

**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 December 11, 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
Kate John (via telephone)
Peter Ma
David D'Ambrosio (via telephone)
Eric Lavoie (via telephone)

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
Kutak Rock LLP
District Engineer
BTI Partners
BTI Partners

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 12:00 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

Consideration of FDOT Construction Agreement for Ramps Project

Mr. Eckert presented the Florida Department of Transportation (FDOT) Construction Agreement for the Ramps Project. This authorizes the CDD, as the construction coordinator, to construct interchange improvements on State Road 23 within the FDOT Right-of-Way (ROW) in relation to the on and off-ramps. He reviewed the terms of the Agreement, some of which include that the work must be performed to the FDOT’s standards, includes notice requirements and once completed, it becomes FDOT property upon acceptance. The CDD must provide insurance, manage the maintenance of traffic (MOT), manage the utilities and permits, complete construction within 730 days and deliver as-builts and certifications once construction is completed. He suggested approval in substantial form, as there might be minor changes, and authorizing the Chair to execute.

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the FDOT Construction Agreement for the Ramps Project, in substantial form, along with authorizing the Chair to execute, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-12, Providing for the Direct Purchase of Construction Services for the First Coast Expressway Ramps Project; Approving a Construction Funding Agreement; Providing a Severability Clause; And Providing an Effective Date

Mr. Eckert presented Resolution 2026-12.

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, Resolution 2026-12, Providing for the Direct Purchase of Construction Services for the First Coast Expressway Ramps Project; Approving a Construction Funding Agreement; Providing a Severability Clause; And Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-13, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date

Mr. Torres presented Resolution 2026-13.

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, Resolution 2026-13, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

**Discussion/Consideration/Ratification:
Performance Measures/Standards & Annual
Reporting Form**

Mr. Torres presented the Goals and Objectives Reporting Performance Measures and Standards for the following fiscal years:

- A. October 1, 2024 - September 30, 2025**
- B. October 1, 2025 - September 30, 2026**

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the Goals and Objectives Reporting Fiscal Year 2025 Performance Measures and Standards, were ratified, and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

SEVENTH ORDER OF BUSINESS

Ratification Items

- A. Fiscal Year 2025 Budget Funding Agreement**
- B. Fiscal Year 2026 Budget Funding Agreement**

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the Fiscal Year 2025 Budget Funding Agreement and the Fiscal Year 2026 Budget Funding Agreement, were ratified.

EIGHTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of October 31, 2025**

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the Unaudited Financial Statements as of October 31, 2025, were accepted.

NINTH ORDER OF BUSINESS

Approval of November 13, 2025 Regular Meeting Minutes

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the November 13, 2025 Regular 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 successful and the appeal period ended on December 9, 2025; the Certificate of No Appeal is pending and once received, bonds can be issued in the future.

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

There was no report.

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

- **NEXT MEETING DATE: January 8, 2026 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

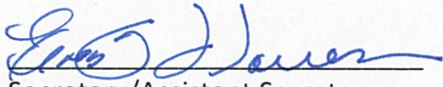
No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the meeting adjourned at 12:09 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair