

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

The regular meeting of the Board of Supervisors of the Cordova Palms Community Development District was held on Wednesday, **October 9, 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 and constituting a quorum were:

Don Gullion	Chairman
Daniel Zaremba	Vice Chairman
Alex Pinto	Supervisor

Also present were:

Matt Biagetti	District Manager, GMS
Mike Eckert <i>by phone</i>	District Counsel, Kutak Rock
Taylor Harvey	Amenity Manager, GMS
Jeff Johnson	Operations Manager, GMS
Alison Mossing	GMS

The following is a summary of the discussions and actions taken at the October 9, 2025, regular meeting of the Board of Supervisors of the Cordova Palms Community Development District.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

There being no members of the public present, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the September 10, 2025 Meeting

A copy of the minutes from the September 10, 2025 meeting was included in the agenda package for the Board's review.

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On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, the minutes of the September 10, 2025 meeting, were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape Report

Mr. Johnson reported that new sod was installed on Cordova Palms Parkway and it is being monitored for warranty purposes.

B. District Counsel

There being nothing to report, the next item followed.

C. District Engineer – Consideration of Work Authorization No. 16 for Fiscal Year 2026 General Consulting Engineering Services

Mr. Laughlin presented work authorization number 16, noting the estimated annual fee is \$11,000, which matches the budgeted amount.

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, work authorization number 16 was approved.

D. District Manager – Update on the Fiscal Year 2025 Goals & Objectives

Mr. Laughlin reported that the fiscal year 2025 goals and objectives were completed. A copy of the document will be posted to the District's website.

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, the fiscal year 2026 meeting schedule was approved as revised.

E. Operations Manager – Report

Mr. Johnson informed the Board that the Peloton subscription cost would be going up to \$49.99 from \$44.99 as of October 1, 2026.

Mr. Pinto stated that the final asphalt lift would be going in the week following the meeting.

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F. Amenity Manager

Ms. Harvey provided an overview of the latest community events and upcoming events.

Ms. Mossing stated that there are no gym hours set in the amenity policies, so staff has set the hours for 7:00 a.m. to 9:00 p.m. She asked if the hours could be added to the policies and if the Board is okay with the set hours. Ms. Harvey added that there are a few residents who have tried getting into the gym as early as 4:30 a.m., however she noted since there is no bathroom in the gym, the main entrance door that also leads to the pool would need to be left open during the set hours.

Mr. Eckert recommending sending a notice out to the community to remind the residents that the pool is only open during the hours permitted by the health department.

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, setting the gym hours for 5:00 a.m. to 9:00 p.m. was approved.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of August 31, 2025

Copies of the financial statements were included in the agenda package for the Board's review.

B. Check Register

A copy of the check register totaling \$77,930.14 was included in the agenda package for the Board's review.

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, the Check Register was approved.

SIXTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – November 13, 2025, at 11:00 a.m. at the Offices of GMS, 475 West Town Place, Suite 114, St. Augustine, Florida

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EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Gullion, seconded by Mr. Pinto with all in favor the meeting was adjourned

Signed by:



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Secretary/Assistant Secretary

Signed by:



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Chairman/Vice Chairman