

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

A Landowners' Meeting of the Governors Park North Community Development District was held on August 14, 2025 at 12:00 p.m., the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

Present were:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Kate John	District Counsel
Kevin Kramer	Proxy Holder

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

Mr. Torres served as Chair to conduct the Landowners' meeting.

Mr. Torres stated that Mr. Kevin Kramer is the designated Proxy Holder for the Landowner, Governors Park Property Holdings LLC, who owns 802 acres, equating to 802 voting units. Mr. Kramer is eligible to cast up to 802 votes per Seat.

FOURTH ORDER OF BUSINESS

Election of Supervisors [All Seats]

A. Nominations

Mr. Kramer nominated the following:

Seat 1	Noah Breakstone
Seat 2	Josh Breakstone
Seat 3	Kevin Kramer

Seat 4 Aharon Benyowitz

Seat 5 Shira Fertel

No other nominations were made.

B. Casting of Ballots

• **Determine Number of Voting Units Represented**

A total of 802 voting units were represented.

• **Determine Number of Voting Units Assigned by Proxy**

All 802 voting units were assigned by proxy to Mr. Kramer.

Mr. Kramer cast the following votes:

Seat 1	Noah Breakstone	800 votes
Seat 2	Josh Breakstone	800 votes
Seat 3	Kevin Kramer	700 votes
Seat 4	Aharon Benyowitz	700 votes
Seat 5	Shira Fertel	700 votes

C. Ballot Tabulation and Results

The ballot tabulation, results and term lengths were as follows:

Seat 1	Noah Breakstone	800 votes	Four-year Term
Seat 2	Josh Breakstone	800 votes	Four-year Term
Seat 3	Kevin Kramer	700 votes	Two-year Term
Seat 4	Aharon Benyowitz	700 votes	Two-year Term
Seat 5	Shira Fertel	700 votes	Two-year Term

FIFTH ORDER OF BUSINESS

Landowners' Questions/Comments

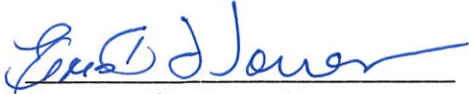
There were no Landowners' questions or comments.

SIXTH ORDER OF BUSINESS

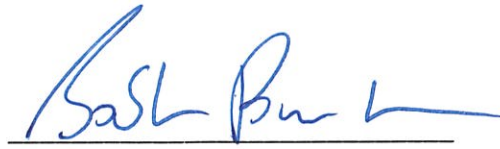
Adjournment

There being nothing further to discuss, the meeting adjourned.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair