuro) to perform the pond inspection. Mr. Masters confirmed that Yuro performed the pond inspection that was required by the State in February and provided their report, which was forwarded to the Board. Minor areas were noted. There were no areas of concern at this time, but there were some areas that Mr. Yuro wanted to monitor. There was nothing that needed to be addressed right away but questioned whether there was anything else that the CDD needed to do at this point. Mr. Eckert did not believe so. Dr. Payne pointed out that Mr. Yuro provided a high-level summary, highlighting some of the ponds. Pond 7 had overgrown vegetation and asked if it needed to be addressed. Mr. Masters indicated that Pond 7 was directly behind the pool in Phase 1. There was some overgrowth in an area that he was addressing with Yellowstone. It just needed to be weed whacked.

Dr. Payne also noted that there were some mitered end sections on Ponds 2 and 5A, which appeared to be damaged. Mr. Masters explained that the concrete platforms where water flows in, there were a couple of areas where those slabs have cracked. According to Mr. Yuro, they were functioning fine at this time, but Mr. Masters recommended placing soil behind those slabs to secure them. Mr. Metych noted on the map that was attached to the report, it showed damaged stable action on the pond behind Publix. Mr. Masters confirmed that the CDD did not own that pond, but there was an agreement with the owner, Regency Centers. However, Lake Doctors treated that pond and Regency Centers provided the CDD funds to treat it. Mr. Oliver confirmed that there was a Cost Share Agreement with Regency Centers and a separate line item in the revenue section of the financials for those proceeds. Dr. Payne requested that Mr. Masters work with Mr. Yuro to facilitate any minor actions that the CDD needed to take and appreciated him coordinating that.

**SEVENTH ORDER OF BUSINESS****Consideration of RFQ for District Engineering Services**

Dr. Payne recalled that at the last meeting, the Board decided to terminate their current engineering firm and hire a new engineer. Mr. Oliver confirmed that the District's agreement with Dominion Engineering Group was terminated by board action at the January 14, 2026 CDD meeting. As required by the Consultants' Competitive Negotiation Act (CCNA), the District will use the Request for Qualifications (RFQ) process, to select another engineering firm. District

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Counsel provided a form of notice for the RFQ, which would be published in the local newspaper. As part of that package, there was evaluation criteria, so when qualifications were received, the Board could evaluate and rank them. Once the Board made a selection of the top ranked firm, they would negotiate price and enter into an agreement with that company.

On MOTION by Mr. Blalock seconded by Ms. Little with all in favor the Request for Qualifications for engineering services was approved.

**EIGHTH ORDER OF BUSINESS**

**Board Discussion and Guidance for Preparation of Proposed Fiscal Year 2027 Budget**

Mr. Oliver felt that staff had a good handle on the budget process. For the last two years the CDD reduced its reserve contributions because there was still funding available from the Florida, Power & Light (FPL) easement, which allowed the CDD to subsidize their contributions. It may not available this year but the Proposed Budget would include the suggested amount from capital reserves, which for Fiscal Year 2026/2027 was \$116,000. There may be ways to lower that, based on other funding sources. Dr. Payne pointed out that they would go through the valuation process, look at the budget numbers and go from there.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Eckert reported that in the legislature, the bill has not been finalized regarding the recall of CDD Supervisors. They would monitor this. The other bill proposing increased limits of liability, the last time that he checked there was nothing that was a done deal. However, he believed there was a bill that passed requiring CDDs to take credit cards for fees or charges that the CDD levies for public records and events. This was something that they will have to implement if it gets approved by the Governor. Dr. Payne asked if they must take credit cards if people rented the facility, instead of paying by check. Mr. Eckert indicated that they must give the ability for people to pay by credit cards, but if they wanted to pay by check, they were not

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prevented from taking it. Dr. Payne questioned the recall of CDD Supervisors. Mr. Eckert explained that at this time, CDD Supervisors could only be removed by the Governor for malfeasance, misfeasance or non-feasance. It was rare that this would happen to a CDD Supervisor, but with HOAs and other local government officials, there was a recall process through a petition process, started by registered voters, to try to remove a public official from their elected office. They were introducing that concept to the CDD. He would monitor it, as it had not yet crossed the finish line. Mr. Blalock did not think that was a big concern. Dr. Payne pointed out that this was due to egregious activities in other parts of the State and thanked Mr. Eckert for this report.

**B. Engineer**

There being no comments, the next item followed.

**C. Manager**

Mr. Oliver reported that this was an election year and Mr. Blalock and Mr. Jolly's terms, were through 2028; however, Dr. Payne, Ms. Little and Mr. Metych's terms end in November of 2026. and should coordinate directly with the Supervisor of Elections if they wish to pre-qualify as active candidates for re-election. The qualifying period is from Monday June 8<sup>th</sup> at noon through Friday June 12<sup>th</sup> at Noon. Mr. Oliver's office would provide reminders to the Supervisors. Ms. Little asked if there was a form that she had to get from the Supervisor of Elections. Mr. Oliver replied affirmatively. Typically, the Board adopted a resolution directing the Supervisor of Elections to conduct the elections for the CDD and requested that the Board adopt one and have the Chairman execute it, so it could be provided to the Supervisor of Elections. Since this item was not listed on the agenda, Mr. Eckert requested that there be public comments. Dr. Payne asked if there were any public comments. There were no public comments.

On MOTION by Dr. Payne seconded by Mr. Blalock with all in favor the adoption of a resolution designating Seats 1, 2 and 3 for General Election, the Supervisor of Elections to conduct the 2026 General Election and authorization for the Chairman to execute the same was approved.
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**D Operations Manager****1. Report**

Mr. Masters presented the Operation Manager Report, which was included in the agenda package. Regarding e-bikes, States were looking at e-bike laws, as there was concern about accidents and fatalities. The Florida Senate was working on a Bill that would reduce the speed of e-bikes on sidewalks to 10 miles-per-hour (MPH) and provide an audio call to alert residents that they were coming. They were waiting on the Governor to sign the Bill. If he did not sign or veto it, it would go into law on July 1<sup>st</sup>. They were also requiring the State to keep records on e-bike accidents and fatalities and were putting all of these micro-mobility devices under the same radar. The State would be working on suggestions and ideas for the next step with e-bikes, which was due in October. Some states already banned e-bikes for anyone under 16 years of age. However, if someone was 16 and had an e-bike, they would be required to take a class, have a license and have the bike registered and insured. As more accidents occur, there would be more from the State on upcoming laws. It was only getting worse, as there were e-bikes everywhere and questioned whether Mr. Eckert heard anything further. Mr. Eckert had not been following it as closely as Mr. Masters. Mr. Masters further reported that they were getting a large influx of Silverleaf residents on e-bikes that come down the path and through Phase 2. They did not obey traffic laws or signs. However, lately, they were coming behind Phase 2 to fish. He already caught several of them and informed them that they were trespassing. Therefore, at this time, he was working on getting No Trespassing and wildlife signs, informing residents that they must be a resident to fish in these ponds and that wildlife was present.

Mr. Masters recalled at the last meeting, there was discussion about increasing the hours for law enforcement, to not only monitor e-bikes, but to monitor any type of traffic situation such as speeding and red lights. However, they would not be able to cover all of those additional hours. Originally, they had Deputy Lauren patrol for 15 hours and they were now between 18 and 25 hours. She has been very active, not only issuing traffic citations to vehicles, but also dealing with e-bike riders on CDD property. If they were not with a guest, she gets them out of the neighborhood and hopefully discourages them from coming back. There was also discussion on how long to keep this practice in effect and whether she should have additional hours. Mr. Masters suggested that they continue with the 18 to 25 hours through the month of March and then go back to 15 hours and revisit it. Dr. Payne asked if there was a reduction in the violation of kids using e-bikes on turf. Mr. Masters noticed a reduction but believed that more kids

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received e-bikes at Christmastime. There was recently an accident on Long Leaf Pine, where a child on an e-bike was killed. They were continuing to put out literature asking parents to talk to their children about e-bike safety, but unfortunately with the laws written the way they were currently, there was not much that law enforcement could do and they were doing what they could, based on the current laws.

Dr. Payne recalled that there was communication in the newsletter about e-bike use and questioned whether there was feedback. Mr. Masters confirmed that there was no feedback. Of the letters that were sent, five of six letters were returned from people who did not live in Johns Creek any more, but for the most part, 90% were received by residents. Dr. Payne felt that it was effective and hoped that parents spoke to their kids about their e-bike usage in a more responsible way. Ms. Little asked if the additional hours from the deputy were in an unmarked car. Mr. Masters indicated that they were unable to get unmarked cars, as they were typically for undercover agents. He received more information from Deputy Lauren than anyone else but was finding that law enforcement would share little information and were directed to do so that way. However, she could not provide information unless a ticket was involved. Deputy Lauren would provide a case number, which he could look up and get information that way. However, they could not or would not share that type of information. He requested hours of either 3:00 p.m. to 6:00 p.m. or 4:00 p.m. to 7:00 p.m. and Deputy Lauren has been trying to stay within those hours.

Ms. Little pointed out that in the past week, she was being let out of her truck at the driveway, prior to the grass, but when she opened the door, a kid was coming by on an e-bike and almost hit her. However, she did not see where he was going. Mr. Masters pointed out that they were hearing these types of stories throughout the county and throughout the State, but until the State takes action and puts some laws into effect, it would continue and there would be more accidents and fatalities. He was informed by Ms. Little that Shearwater distributed information that was very well written and informative, which he would use in Brandy Creek e-blasts. Ms. Little voiced concern about injuries that would be caused by e-bikes. There were quite a few in Shearwater. Mr. Masters was happy that the State decided to create a task force and all of that accident information would be reported, because he did not believe that they were aware of the number of accidents and fatalities. Hopefully, this information would help them make a decision

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that makes sense. Ms. Little recalled that there was a fatality at the school last week. Mr. Blalock pointed out that the accident occurred on a mini-bike.

## **2 Yellowstone Report**

Mr. Masters presented the Yellowstone Report, which was included in the agenda package. They still had a good relationship with Yellowstone and felt that Mr. Campbell explained adequately what they were going through currently, besides plant damage, which they were not 100% sure about yet, but once the damage becomes evident, there would be further discussion. The ones that he was the most concerned about were the Oleanders at the Phase 2 entrance. If they come back to life, it would be a miracle, because they looked dead. Dr. Payne asked if the highest concentration of those were at the Phase 2 entrance. Mr. Masters pointed out that they did not have Oleanders anywhere else. It was a design that was chosen when this monument was built. They held up excellent, until someone crossed 2209 and ran over them. The variegated ginger on Nature Walk Parkway, also looked bad, but there was growth underneath. The majority of those should survive, when they start with new growth in a month. Yellowstone will clean them up. Mr. Blalock believed that they could cut the Oleanders back to the roots and they would come back. Mr. Masters hoped so.

Dr. Payne asked if the CDD was still getting their value for the money with Yellowstone, in terms of what they were offering and their services. Mr. Masters believed that the CDD was getting what they paid for. However, if they were not getting value, he would be the first one recommending that they needed to look for a different landscape company. Yellowstone seemed to have good supervision and their crews know what they needed to do. They had a good fertilizer department, which was important. Their prices were well within other companies in other communities that he was familiar with. US Mulching will be mulching all three playgrounds with an additional layer of mulch this month. It was a certain size mulch that playgrounds were required to have, which were larger than normal mulch. In April, the community-wide mulching would be taking place, so that they could look good through the Spring and Summer.

## **3. Lake Doctors Report**

Mr. Masters presented the Lake Doctors Report, which was included in the agenda package. There was nothing to report. However, he was concerned about the drought, because

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less water means that the water was not mixing up well, which stimulated algae growth. They already had several treatments on the pond behind the Amenity Center and hoped that they would be receiving rainfall soon. The Phase 2 pool renovation was completed. It came out nice. The Board did a great job picking out the tile, which was a pretty. The marcite job should last 15 years. They will be advertising for a celebration at the pool in May.

EGIS who insured the District assets, were onsite on January 20<sup>th</sup>. He and Mr. Biagetti met with three representatives of EGIS. First they met in Phase 1 and discussed several items, before walking the property. They looked at all of the District's assets and made suggestions on some maintenance items. There was nothing major, but it was always good to have an extra set of eyes. One area that they did look at closely, was the pocket park. According to the Reserve Report, they were not scheduled to replace the play structure in the middle of the pocket park for several years, but EGIS suggested replacing it within one to two years. There were issues with the decking and several repairs were made. Mr. Blalock suggested including it in the budget for next year. Mr. Masters estimated that it would cost \$50,000 to \$60,000 to replace it.

Mr. Masters reported that EGIS also suggested placing signage on the playgrounds and additional rules on the Phase 1 play feature, due to lawsuits throughout the State, which he agreed with. They were working on the language and getting some prices. Dr. Payne asked if this was for replacement signage. Mr. Masters confirmed that EGIS recommended additional signage, as the splash pool had instructions, but the play feature did not. There should be signage stating the ages, that adult supervision was required, weight limits and things to do and not do. They needed to do everything that they could to limit the CDD's exposure. It was a good meeting and most of their recommendations, they would follow up on. Mr. Biagetti agreed that it was a valuable meeting, as it had been a number of years since EGIS looked at items. They also made sure that all of the assets were covered within their property schedule. Mr. Masters pointed out that this was a large expense, as last year they allocated \$40,000 to have this insurance coverage and expected this amount to increase this year. Therefore, they needed to have everything that they needed to in place, as they have been fortunate to only have one liability claim through EGIS, which was for a lightning strike to some pump equipment. Ms. Little agreed that this assessment was valuable, especially the weight limit, as someone could fall off of a swing. Mr. Masters pointed out that it opened their eyes on some things, which they were taking action on.

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Mr. Masters reported that many projects were completed, such as getting the pools looking good and ready for Spring Break and the season. The vinyl on the lounge chairs was getting damaged by sunscreen, which baffled him. They would probably spend \$3,000 this year after spending \$3,000 last year. However, it was budgeted, as \$2,000 was allocated per year for Phase 1 and \$2,000 for Phase 2 for furniture repair. Last year, the chairs were re-done and were absolutely beautiful. Tomorrow the vendor would be onsite to pick up 20 lounges and 11 chairs between Phases 1 and 2, to re-strap. Dr. Payne asked if the re-strapping was due to a physical impairment. Mr. Masters confirmed that there was no damage, but they looked dirty and old, due to sunscreen. One suggestion was for patrons to put towels down on the chairs. Dr. Payne was trying to understand the logic and how they could prevent this from occurring, even though it was not a large expense and questioned what other communities did. Mr. Fagen pointed out that this type of damage was exceptional, as they had never seen it before to this degree so quickly. Mr. Blalock asked if there was some type of sunscreen resistant strap that they could replace the straps with. Mr. Masters would ask the vendor, when he meets with them tomorrow, if there was a higher quality strap that they could use.

Mr. Masters reported that the remainder of his report were items that they were working on. Dr. Payne asked if they were re-doing the fence. Mr. Masters indicated that there was approval to paint the fence. The vendor was scheduled to come out on April 15<sup>th</sup> to pressure wash and paint the fence. They would not paint slats that were behind bushes. They would paint around the park, the area by the pool and on the front side of the street. The cost of this expenditure was either \$5,200 or \$5,400, which was reasonable. Dr. Payne recalled that work was being done on the gym. Mr. Masters confirmed that the gym would be painted. The painting of the bathrooms was completed. By 2028, the entire Amenity Center would be painted. Dr. Payne appreciated Mr. Masters report.

## **E. Amenity Manager**

### **1. Report**

Ms. Hamilton presented the Amenity Manager Report, which was included in the agenda package. Since she wrote the report, the food trucks were suspended for March and April, as only one or two residents used them in the evening. They would try to pick it up back again in May, when more people were out. Rentals were picking up. In January, this room was closed for the pool construction. With the warmer weather, they were getting more breezeway rentals for

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March and April. The Daddy Daughter Dance was phenomenal, as they had a good turnout with 30 residents. There were games and the Dads gave a rose to their Daughters and a gift. The Dads played their own game of musical chairs, which was entertaining. For Spring Break, there would be a birdhouse craft, Bingo with some prizes and ice cream sandwiches. However, they may have to alter that snack choice if the temperature drops. On Friday, they planned to have an obstacle course bounce house. She was excited about the Spring Easter event on March 28<sup>th</sup>, as they planned to have egg hunts, petting zoo, cotton candy, popcorn, photo opportunities with the Easter Bunny and crafts. It would be held in the afternoon, versus the morning. Dr. Payne appreciated the report.

## **2. Sheriff's Office Report**

Ms. Hamilton presented the Sheriff's Office Report, which was included in the agenda package.

## **ELEVENTH ORDER OF BUSINESS**

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

Dr. Payne reported that the community garden was going well. However, they did have a low period, as no one wanted to garden during the Winter. There was some confusion with the gardeners in terms of which knob to turn on the irrigation system, but one of the gardeners made a how-to video. It gets complicated, as they had to turn on the main system and then go over to the secondary system, turn it on and then turn on the tap. It was a process, but it was working. Some of the gardeners were talking about getting a drip system, but Dr. Payne did not think it would be pursued. However, he wanted Mr. Masters help in getting a small wooden shed, as they were currently using a plastic shed and Dr. Payne wanted something more appealing. There was discussion about having a kid's garden, as a young resident was interested and asked many questions at their last meeting.

March 11, 2026

Brandy Creek CDD

**TWELFTH ORDER OF BUSINESS**

**Financial Reports**

**A. Balance Sheet & Income Statement as of February 28, 2026**

Mr. Oliver presented the February 28, 2026 Balance Sheet and Income Statement, which were included in the agenda package. The capital reserve balance was \$165,000 and another \$70,000 would be transferred to the capital reserve funds next month, as assessments are received. There were no unusual variances. Other than the water bill appearing to be running high, there are no unusual variances in the general fund.

**B. Assessment Receipt Schedule**

Mr. Oliver presented the Assessment Receipt Schedule, which was included in the agenda package, showing that the District was 95% collected. Dr. Payne anticipated that over time, they should get to 100%. Mr. Oliver pointed out that the CDD had a great track record with receiving their assessments. Dr. Payne recalled Mr. Oliver looking into the bond situation. Mr. Oliver confirmed that they were close to maturity; however, with the way that interest rates were, they would likely not have an opportunity to refund the bonds in the near future. The Series 2013 bonds mature in 2033 and the Series 2015 bonds will mature in 2036.

**C. Approval of Check Registers**

Mr. Oliver presented the Check Register from December 1, 2025 to January 31, 2026 in the amount of \$168,243.57, which was included in the agenda package. Dr. Payne noted that there were no unusual expenses.

On MOTION by Dr. Payne seconded by Mr. Metych with all in favor the December 1, 2025 to January 31, 2026 in the amount of \$168,243.57 was approved.

**THIRTEENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – May 13, 2026  
at 6:30 p.m. at Phase 2 Amenity Center**

Dr. Payne reported that the next meeting was scheduled for May 13, 2026 at 6:30 p.m. at the Phase 2 Amenity Center.

March 11, 2026

Brandy Creek CDD

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

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

Signed by:  
*Matt Bragetti*  
EB6F00213668403...  
Secretary/Assistant Secretary

Signed by:  
*Meredith Payne*  
F90EE0B0C57E452...  
Chairman/Vice Chairman