

**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, **June 11, 2026**, at 10:00 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
Alex Pinto	Supervisor
Elizabeth Newgard	Supervisor

Also present were:

Daniel Laughlin	District Manager, GMS
Wes Haber <i>by phone</i>	District Counsel, Kutak Rock
Ross Miller	District Engineer, DCCM
Christy Buganski	Amenity Manager, GMS
Jeff Johnson	Operations Manager, 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.

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 14, 2026 Meeting

A copy of the minutes from the May 14, 2026 meeting was included in the agenda package for the Board's review.

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On MOTION by Ms. Newgard, seconded by Mr. Gullion, with all in favor, the minutes of the May 14, 2026 meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Proposals for Pond Bank Erosion Repair**

Mr. Laughlin reminded the Board that the engineering firm completed an inspection of the pond banks and recommended that the dirt be compacted and sod be installed in the areas in which the erosion is occurring. Copies of proposals totaling around \$80,000 and \$100,000 were presented to the Board for their consideration.

Additional proposals will be sought. This item was tabled.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-03, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing**

Mr. Laughlin provided a detailed overview of the budget for fiscal year 2027. The consensus was to remove the supervisor fee line item and add in \$50,000 for capital reserve funding in preparation for the pond bank erosion repairs.

On MOTION by Mr. Gullion, seconded by Ms. Newgard, with all in favor, Resolution 2026-03, approving the proposed budget as revised and setting a public hearing for August 13, 2026 at 10:00 a.m. at the St. Augustine Airport Authority, 4230 Casa Cola Way was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2026-04, Designating a Date, Time and Place for a Landowner's Election**

Mr. Laughlin stated that there are three seats up for election in November: seats 1, 2 and 5.

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, Resolution 2026-04, setting a landowner's election for November 12, 2026 at 11:00 a.m. at the offices of GMS, 475 West Town Place, was approved.

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SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2026-05,
Setting a Public Hearing to Adopt Revised
Rules of Procedure**

Mr. Laughlin stated that District Counsel revises the rules of procedure every few years to include any changes made in recent legislative sessions.

On MOTION by Mr. Gullion, seconded by Mr. Pinto, with all in favor, Resolution 2026-05, setting a public hearing for August 13, 2026 at 10:00 a.m. at the St. Augustine Airport Authority to adopt revised rules of procedure was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Request for Swim Lessons**

Ms. Buganski stated that the vendor making the request could provide swim lessons for six months old and up.

Mr. Laughlin noted the vendor would need to sign a license agreement for use of the facility and provide insurance documentation and any other necessary documentation.

On MOTION by Ms. Newgard, seconded by Mr. Pinto, with all in favor, the request to provide swim lessons for ages six months and up at the amenity center pool was approved.

NINTH ORDER OF BUSINESS**Staff Reports****A. Landscape Report**

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

B. District Counsel

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

C. District Engineer

There being nothing to report, the next item followed.

D. District Manager

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

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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

F. Amenity Manager

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

TENTH ORDER OF BUSINESS**Financial Reports****A. Financial Statements as of April 30, 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 \$40,817.85 was included in the agenda package for the Board's review.

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

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

Mr. Gullion stated that an email from a resident was received asking that a preserve area be restored as multiple trees have been removed.

Mr. Laughlin stated that the only reason the District would remove the trees is if the trees have died or are dying. Staff will confirm if the area is a preserve and if there is anything that can be done to restore the area.

Bob Costello commented that there are still issues with out of control teenagers at the pool that need to be addressed.

Mr. Laughlin stated that the best solution would be hiring security guards, however that can be expensive.

Bob Costello suggested creating ID cards with photos attached for each resident, including the minors. Next, Mr. Costello commented there are tractor trailers parked on the left of County Road 312 off the entrance to the community.

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TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting – July 9 2026, at
10:00 a.m. at the Offices of GMS, 475 West
Town Place, Suite 114, St. Augustine,
Florida**

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Daniel Laughlin

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Secretary/Assistant Secretary

Signed by:

Don Gullion

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Chairman/Vice Chairman