

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, May 13, 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
Matt Biagetti	GMS
Wes Haber	District Counsel
Jim Masters	Vesta/Amenity Services Group
Georgia Hamilton	Vesta/Amenity Services Group
Dan Fagen	Vesta/Amenity Services Group
Residents	

The following is a summary of the actions taken at the May 13, 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 6:30 p.m. All Supervisors were present in person, with the exception of Mr. Jolly who was present via phone.

SECOND ORDER OF BUSINESS

Public Comment

Resident (Brandi) who lived on Thorn Hollow Court voiced concern about traffic cutting through the neighborhood, as she had children who attend elementary and middle school, who had to cross the road every day to get to the bus. Dr. Payne pointed out that the CDD did not

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have control over the roads, but there could be communication to residents about speeding. The CDD recently sent out a survey about whether residents would be amenable to putting in speed bumps. Mr. Metych suggested a four way stop sign to deter traffic, at the three busiest intersections; Johns Creek Parkway, Thorn Hollow Court and American Eagle West, as all three of these intersections had bus stops. Dr. Payne pointed out that speed bumps would be discussed under the Field Manager's Report or Supervisor's Requests. Mr. Blalock felt that Mr. Metych's suggestion was a better idea than the speed bumps. The Resident voiced concern that people might go the back way through Johns Creek and suggested placing more stop signs on the backside. Dr. Payne requested that this item be placed on the agenda and look at other options such as speed bumps but felt that Mr. Metych had an excellent suggestion. Mr. Masters suggested speaking with the County Commissioner for this area. A Resident (Chuck) recalled discussion 10 years ago about the State doing a survey on the highways and whether residents wanted speed bumps. Many people did not want them.

THIRD ORDER OF BUSINESS**Approval of the Minutes of the March 11, 2026 Meeting**

Dr. Payne reviewed the minutes of the March 11, 2026 meeting and had no comments or corrections.

On MOTION by Dr. Payne seconded by Mr. Blalock with all in favor the Minutes of the March 11, 2026 Meeting were approved as presented.

FOURTH ORDER OF BUSINESS**Approval of the Minutes of the March 11, 2026 Audit Committee Meeting**

Dr. Payne reviewed the minutes of the March 11, 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 March 11, 2026 Audit Committee Meeting were approved as presented.

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FIFTH ORDER OF BUSINESS**Ratification of Berger, Toombs, Elam, Gaines and Frank Engagement Letters****A. Fiscal Year 2025**

Mr. Oliver presented an Engagement Letter from Berger, Toombs, Elam, Gaines & Frank, to perform the audit for Fiscal Year 2025, in the amount of \$3,800, which was included in the Proposed Budget for Fiscal Year 2026.

On MOTION by Mr. Payne seconded by Ms. Little with all in favor the approval of the Engagement Letter from Berger, Toombs, Elam, Gaines and Frank for Fiscal Year 2025 in the amount of \$3,800 was ratified.

B. Annual Renewals (4)

Mr. Oliver recalled that during the Request for Proposals (RFP) process for auditing services, it was for a five-year period. However, each year, staff would bring a proposal from the auditor, which would include the terms and pricing.

SIXTH ORDER OF BUSINESS**Review and Ranking of Response to RFQ for District Engineering Services**

Dr. Payne reported that engineering proposals were received from Alliant, BGE and Yuro & Associates and requested that each Supervisor provide a ranking sheet. Mr. Oliver suggested that the Board provide their top ranked firms, without going through the scores. Dr. Payne pointed out that BGE was the only firm who qualified as a certified minority business enterprise. Mr. Blalock ranked Yuro & Associates as the top firm, BGE number two and Alliant number three. Ms. Little ranked the same. Mr. Metych ranked Yuro & Associates 95 points, BGE 94 points and Alliant 91 points. Mr. Jolly ranked Yuro & Associates as the top firm, BGE number two and Alliant number three. Dr. Payne ranked BGE number one, Yuro & Associates number two and Alliant number three, but agreed with the Board. *There was Board consensus to rank Yuro & Associates the number one ranked firm, with 94 points, BGE number two with 88 points and Alliant number three with 82 points.* Mr. Masters would enter into negotiations with Yuro & Associates.

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On MOTION by Dr. Payne seconded by Ms. Little with all in favor ranking Yuro & Associates as the number one ranked firm to provide engineering services and staff entering into the contract, BGE number two and Aliant number three was approved.

