

**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, **May 14, 2026**, at 10:02 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
Kyle Magee <i>by phone</i>	District Counsel, Kutak Rock
Christy Buganski	Amenity Manager, GMS
Jeff Johnson	Operations Manager, GMS
Alison Mossing	GMS

*The following is a summary of the discussions and actions taken at the May 14, 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 being no members of the public present, the next item followed.

May 14, 2026

Cordova Palms CDD

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the April 9, 2026 Meeting**

A copy of the minutes from the April 9, 2026 meeting was included in the agenda package for the Board's review.

On MOTION by Mr. Zaremba, seconded by Mr. Pinto, with all in favor, the minutes of the April 9, 2026 meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Discussion of Pond Bank Erosion**

Mr. Laughlin informed the Board that the new engineering firm completed an inspection of the pond banks and provided a report of their findings. The recommendation is that the dirt be compacted and sod be installed in the areas in which the erosion is occurring.

The Board directed staff to obtain proposals to make the recommended repairs.

**FIFTH ORDER OF BUSINESS**

**Discussion of the Fiscal Year 2027 Budget**

Mr. Laughlin presented a draft budget for fiscal year 2027, noting a \$68 per unit annual increase is anticipated. The budget will be presented for approval at the next meeting.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape Report**

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

**B. District Counsel**

Mr. Magee reported that his firm is working on conveyance of a parcel of land that has an interested buyer. This item will be brought to a future meeting as the negotiations are finalized.

**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.

May 14, 2026

Cordova Palms CDD

**E. Operations Manager – Report**

A copy of the amenity and operations report was included in the agenda package for the Board’s review. Mr. Johnson stated that he is concerned about the timing of the curing of the expansion joint repair and would like to hold off reopening the pool by a few more days.

There were no objections from the board.

Next, Mr. Johnson stated that there have been issues with a vehicle parking in the dog park parking lot and there are no signs posted regarding the ability to tow.

Mr. Laughlin added that he advised onsite staff to contact the Sheriff’s Office non-emergency line to see if they would tow the car in the meantime. The District would need to adopt towing policies, which requires a public hearing, so it would take several months before the District could enact a towing procedure.

**F. Amenity Manager**

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

**SEVENTH ORDER OF BUSINESS                      Financial Reports**

**A. Financial Statements as of March 31, 2026**

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 \$50,777.76 was included in the agenda package for the Board’s review.

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

**EIGHTH ORDER OF BUSINESS                      Supervisor Requests and Audience Comments**

Mr. Zaremba reported that the second asphalt in Phase 3 should be completed by May 22<sup>nd</sup>.

**NINTH ORDER OF BUSINESS                      Next Scheduled Meeting – June 11 2026, at 10:00 a.m. at the Offices of GMS, 475 West**

May 14, 2026

Cordova Palms CDD

**Town Place, Suite 114, St. Augustine,  
Florida**

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Newgard, seconded by Mr. Zaremba with all in favor the meeting was adjourned

Signed by:

*Daniel Laughlin*

9A989FE97A6A46D...

Secretary/Assistant Secretary

Signed by:

*Don Gullion*

EA6D876C6797481

Chairman/Vice Chairman