

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

The Board of Supervisors of Governors Park North Community Development District held a Regular Meeting on November 13, 2025 at 12:00 p.m., the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

Present:

Kevin Kramer
Shira Fertel
Aharon Benyowitz

Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Ernesto Torres
Felix Rodriguez
Michael Eckert
Matthew Guilbeault
David D'Ambrosio (via telephone)
Eric Lavoie

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
England-Thims & Miller
BTI Partners
BTI Partners

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 12:10 p.m.

Supervisors Kramer, Benyowitz and Fertel were present Supervisors Noah Breakstone and Joshua Breakstone were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors, Aharon Benyowitz [Seat 4] and Shira Fertel [Seat 5] (the following to be provided under separate cover)

Mr. Torres stated that the Oath of Office was administered to Aharon Benyowitz and Shira Fertel outside of a meeting and their notarized, executed Oaths were provided to District Management. Both are familiar with the following:

- A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- 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

Ratification of Resolution 2026-02, Electing and Removing Certain Officers of the District and Providing for an Effective Date

Mr. Torres presented Resolution 2026-02. The slate is as follows:

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

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, Resolution 2026-02, Electing, as nominated, and Removing Certain Officers of the District and Providing for an Effective Date, was ratified.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-10, Amending and Restating Resolution 2025-31; Authorizing Issuance of Competitive Solicitations for Implementation of the District’s Capital Improvement Program; Providing for Authority of District Engineer to Make Certain Deviations; 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 2026-10. This adjusts and clarifies the scope of what the Construction Evaluation Committee can do.

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, Resolution 2026-10, Amending and Restating Resolution 2025-31; Authorizing Issuance of Competitive Solicitations for Implementation of the District’s Capital Improvement Program; Providing for Authority of District Engineer to Make Certain Deviations; 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.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-11, Amending and Restating 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

Mr. Torres presented Resolution 2026-11. This adjusts the spending thresholds previously set forth.

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, Resolution 2026-11, Amending and Restating 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, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services

A. Affidavit of Publication

B. RFQ Package

These items were included for informational purposes.

C. Respondent(s)

Mr. Torres discussed the responses received from the respondents.

I. Alliant Engineering, Inc.

II. England-Thims & Miller, Inc.

D. Competitive Selection Criteria/Ranking

The Board Members discussed and scored each respondent in each category of the Competitive Selection Criteria.

Mr. Torres reported the following scores and ranking, as follows:

#1	England-Thims & Miller, Inc.	94 Points
#2	Alliant Engineering, Inc.	83 Points

E. Award of Contract

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, ranking England-Thims & Miller, Inc., as the #1 ranked respondent to the RFQ for Engineering Services, with 94 points; ranking Alliant Engineering, Inc., as the #2 ranked respondent, with 83 points; awarding the Engineering Services Contract to England-Thims & Miller, Inc., the #1 ranked respondent; and authorizing Staff to negotiate and finalize an Agreement with England-Thims & Miller, Inc., was approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2025

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the Unaudited Financial Statements as of September 30, 2025, were accepted.

NINTH ORDER OF BUSINESS

Approval of October 9, 2025 Public Hearings, Regular Meeting and Audit Committee Meeting Minutes

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the October 9, 2025 Public Hearings, Regular Meeting and Audit Committee Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Eckert stated the Bond Validation Hearing was held and the bonds were validated in a not-to-exceed amount of \$477,210,000. The Certificate of No Appeal will likely be received the first week of December; after which, bonds can be issued when appropriate.

Mr. Eckert stated that research is underway to determine the impact of the new open-carry law in Florida and what it means for CDDs, such as open-carrying on CDD property and at CDD meetings.

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

There was no report.

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

- **NEXT MEETING DATE: December 11, 2025 at 12:00 PM**
 - **QUORUM CHECK**

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the meeting adjourned at 12:37 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair

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