Dr. Payne appreciated Mr. Haber and Mr. Oliver for facilitating this and hoped that they get great work out of Yuro & Associates.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals

A. Pocket Park Excavation and Sod Install from Yellowstone

Mr. Masters recalled that at the last meeting, there was discussion about removing the mound at the pocket park and adding sod, which was recommended by EGIS, the District's insurance carrier, who inspected the property in January. EGIS felt that it was a liability issue, as kids were using it as a ramp with their bikes. A proposal was provided by Yellowstone, which was \$3,107.71 to flatten the mound, sod it and use soil for top dressing across the park. The proposal from another company was \$7,000. Mr. Blalock felt that this was the best way to handle it. Ms. Little noted that the price was reasonable. Mr. Masters recommended doing a good top dressing, in order to get the sod to grow back. Dr. Payne recalled that signage would be placed in the park, prohibiting scooters. Mr. Masters confirmed that the signs were already there. Mr. Metych was in favor of removing the mound, as it was a matter of time that someone would be badly injured from jumping the hill.

On MOTION by Dr. Payne seconded by Mr. Metych with all in favor the Proposal from Yellowstone to remove the mound at the pocket park and install sod in the amount of \$3,107.71 was approved.

B. Fitness Center AC Replacement/Repair from Chiller Medic & Beuhler

Mr. Masters recalled that the air conditioner at the Fitness Center, was last replaced six years ago, which was one year after the warranty. Griffin Services provided a 10-year warranty, but they were no longer in business. According to the manufacturer, the air conditioner should only last five years. He was advised by a resident that it was warm in the Fitness Center and as a result called Chiller Medic, who serviced it before. There was a leak in a coil. They provided two proposals: one for \$3,000 to replace the coil, with a one-year warranty or \$10,500 to replace the

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entire system, with a 10-year warranty. Recently, Florida passed a law stating that residential air conditioners must come with a 10-year warranty, but not commercial and Mr. Masters asked Chiller Medic how they could provide a 10-year warranty. They stated that the air conditioner would be written as residential. Buehler Air & Plumbing also inspected it and found a small leak in the coil and submitted a proposal for \$4,400 to replace the coil and \$10,700 to replace the entire system. Mr. Masters had 4 pounds of freon added into the current system, which was holding, but did not know whether the air conditioner would work a month or six months.

Dr. Payne asked District Counsel had any concerns with the air conditioner being written up as residential, since the CDD was not residential. Mr. Haber was not familiar with this law and would have to look at the implications of writing it up as residential, but if Chiller Medic was willing to provide a 10-year warranty, he would draft an agreement with them. Mr. Blalock was in favor, if Chiller Medic was willing to put in writing that they would provide a 10-year warranty, as it did not preclude business or governments from having a 10-year warranty. Dr. Payne was in favor of replacing the entire system for \$10,150, as replacing the coil for \$3,000 was not economical. Mr. Biagetti would have a conversation with the owner of Chiller Medic about the CDD being recognized as commercial versus residential and requested that the Board delegate authority to the Chair to work with staff on the best possible deal on the warranty. Mr. Blalock asked if it was a freon system or a puron system. Mr. Masters did not know but would find out. Dr. Payne appreciated Mr. Blalock's expertise.

On MOTION by Dr. Payne seconded by Mr. Blalock with all in favor the Proposal from Chiller Medic to replace the air conditioner in the Fitness Center in the amount of \$10,150 and authorization for the Chair to work with District Counsel and Mr. Masters to negotiate the best warranty and technology was approved.

EIGHTH ORDER OF BUSINESS

Ratification of Fitness Center Treadmill Replacement with First Place Fitness

Mr. Masters recalled that a treadmill in the Fitness Center, stopped working last month. There were two treadmills in the Fitness Center and neither one had been replaced in eight years. The preventative maintenance company, First Place Fitness, quoted \$1,200 to get the treadmill up and running. However, he went with the Chairman to First Place Fitness' showroom, found a

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commercial treadmill and purchased it for \$3,298. It had a warranty of 10 years for the frame, five years for the motor and two years for the labor. It was delivered within a week and installed.

On MOTION by Dr. Payne seconded by Mr. Metych with all in favor the proposal from First Place Fitness to replace the treadmill in the Fitness Center in the amount of \$3,298 was approved.

NINTH ORDER OF BUSINESS

Review of Fiscal Year 2027 Budget

A. Review of Proposed Budget *(will be sent under separate cover)*

Mr. Oliver presented the Proposed Budget for Fiscal Year 2027. It proposed an assessment increase of 9.7% and a contribution to the Capital Reserve Fund of \$122,000. This was augmented by the Florida, Power & Light (FPL) easement for the front entry in the amount of \$70,000 and \$79,000 that was received earlier this year, in excess funds from debt service loans, reducing the contribution down to \$43,000. There were also excess funds on the Balance Sheet, which could be used, in addition to *Carry Forward Surplus*, to decrease the assessment to 4%. In the General Fund, *Special Assessments* increased from \$921,000 to \$1,010,000, but by using capital reserves, there would be a minimal increase of 3% to 5%. Dr. Payne estimated an increase, by multiplying 583 units by \$153,000. Mr. Oliver reported that the CDD was required to approve a Proposed Budget by June 15th of each year and set the public hearing to be held no sooner than 60 days after the budget was approved and provided to St. Johns County. The budget would be discussed in further detail at the public hearing and a mailed notice would be sent to residents.

Mr. Blalock questioned whether they could split the difference and instead of using \$70,000, use \$35,000, as 9.7% was too high. Dr. Payne disagreed, as he wanted to have a significant capital reserve, for anticipated expenses, such as replacing the playground in the pocket park and making repairs in Phase 1 and preferred that it be lowered, since last year's assessment increase was 4% and there was no increase for the prior two years. Mr. Oliver would lower the capital reserve contribution for the approved budget and use *Carry Forward Surplus* from prior years, to keep the assessment increase at 4% or 5%. However, the Board would be approving this Proposed Budget with a 9.6% increase, giving the latitude for him to reduce the assessment to 5%. Mr. Blalock would rather keep the assessment increase closer to \$100. Dr.

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Payne felt that \$100 was reasonable. Mr. Oliver would keep the assessment increase in a not-to-exceed amount of \$100.

B. Consideration of Resolution 2026-03, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date for Adoption (July 15, 2026)

Mr. Oliver presented Resolution 2026-03 Approving the Proposed Budget for Fiscal Year 2026 and Setting the Public Hearing for July 15, 2026 at 6:30 p.m. at this location.

On MOTION by Dr. Payne seconded by Mr. Blalock with all in favor Resolution 2026-03 Approving the Proposed Budget for Fiscal Year 2027, increasing the assessment by no more than \$100 and Setting the Public Hearing for July 15, 2026 at 6:30 p.m. at this location was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2026-04, Setting a Public Hearing Date to Adopt the Revised Rules of Procedure

Dr. Payne reported that along with setting the public hearing on the budget, the Board was also setting the public hearing to adopt the revised Rules of Procedure, which was also on July 15th. Mr. Oliver pointed out that Kutak Rock would review the Rules of Procedure, prior to the public hearing.

On MOTION by Dr. Payne seconded by Mr. Blalock with all in favor Resolution 2026-04 Setting the Public Hearing for July 15, 2026 at 6:30 p.m. at this location to adopt the revised Rules of Procedure was adopted.

- **Review of Proposed Budget (Item 9A)**

Ms. Little questioned where in the budget the annual fee for non-residents to use the facility was charged. Mr. Oliver indicated that it was in the revenue line item, but sometimes only one or two families use it. Mr. Masters confirmed that no non-residents were using the Amenity Center. Ms. Little further questioned the \$105 annual fee that was imposed this year. Dr. Payne explained that each phase had their own annual fee, which went to the POA. A Resident (Chuck) asked if the Special Session's action on eliminating property taxes affected the

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distribution or credits that residents received from the county. Mr. Oliver confirmed that Property Tax Bills would still go out, as they currently had no information that would change the way that the CDD does business. Dr. Payne pointed out that the Tax Bill had many components, including property taxes, but there were also school taxes.

ELEVENTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

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

There being none, the next item followed.

B. Engineer

There being no comments, the next item followed.

C. Manager**1. 2026 General Election**

Mr. Oliver reported that this was an election year and three seats were up for election, as Dr. Payne, Ms. Little and Mr. Metych's terms end in November of 2026. Any interested candidates could coordinate with the Supervisor of Elections office to pre-qualify. The qualifying period was from June 8th at Noon through June 12th at Noon.

2. Report on the Number of Registered Voters (1,252)

Mr. Oliver reported that each year, the District was required by Chapter 190 of the Florida Statutes, to announce the number of registered voters. According to the St. Johns County Supervisor of Elections, there were 1,252 registered voters in the District as of April 15, 2026.

3. Annual Form 1 Filing & Annual Ethics Training

Mr. Oliver reminded all Supervisors to update their Form 1, Statement of Financial Interest by July 1st. This was done electronically. He would send a reminder to the Board. As public officials, each Supervisor was required to complete four hours of ethics training by December 31st. Discussion ensued regarding the General Election.

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D Operations Manager**1. Report**

Mr. Masters presented the Operation Manager Report and discussed expenses that the CDD had in the last two months, as there were more expenditures than they had in several years. They would have to replace the play structure in the pocket park in one or two years, which was estimated to be in the \$60,000 range. They should be able to get through this Summer and next Summer with the Phase 1 pool, depending on how the marcite holds up, as the remarciting was estimated to be in the \$225,000 range. He would not know how it held up until August. In the last few months, there have been some substantial expenditures, some of which were suggested by the CDD's insurance carrier, EGIS. Many of the faded signs in the community, were replaced. Signs were added to the splash feature, with rules and regulations. No e-bike signs were installed throughout the community, as well as No Trespassing signs, in strategic areas. Wildlife caution signs were also added around the ponds. A total of 31 signs were installed, at a cost of \$4,200. Dr. Payne questioned how they would know that the signs were working. Mr. Masters pointed out that they needed the No Trespassing signs, in order to have the Sheriff's Department enforce it.

Mr. Masters reported that in the last two months, \$8,500 was spent on irrigation repairs, including \$2,900 that was spent to repair a damaged main line in Phase 2 and the wiring to each valve, due to a lightning strike to a Pine tree in the garden. It was submitted to EGIS for reimbursement, but due to a \$2,500 deductible, they would only receive \$400. When the sidewalk was repaired on Nature Walk Parkway, the county did half of the repair and caused \$2,200 worth of damage. However, the CDD had no recourse, because it was not CDD property. The rest of the sidewalk was subcontracted out, which caused \$200 in damage. Mr. Blalock questioned what damage they caused. Mr. Masters indicated that there were broken irrigation heads and damage to some of the turf, which they replaced with St. Augustine, but there was Zoysia at the entrance. The CDD must spend money to replace it, even though the county owned it, because the CDD maintained it. Dr. Payne questioned whether grass would be replaced around the monument or under the tree. Mr. Masters planned to replace the area on the McDonalds side, right in front of the flowers, which did not look good, as there was St. Augustine grass and not Zoysia. Irrigation costs for Nature Walk Parkway were \$8,500, which was more than he ever spent in a four-month period.

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Mr. Masters recalled that last year, the pool chairs and lounges were repaired and looked great, but were now discolored, due to sunscreen. He sent out 20 lounges and 11 chairs to be repaired and they should be returned shortly. He expected a bill of \$3,000 to \$3,500. Dr. Payne suggested replacing two strips of black at the top and middle, so they would only have three or four white strips to replace. Mr. Masters felt that this was a great suggestion and would talk to the vendor. Ms. Little suggested that staff remind residents to use towels when using the lounges. Mr. Masters reported that he drove around the community with Mr. Metych, to look at the islands. There were three islands; one on Huffner Hill Circle, which just had trees, one off of West American Eagle Drive, which had three plant beds and one off of Johns Creek Parkway, which had a sod replacement several years ago at a cost of \$7,000. However, two beds degraded to the point of where there needed to be new plants, which they could replace for \$400. Proposals were provided by Yellowstone to remove the plant material and install sod. To strip the two plant beds in the island on West American Eagle Drive and install St. Augustine grass, the cost would be \$1,797. Staff could install a Crepe Myrtle and six new Loropetalums for \$250. They could use another company to install the sod, but they would not guarantee it for a year like Yellowstone would. Yellowstone provided a proposal to replace the sod in the island off of Johns Creek Parkway for \$2,400.

Dr. Payne questioned whether there was irrigation. Mr. Masters replied affirmatively. Mr. Metych felt that the best solution was to install mulch instead of sod in these areas. Ms. Little asked if they would mulch the entire island. Mr. Masters confirmed that they would install mulch or sod where there was plant material. Ms. Little felt that mulch would look better. Mr. Masters was concerned about the mulch spreading when it rained. Ms. Little agreed that they should remove the bushes up front. Mr. Masters would remove the Crepe Myrtle and pull out the bad plant material. For \$400, they could install some nice plants. Dr. Payne felt that it was more economical to have mulch, as opposed to replacing plants or sod. Mr. Masters pointed out that they expected a shipment of mulch in the next 10 days, which gives them enough time for staff to pull the bushes. Dr. Payne asked if there was a barrier that they could place to stop the mulch from washing away. Mr. Blalock suggested installing rocks. Mr. Masters did not like rocks, as kids picked up the rocks and threw them.

Ms. Little questioned when coming out of the Gym in Phase 1, if there was no trespassing on the other side of the pond. Mr. Masters indicated that where the exercise equipment was on

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the sidewalk, it was not a no trespassing area. The only signs that they had out there, was for the equipment and the wildlife. However, no fishing was allowed in this pond, due to the fountain and the electricity. Ms. Little chased kids that were fishing in this area two weeks ago, but kids were going back and forth on their e-bikes. Mr. Masters pointed out that there were signs posted for no e-bikes, but kids from Silverleaf were coming down the hill. If Deputy Lauren noticed someone using an e-bike in this area, she would issue a No Trespassing warning. Mr. Blalock questioned the status of the access gate for the ballpark. Mr. Masters explained that one of the boards for the access system was down. It should be installed this Friday at a cost of \$1,500. Mr. Blalock recalled an incident where kids from Silverleaf used the basketball court. Mr. Masters indicated that had a key that could lock the basketball court.

2 Yellowstone Report

Mr. Masters presented the Yellowstone Report. Ms. Little commented about how nice the community looked. Mr. Masters pointed out that they were walking away from the freeze with not a large expense, which was due to Yellowstone keeping on top of it. Their service days were changed from Monday and Tuesday to Thursday and Friday, so that the community looked nice over the weekend. It was overgrown in the front, but they would start seeing improvements on the ponds, as soon as it rained.

3. Lake Doctors Report

Mr. Masters presented the Lake Doctors Report. Ms. Little pointed out that the lakes were still not cleaned out. Mr. Masters reported that the lakes were in a drought situation and would improve in a month or two. Dr. Payne asked if there were any concerns with Yellowstone or Lake Doctors. Mr. Masters noted no concerns. Staff tried to do as much as they could in-house, in order to save money. For example, Yellowstone wanted \$900 to replace five Oleanders, but he purchased six from Pats in Fleming Island for \$285. Dr. Payne appreciated that they did many items in-house to reduce costs. Ms. Little questioned Mr. Masters relationship with Yellowstone. Mr. Masters confirmed that he has had a good relationship with Yellowstone. They make mistakes from time to time, but as soon as he called them, they rectified it. Mr. Oliver pointed out if an item needed to be added to the budget, they could add it.

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E. Amenity Manager**1. Report****2. Sheriff's Office Report**

Ms. Hamilton presented the Amenity Manager and Sheriff's Office Reports. The food trucks were coming back twice a month and seemed to be doing well. Year to date, there were 19 rentals for the month of May. The Amenity Center was crowded, as there many graduations, birthdays and end of the year soccer parties. Many activities were planned for the Spring. Families came out to build bird houses. There was a Spring themed Bingo, but she later found out that Bingo was not permitted as a CDD event and they would not be having Bingo in the future. Dr. Payne asked if it was not permitted, due to the prize money. Mr. Haber explained that there was a specific Florida law prohibiting Bingo, with the exception of some very limited circumstances. There was also a law prohibiting games of chance, where someone had the opportunity to win something of value. However, if a resident was not paying to play and the CDD was providing a prize that had no monetary value, it was acceptable, but not if people were paying to play the game. Ms. Hamilton confirmed that no one paid to play. They awarded fidget spinners to kids and cooling towels to adults.

Ms. Hamilton reported that for Spring Break, there was a Spring Bling Easter egg hunt, which was very successful, even though the weather was not the best. There was fresh popcorn, cotton candy, an egg hunt, obstacle course, crafts and tattoos. When school was closed for the day, popsicles were given out in Phase 1. There was a community yard sale on Friday, the 3rd, which was advertised in the Florida Times Union. Signs were posted at the houses that had a yard sale. The weather was beautiful compared to the Fall one. For Mother's Day, 15 to 20 kids made handprint cards. A Fourth Be With You event was held on May 4th. A resident approached her the day of the event and asked if they could be part of the event, as his family was into Star Wars. There was a craft for kids to make and a food truck. There was an upcoming ice cream social for the last day of school on May 29th, as well as a Summer kickoff, the first week that school was out. On Saturday, June 6th, there would be music by the pool, a water slide and food truck. A Father's Day craft was planned for the dads in the community and a big Fourth of July event at the end of June. Dr. Payne suggested that kids decorate their bicycles for the Fourth of July event and that there be a contest.

