

**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 March 12, 2026 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
Michael Eckert
Kate John (via telephone)
Peter Ma
David D'Ambrosio (via telephone)
Bob Gang (via telephone)
Jason Gonzalez (via telephone)

District Manager
District Counsel
Kutak Rock LLP
District Engineer
BTI Partners
Bond Counsel
Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 1:36 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 Conflict Waiver with
Governors Park South CDD and Bellamy
Property Holdings LLC**

Mr. Eckert presented the Conflict Waiver with Governors Park South CDD and Bellamy Property Holdings LLC. This is necessary because District Counsel represents this CDD and the other two entities as parties to a cost-share agreement regarding the interchange ramp project, which will be discussed further down the agenda

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the Conflict Waiver with Governors Park South CDD and Bellamy Property Holdings LLC, was approved.

FOURTH ORDER OF BUSINESS

Consideration of First Coast Expressway Ramps Agreements and Related Actions

Mr. Eckert presented and discussed the purpose of the following items:

- A. Agreement Regarding the Financing, Construction and Conveyance of Certain Improvements**

This item was deferred to the next meeting.

- B. Agreement Regarding Right of Way Conveyance to DOT**

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the Agreement Regarding Right of Way Conveyance to DOT, was approved.

- C. Construction Funding Agreement**

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the Construction Funding Agreement, was approved.

- D. Construction Agreement with FDOT and Addendum**

This item was deferred.

- E. Agreement with Superior Construction**

This item was deferred.

- F. Authorization for Acceptance of Assignment of Ramp Construction Obligation**

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, authorizing the Acceptance of Assignment of Ramp Construction Obligation, was approved.

- G. Authorization of Acceptance of Deed (to lands upon which ramps and county road improvements will be built)**

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, authorizing the Acceptance of Deed related to lands upon which ramps and county road improvements will be built, was approved.

- H. Authorization for Conveyance of Ramps, County Road Improvements and Underlying Real Property to FDOT and Clay County, respectively

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, authorizing the Conveyance of Ramps, County Road Improvements and Underlying Real Property to FDOT and Clay County, respectively, was approved.

FIFTH ORDER OF BUSINESS

Ratification of England-Thims & Miller, Inc. Agreement for Professional Engineering Services and Work Authorization Number 1

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the England-Thims & Miller, Inc. Agreement for Professional Engineering Services and Work Authorization Number 1, were ratified.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2026

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the Unaudited Financial Statements as of January 31, 2026, were accepted.

SEVENTH ORDER OF BUSINESS

Approval of December 11, 2025 Regular Meeting Minutes

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the December 11, 2025 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP

Mr. Eckert stated the bond financing has been delayed probably until July.

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

There was no report.

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

- **NEXT MEETING DATE: April 9, 2026 at 12:00 PM**
 - **QUORUM CHECK**

The next meeting will be held on April 16, 2026, rather than on April 9, 2026.

- **Performance Measures/Standards & Annual Reporting Form (for informational purposes)**

NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS

Public Comments

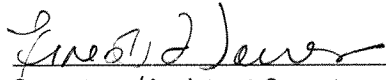
No members of the public spoke.

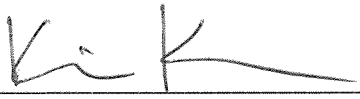
ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Fertel and seconded by Mr. Benyowitz, with all in favor, the meeting adjourned at 1:47 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair