

**MINUTES OF MEETING  
GOVERNORS PARK NORTH  
COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Governors Park North Community Development District was held on July 8, 2025 at 12:00 p.m., the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

**Present:**

Joshua Breakstone	Chair
Noah Breakstone	Vice Chair
Kevin Kramer	Assistant Secretary
Aharon Benyowitz	Assistant Secretary
Shira Fertel	Assistant Secretary

**Also present:**

Ernesto Torres	District Manager
Michael Eckert	District Counsel
Peter Ma	District Engineer
Jason Gonzalez (via telephone)	Bond Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order at 12:06 p.m. Initial Board Supervisors Kevin Kramer, Noah Breakstone and Joshua Breakstone were present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**PART 1: GENERAL DISTRICT ITEMS**

**GENERAL DISTRICT ITEMS**

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Initial Board of Supervisors**

Kevin Kramer, Joshua Breakstone and Noah Breakstone, Samantha Breakstone and Justin Onorato were named as the initial Board Supervisors in the Ordinance establishing the District. Since then, Samantha Breakstone and Justin Onorato submitted notification that they will not assume seats on the Board. Mr. Eckert stated that, as such, the three remaining

Supervisors identified in the Ordinance will be sworn in first, and after the declinations are considered, additional Supervisors can be appointed.

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Kevin Kramer, Joshua Breakstone and Noah Breakstone.

▪ **Acceptance of Declinations of Justin Onorato and Samantha Breakstone**

**This item was an addition to the agenda.**

**On MOTION by Mr. Noah Breakstone and seconded by Mr. Joshua Breakstone, with all in favor, the declinations/resignations of Justin Onorato and Samantha Breakstone, were accepted.**

▪ **Appointments to Fill Seats Declined by Justin Onorato and Samantha Breakstone and Administration of Oath of Office**

**This was an addition to the agenda.**

Mr. Noah Breakstone nominated Shira Fertel to fill the vacant Seat. No other nominations were made.

**On MOTION by Mr. Noah Breakstone and seconded by Mr. Joshua Breakstone, with all in favor, the appointment of Shira Fertel to the vacant Seat, was approved.**

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Shira Fertel.

Mr. Noah Breakstone nominated Aharon Benyowitz to fill the vacant Seat. No other nominations were made.

**On MOTION by Mr. Noah Breakstone and seconded by Mr. Joshua Breakstone, with all in favor, the appointment of Aharon Benyowitz to the vacant Seat, was approved.**

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Aharon Benyowitz.

The following items were provided:

- A. Required Ethics Training and Disclosure Filing**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Electing and Designating Certain Officers of the District, and Providing for an Effective Date

Mr. Torres presented Resolution 2025-01. Mr. Joshua Breakstone nominated the following slate:

Chair	Joshua Breakstone
Vice Chair	Noah Breakstone
Assistant Secretary	Shira Fertel
Assistant Secretary	Kevin Kramer
Assistant Secretary	Aharon Benyowitz
Assistant Secretary	Ernesto Torres
Assistant Secretary	Felix Rogriguez
Secretary	Craig Wrathell
Treasurer	Craig Wrathell
Assistant Treasurer	Jeffrey Pinder

No other nominations were made.

**On MOTION by Mr. Joshua Breakstone and seconded by Mr. Kramer, with all in favor, Resolution 2025-01, Electing, as nominated, and Designating Certain Officers of the District, and Providing for an Effective Date, was adopted.**

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Designating a Date, Time, and Location for Landowners' Meeting of the District, and Providing for an Effective Date

Mr. Torres presented Resolution 2025-02. It was noted that meetings will generally be held on the second Thursday of each month; meetings will be coordinated with the Governors Park South and Greenbriar CDDs.

**On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in favor, Resolution 2025-02, Designating a Date, Time, and Location of August 21, 2025 at 12:00 p.m., the Holiday Inn and Suites, 620 Wells Road, Orange**

Park, Florida 32073, for a Landowners' Meeting of the District, and Providing for an Effective Date, was adopted.

**PART 2: CONSENT AGENDA (ORGANIZATIONAL ITEMS, BANKING ITEMS & BUDGETARY AND ADMINISTRATIVE ITEMS)**

**ORGANIZATIONAL ITEMS**

**SIXTH ORDER OF BUSINESS**

**Consideration of the Following Consent Agenda Organizational Items:**

Mr. Torres presented the following Consent Agenda Items:

- A. Resolution 2025-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date**
  - **Agreement for District Management Services: Wrathell, Hunt and Associates, LLC**
- B. Resolution 2025-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date**
  - **Fee Agreement: Kutak Rock LLP**
- C. Resolution 2025-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date**
- D. Resolution 2025-06, Appointing an Interim District Engineer for the Governors Park North Community Development District, Authorizing Its Compensation and Providing for an Effective Date**
  - **Interim Engineering Services Agreement: England-Thims & Miller, Inc.**
- E. Authorization of Request for Qualifications (RFQ) for Engineering Services**
- F. Resolution 2025-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date**
- G. Resolution 2025-08, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**
- H. Resolution 2025-09, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the Governors Park North Community Development District**
- I. Authorization of Request for Proposals (RFP) for Annual Audit Services**
  - **Designation of Board of Supervisors as Audit Committee**

- J. Strange Zone, Inc., Quotation #M25-027 for District Website Design, Maintenance and Domain Web-Site Design Agreement
- K. Resolution 2025-10, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date
- L. Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]
- M. Consideration of E-Verify Memorandum

On MOTION by Mr. Joshua Breakstone and seconded by Mr. Kramer, with all in favor, Consent Agenda Items 6A through 6M, were adopted, approved, ratified and/or accepted.

**BANKING ITEMS**

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Following Consent Agenda Banking Items:**

Mr. Torres presented the following Consent Agenda Items:

- A. Resolution 2025-11, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date
- B. Resolution 2025-12, Authorizing the District Manager or Treasurer to Execute the Public Depositors Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date

On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in favor, Consent Agenda Items 7A and 7B, were adopted.

**BUDGETARY AND ADMINISTRATIVE ITEMS**

**EIGHTH ORDER OF BUSINESS**

**Consideration of the Following Consent Agenda Budgetary Items:**

Mr. Torres presented the following Consent Agenda Items:

- A. Fiscal Year 2024/2025 Budget Funding Agreement
- B. Fiscal Year 2025/2026 Budget Funding Agreement
- C. Resolution 2025-13, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes

- D. Resolution 2025-14, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date
- E. Resolution 2025-15, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date
- F. Resolution 2025-16, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date
- G. Resolution 2025-17, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date

On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in favor, the Consent Agenda Items listed in the Eighth Order of Business, were adopted, approved, ratified and/or accepted.

**PART 3: NON-CONSENT AGENDA (ORGANIZATIONAL ITEMS, BANKING ITEMS & BUDGETARY ITEMS)**

**ORGANIZATIONAL ITEMS**

**NINTH ORDER OF BUSINESS**

Consideration of the Following Non-Consent Agenda Organizational Items:

- A. Resolution 2025-18, Designating the Location of the Local District Records Office and Providing an Effective Date  
This item was deferred.
- B. Resolution 2025-19, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date
  - I. Rules of Procedure
  - II. Notices of Rule Development and Rulemaking

Mr. Torres presented Resolution 2025-19 and the accompanying Exhibits.

On MOTION by Mr. Joshua Breakstone and seconded by Mr. Kramer, with all in favor, Resolution 2025-19, to Designate Date, Time and Place of October 9, 2025 at 12:00 p.m., the Holiday Inn and Suites, 620 Wells Road, Orange Park,

**Florida 32073, for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.**

**C. Resolution 2025-20, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2024/2025 and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-20. The consensus was that meetings will be held on the second Thursday of every month at 12:00 p.m., at this location.

The following will be inserted into the Fiscal Year 2025 Meeting Schedule:

MEETING DATES: August 14, 2025 and September 11, 2025

TIME: 12:00 PM

LOCATION: Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073

**On MOTION by Mr. Joshua Breakstone and seconded by Mr. Noah Breakstone, with all in favor, Resolution 2025-20, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.**

**D. Resolution 2025-21, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-21. The consensus was that meetings will be held on the second Thursday of every month at 12:00 p.m., at this location.

The following will be inserted into the Fiscal Year 2026 Meeting Schedule:

MEETING DATES: October 9, 2025; November 13, 2025; December 11, 2025; January 8, 2026; February 12, 2026; March 12, 2026; April 9, 2026; May 14, 2026; June 11, 2026; July 9, 2026; August 13, 2026; and September 10, 2026

TIME: 12:00 PM

LOCATION: Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073

**On MOTION by Mr. Joshua Breakstone and seconded by Mr. Noah Breakstone, with all in favor, Resolution 2025-21, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.**

**E. Board Member Compensation: 190.006 (8), F.S.**

Two Board Members elected to receive the allowable compensation of \$200 per meeting, up to a maximum of \$4,800 per year.

**F. Resolution 2025-22, Setting Forth the Policy of the Governors Park North Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers and Providing for an Effective Date**

- **Authorization to Obtain General Liability and Public Officers' Insurance**

On MOTION by Mr. Noah Breakstone and seconded by Mr. Kramer, with all in favor, Resolution 2025-22, Setting Forth the Policy of the Governors Park North Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers and Providing for an Effective Date, was adopted, and authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

**G. Resolution 2025-23, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**

On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in favor, Resolution 2025-23, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date was adopted.

**H. Resolution 2025-24, Authorizing Certain Actions in Connection with the Implementation of the District's Capital Improvement Plan, Including the Conveyance and/or Acquisition of Real and Personal Property, Execution of Plats, Transfer of Permits, Execution of Contracts and Change Orders, Payment of Requisitions, and Other Actions As Described Herein; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

On MOTION by Mr. Noah Breakstone and seconded by Mr. Benyowitz, with all in favor, Resolution 2025-24, Authorizing Certain Actions in Connection with the Implementation of the District's Capital Improvement Plan, Including the Conveyance and/or Acquisition of Real and Personal Property, Execution of

**Plats, Transfer of Permits, Execution of Contracts and Change Orders, Payment of Requisitions, and Other Actions As Described Herein; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**BANKING ITEMS**

**TENTH ORDER OF BUSINESS**

**Consideration of the Following Non-Consent Agenda Banking Item:**

- A. Resolution 2025-25, Designating a Public Depository for Funds of the District and Providing an Effective Date**

**On MOTION by Mr. Noah Breakstone and seconded by Mr. Benyowitz, with all in favor, Resolution 2025-25, Designating Truist Bank as a Public Depository for Funds of the District and Providing an Effective Date, was adopted.**

**BUDGETARY ITEMS**

**ELEVENTH ORDER OF BUSINESS**

**Consideration of the following Non-Consent Agenda Budgetary Items:**

- A. Resolution 2025-26, Approving the Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-26 and the proposed Fiscal Year 2025 budget, which is a partial-year Landowner-funded budget, with expenses funded as they are incurred.

**On MOTION by Mr. Noah Breakstone and seconded by Mr. Kramer, with all in favor, Resolution 2025-26, Approving the Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law for October 9, 2025 at 12:00 p.m., the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073, and Providing for an Effective Date, was adopted.**

- B. Resolution 2025-27, Approving the Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-27 and the proposed Fiscal Year 2026 budget, which is a full-year Landowner-funded budget, with expenses funded as they are incurred.

**On MOTION by Mr. Kramer and seconded by Mr. Noah Breakstone, with all in favor, 2025-27, Approving the Proposed Budget for Fiscal Year 2025/2026 and**

**Setting a Public Hearing Thereon Pursuant to Florida Law for October 9, 2025 at 12:00 p.m., the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073, and Providing for an Effective Date, was adopted.**

Mr. Torres stated that Supervisor compensation will be included in the budget.

**PART 4: BOND FINANCING RELATED MATTERS**

**TWELFTH ORDER OF BUSINESS**

**Consideration of the Following Bond Financing Related Items:**

**A. Bond Financing Team Funding Agreement**

**On MOTION by Mr. Kramer and seconded by Mr. Noah Breakstone, with all in favor, the form of the Bond Financing Team Funding Agreement, was approved.**

**B. Engagement of Bond Financing Professionals**

**I. Underwriter/Investment Banker: FMSbonds, Inc.**

**II. Bond Counsel: Greenberg Traurig, P.A.**

**III. Trustee, Paying Agent and Registrar: US Bank Trust Company, N.A.**

**On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the FMSbonds, Inc. Agreement for Underwriting Services and G-17 Disclosure, Greenberg Traurig, P.A., Engagement Letter for Bond Counsel Services, and US Bank Trust Company, N.A. Engagement Letter to serve as Trustee, Paying Agent and Registrar, were approved.**

**C. Resolution 2025-28, Designating a Date, Time, and Location of a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date**

Mr. Torres presented Resolution 2025-28. This enables the CDD to utilize the Uniform Method of levying and collecting special assessments using the services of the Property Appraiser and Tax Collector.

**On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in favor, Resolution 2025-28, Designating a Date, Time, and Location of October 9, 2025 at 12:00 p.m., the Holiday Inn and Suites, 620 Wells Road, Orange Park,**

**Florida 32073 for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.**

**D. Presentation of Engineer's Report**

Mr. Ma presented the Engineers Report dated June 13, 2025 and noted the following:

- Master off-site, master on-site and neighborhood infrastructure costs are itemized.
- Master off-site infrastructure includes Green Cove Springs Bypass, First Coast Expressway ramps and Master Off-site Utility Improvements at an estimated cost of \$134,563,800, including a 20% contingency.
- Master on-site infrastructure includes a 4-lane Collector Road, a 2-lane Collector Road, Master on-site utility improvements, underground electric, wetland mitigation, amenity center, hardscape, landscape, stormwater management and flood control, at an estimated cost of \$122,619,900, including a 20% contingency.
- Neighborhood infrastructure is comprised of water distribution systems, reclaimed water distribution system, sewer collection system, roadways, drainage and stormwater management, at an estimated cost of \$91,235,664, including a 20% contingency.

**On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in favor, the Engineer's Report dated June 13, 2025, in substantial form, was approved.**

**E. Presentation of Master Special Assessment Methodology Report**

Mr. Torres presented the Master Special Assessment Methodology Report dated July 8, 2025. He discussed the Capital Improvement Plan (CIP), financing plan, assessment roll and Appendix tables and noted the following:

- The Master Special Assessment Methodology Report supports the assumptions presented in the CIP as outlined in the Engineer's Report.
- 1,759 platted residential units are anticipated, comprised of 672 Townhomes, 693 Single-family 50' units and 394 Single-family 60' units.

**On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in favor, the Master Special Assessment Methodology Report dated July 8, 2025, was approved.**

- F. **Resolution 2025-29, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date**

**On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in favor, Resolution 2025-29, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings on October 9, 2025 at 12:00 p.m., the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.**

- G. **Resolution 2025-30, Authorizing the Issuance of Not to Exceed \$477,210,000 Aggregate Principal Amount of Governors Park North Community Development District Special Assessment Revenue Bonds, in One or More Series to Pay All or a Portion of the Costs of the Planning, Financing, Construction and/or Acquisition of On and Off-Site Public Infrastructure Improvements Including, but Not Limited to, Roadway Improvements, Stormwater Management Facilities, Water, Sewer and Reclaimed Water Facilities, Recreation Facilities, and Associated Professional Fees and Incidental Costs Related Thereto Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Governors Park North Community Development District, Clay County, Florida, or the State of Florida or of Any Political Subdivision Thereof, but Shall Be Payable From Special Assessments Assessed and Levied on the Property Within the District Benefited by the Improvements and Subject**

**to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters**

Mr. Gonzalez presented Resolution 2025-30, which accomplishes the following:

- Authorizes issuance of a not to exceed \$477,210,000 aggregate principal amount of Capital Improvement Revenue bonds in one or more series.
- Authorizes and approves execution and delivery of the Master Trust Indenture.
- Appoints U.S. Bank Trust Company, National Association, as the Trustee, Registrar and Paying Agent.
- Approves the CIP.
- Authorizes and directs District Counsel and Bond Counsel to file for validation.

**On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in favor, Resolution 2025-30, Authorizing the Issuance of Not to Exceed \$477,210,000 Aggregate Principal Amount of Governors Park North Community Development District Special Assessment Revenue Bonds, in One or More Series to Pay All or a Portion of the Costs of the Planning, Financing, Construction and/or Acquisition of On and Off-Site Public Infrastructure Improvements Including, but Not Limited to, Roadway Improvements, Stormwater Management Facilities, Water, Sewer and Reclaimed Water Facilities, Recreation Facilities, and Associated Professional Fees and Incidental Costs Related Thereto Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Governors Park North Community Development District, Clay County, Florida, or the State of Florida or of Any Political Subdivision Thereof, but Shall Be Payable From Special Assessments Assessed and Levied on the Property Within the District Benefited by the Improvements and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters, was adopted.**

**PART 5: PROJECT/CONSTRUCTION RELATED MATTERS**

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of the Following Project/Construction Related Items:**

**A. Construction Funding Agreement**

Mr. Eckert presented the Construction Funding Agreement. He will ensure that all Funding Agreements include the specified mailing addresses for the Developer.

**On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in favor, the Construction Funding Agreement, in substantial form, was approved.**

- B. **Resolution 2025-31, Authorizing Issuance of Competitive Solicitations for Implementation of the District’s Capital Improvement Program; Approving Evaluation Criteria for Requests for Qualifications and Requests for Proposals; Establishing a Construction Evaluation Committee; Appointing Initial Members of the Construction Evaluation Committee and Providing for Removal and Replacement; Defining the Duties of the Construction Evaluation Committee; Providing a Severability Clause; and Providing an Effective Date**

Mr. Eckert presented Resolution 2025-31.

Discussion ensued regarding the Construction Evaluation Committee.

The Resolution will be amended to reflect that the Board will complete the ranking. The Construction Evaluation Committee Members, Eric Lavoie, Peter Ma and Aharon Benyowitz, will be inserted into Section 5.

**On MOTION by Mr. Noah Breakstone and seconded by Mr. Joshua Breakstone, with all in favor, Resolution 2025-31, as amended, Authorizing Issuance of Competitive Solicitations for Implementation of the District’s Capital Improvement Program; Approving Evaluation Criteria for Requests for Qualifications and Requests for Proposals; Establishing a Construction Evaluation Committee; Appointing Initial Members of the Construction Evaluation Committee and Providing for Removal and Replacement; Defining the Duties of the Construction Evaluation Committee; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

- C. **Memorandum Regarding Direct Purchase of Material**
  - I. **Resolution 2025-32, Authorizing an Individual Designated by the Board of Supervisors to Act as the District’s Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or completion of the District’s Infrastructure Improvements as Provided in the District’s Adopted Improvement Plan; Providing for the Approval of a work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date**

**On MOTION by Mr. Kramer and seconded by Mr. Noah Breakstone, with all in favor, Resolution 2025-32, Authorizing an Individual Designated by the Board of Supervisors to Act as the District’s Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or completion of the District’s Infrastructure Improvements as Provided in the District’s Adopted Improvement Plan; Providing for the Approval of a work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

Mr. Eckert stated the Bond Validation Complaint will be filed; he expects a hearing in October. He will schedule calls with Ms. Fertel and Mr. Benyowitz to discuss Items 3A through 3D. The new Board Members are not required to complete four hours of ethics training in 2025 but will be required to do so by December 31, 2026.

Mr. Torres stated that the Florida Commission on Ethics will email them regarding completion of Form 1 electronically.

**B. District Engineer (Interim): England-Thims & Miller, Inc.**

There was no report.

**C. District Manager: Wrathell, Hunt and Associates, LLC**

**FIFTEENTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

There were no Board Members’ comments or requests.

**SIXTEENTH ORDER OF BUSINESS**

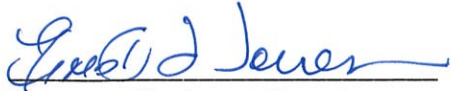
**Public Comments**

No members of the public spoke.

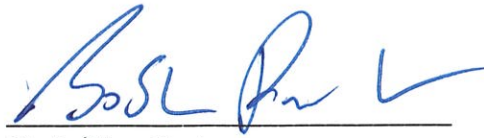
**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Noah Breakstone and seconded by Mr. Joshua Breakstone, with all in favor, the meeting adjourned at 12:59 p.m.**



Secretary/Assistant Secretary



Chair/Vice Chair