Mr. Blalock noticed when he walks around the Phase 1 field at 6:00 p.m. every day, that the field was being used at least three or four times a week for organized sports. Mr. Masters

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confirmed that the field was used for amenity athletics, which the CDD offers. Ms. Hamilton reported that she presented Ms. Diane Shore a \$15 Starbucks gift card for volunteering her time at recent events, which Ms. Shore appreciated. Ms. Ashley Morgan, a volunteer with the American Foundation for Suicide Prevention (AFSP), had an event on May 9th. Ms. Morgan suggested setting up a table at larger events, to pass out literature. Dr. Payne felt this made sense. Ms. Little questioned whether Ms. Morgan had good attendance at her event. Mr. Masters confirmed that there was little attendance, as this was a difficult subject. Dr. Payne did not see anything egregious in the Sheriff's Report. The results of the speed bumps were presented to the Board. Mr. Oliver reported that he received a phone call last Friday from Deputy Lauren, regarding a complaint that was made to the Sheriff's Department by a resident who was cited for running a stop sign. She was encouraged to come to the CDD meeting and was told that there would be an investigation. Mr. Blalock pointed out that there would always be complaints about people breaking the law and how law enforcement enforces the law.

THIRTEENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Dr. Payne reiterated that the sidewalk on Nature Walk Parkway that Mr. Masters discussed, was owned by the county and not by the CDD and felt that the area should be left alone and the CDD should not be spending any money. Mr. Blalock asked if CDD was responsible for maintaining the irrigation and not the grass. Mr. Masters indicated that the CDD needed to do the best that it could in maintaining the irrigation, but their entrances should look good. However, the county was not going to spend any money and would only cut the grass once a year, if the CDD stopped maintaining the irrigation. Dr. Payne did not believe that it was an eyesore and preferred to allow the tree and grass to grow. Mr. Masters agreed, but wanted to do something at the front monument, as it identified Brandy Creek. Ms. Little recalled that years ago, the CDD planted trees on that property. Dr. Payne pointed out that at that time, the decision was made to make the entrance look more appealing. Mr. Masters confirmed that the CDD owned the islands in the middle, at the entrance.

Dr. Payne noticed many comments on Facebook regarding speeding and as a result, asked Mr. Oliver to send out a survey, to see if residents wanted speed bumps and to use a QR code. The results were shared electronically. There was a split down the middle of people wanting speed bumps, as speeding continued to be a concern. The survey was well received, as

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over 145 people responded and suggested that the survey continue, until there was a response from 30% of the community. Mr. Masters would try to get someone from the county to come to the next meeting to address the Board's concerns and suggested using the County Commissioner for leverage. Dr. Payne questioned how they would proceed with Mr. Metych's proposal, which was discussed earlier in the meeting. Mr. Masters asked if the Board wanted Mr. Mike Yuro to attend the next meeting, regarding the use of stop signs. Mr. Oliver suggested consulting with Mr. Yuro before the meeting. Ms. Little recalled that Mr. Yuro lived in St. Johns Country Club, where there was a speeding problem, but it was much better. Mr. Masters reported that St. Johns Country Club owned the roads and could do more than this CDD could do, such as installing speed signs that flash.

FOURTEENTH ORDER OF BUSINESS Financial Reports**A. Balance Sheet & Income Statement as of April 31, 2026**

Mr. Oliver presented the March 31, 2026 Balance Sheet and Income Statement.

B. Assessment Receipt Schedule

Mr. Oliver presented the Assessment Receipt Schedule, showing that the District was 98% collected. This was as of the last distribution in March and assumed that the CDD was now at 100%, which he would verify.

C. Approval of Check Registers

Mr. Oliver presented the Check Register from February 1, 2026 to March 31, 2026 in the amount of \$210,565.27. Dr. Payne noticed that the water bill was high at the last meeting and thanks to Mr. Masters, the leak was repaired. Mr. Oliver noted that there was a positive variance with expenditures.

On MOTION by Dr. Payne seconded by Ms. Little with all in favor the February 1, 2026 to March 31, 2026 in the amount of \$210,565.27 was approved.

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FIFTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – July 15, 2026
at 6:30 p.m. at Phase 2 Amenity Center**

Dr. Payne reported that the next meeting was scheduled for July 15, 2026 at 6:30 p.m. at the Phase 2 Amenity Center.

SIXTEENTH ORDER OF BUSINESS

Adjournment

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

Signed by:

Matt Bragette

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Secretary/Assistant Secretary

Signed by:

Meredith Payne

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Chairman/Vice Chairman