

**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 Thursday, **April 9, 2026**, at 10:15 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
Elizabeth Newgard	Supervisor
Agnes Albertie	Supervisor

Also present were:

Daniel Laughlin	District Manager, GMS
Wes Haber <i>by phone</i>	District Counsel, Kutak Rock
Taylor Harvey	Amenity Manager, GMS
Jeff Johnson	Operations Manager, GMS
Christy Buganski	GMS

*The following is a summary of the discussions and actions taken at the April 9, 2026, 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 10:02 a.m.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There were no comments. The next item was taken out of order from the agenda.

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**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the March 12, 2026 Meeting**

A copy of the minutes from the February 12, 2026 meeting 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 minutes of the March 12, 2026 meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Agreement with DCCM Infrastructure for Engineering Services**

Mr. Laughlin reminded the Board Matthews DCCM was ranked as the top respondent during the request for qualifications process for engineering services. A copy of the fee schedule was attached to the agreement for the Board's review.

On MOTION by Ms. Newgard, seconded by Mr. Gullion, with all in favor, the agreement with Matthews DCCM for engineering services was approved.

**FIFTH ORDER OF BUSINESS**

**Discussion of Pool Expansion Joint Repair**

A proposal from C Buss Enterprises totaling \$8,750 to replace the expansion joints in the pool was presented to the Board. It was noted the previous repair is out of warranty.

Staff was directed to question the length of the previous warranty prior to proceeding with the repair.

Mr. Haber added that he wants to ensure the District is not waiving any claim against the original contractor for failure to fulfill contractual obligations, should they exist.

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, the proposal from C Buss Enterprises totaling \$8,750 was approved contingent on warranty work not being valid. Additionally, if the District proceeds with the repairs, it will not waive warranty rights

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape Report**

Mr. Johnson provided an overview of landscape projects performed since the last meeting.

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**B. District Counsel**

Mr. Haber reported that the legislative session ended recently and a few bills passed that would affect special districts, including one that increase sovereign immunity limits moderately and one that allows resident board members to be recalled if certain parameters are met.

**C. District Engineer**

There being nothing further to report, the next item followed.

**D. District Manager**

There being nothing further to report, the next item followed.

**E. Operations Manager – Report**

A copy of the amenity and operations report was included in the agenda package for the Board's review.

On MOTION by Ms. Newgard, seconded by Mr. Pinto, with all in favor, amending the agenda to include discussion of an amenity suspension was approved.

Mr. Laughlin informed the Board that there was an incident in which a minor jumped the fence to access the pool. This would be the minor's second official suspension. Mr. Laughlin asked the Board if they would like to lift the suspension or extend it.

On MOTION by Ms. Newgard, seconded by Mr. Gullion, with all in favor, extending the suspension for a period of 60 days from April 9, 2026 was approved.

**F. Amenity Manager**

Ms. Harvey provided an overview of the latest community events and upcoming events. Next, a resident request was relayed to have the gym opened at 4am.

There was no action taken on the request. Concern was expressed that if gym access is given, it also provides access to the pool.

