

**MINUTES OF MEETING  
CORDOVA PALMS  
COMMUNITY DEVELOPMENT DISTRICT**

A workshop of the Board of Supervisors of the Cordova Palms Community Development District was held on Wednesday, **June 4, 2025**, at 11:00 a.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Present were:

Chad Sigmon *by Zoom*  
Don Gullion  
Daniel Laughlin  
Alison Mossing *by Zoom*  
Taylor Harvey *by Zoom*  
Jeff Johnson

Chairman  
Vice Chairman  
District Manager, GMS  
GMS  
GMS  
GMS

*The following is a summary of the discussions taken at the June 4, 2025, workshop of the Board of Supervisors of the Cordova Palms Community Development District.*

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Laughlin called the workshop to order at 11:00 a.m.

**SECOND ORDER OF BUSINESS**

**Discussion of the Fiscal Year 2026 Budget**

Mr. Laughlin provided an overview of the fiscal year 2026 budget. For administrative expenses, GMS proposed an increase of 5% for the services they provide, and the insurance costs are increasing. As for grounds maintenance expenses, landscape maintenance, operations management, electric, water/sewer/irrigation, and repairs and maintenance are slated to increase. Lastly, for the amenity center expenses, amenity manager, insurance, refuse, janitorial, and pool maintenance line items are increasing. Additionally, line items for facility maintenance, pool chemicals, special events, holiday decorations, water and sewer, licenses & subscriptions and fitness equipment leasing are being added. Mr. Laughlin noted the increases in the budget amount to a \$334.54 per unit assessment increase for the year.

Mr. Sigmon recommended looking at switching to pine straw versus mulch to save costs, increasing the electric line item to \$75,000. He also questioned if a full-time amenity manager

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is necessary, at least while school is in session. Lastly, he asked Mr. Laughlin to look at whether the facility maintenance line item can be reduced if it's currently being captured in another line item.

**THIRD ORDER OF BUSINESS**

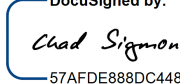
**Next Scheduled Meeting – June 11, 2025, at 11:00 a.m. at the offices of GMS, 475 West Town Place, Suite 114, St. Augustine, Florida**

**FOURTH ORDER OF BUSINESS**

**Adjournment**

The workshop adjourned at approximately 11:27 a.m.

Signed by:  
  
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Secretary/Assistant Secretary

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57AFDE888DC4480...  
Chairman/Vice Chairman