

Governors Park North Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

<https://governorsparknorthcdd.net/>

August 6, 2026

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Governors Park North Community Development District

Dear Board Members:

The Board of Supervisors of Governors Park North Community Development District will hold Public Hearings and a Regular Meeting on August 13, 2026 at 12:00 p.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Presentation of First Supplemental Engineers Report to the Capital Improvement Plan (SR23 Interchange Ramps), *dated May 5, 2026*
4. Presentation of First Supplemental Special Assessment Methodology Report (Master Infrastructure Bond Area), *dated June 11, 2026*
5. Consideration of Resolution 2026-18, [Supplemental Assessment Resolution]
6. Public Hearing on Adoption of Fiscal Year 2026/2027 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2026-19, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027; Authorizing Budget Amendments; and Providing an Effective Date
7. Consideration of Fiscal Year 2026/2026 Budget Funding Agreement
8. Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes
 - A. Affidavits of Publication
 - B. Consideration of Resolution 2026-20, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date

9. Review of Qualifications for Continuing Construction Engineering & Inspection Services

- A. Respondents
- B. Ranking/Evaluation
- C. Authorization to Negotiate and Finalize Contract(s)

10. Review of Qualifications for Construction Engineering & Inspection Services for First Coast Expressway Ramps Project

- A. Respondents
- B. Ranking/Evaluation
- C. Authorization to Negotiate and Finalize Contract(s)

11. Continued Discussion: Matters Relating to Interchange Construction

12. Acceptance of Unaudited Financial Statements as of June 30, 2026

13. Approval of June 11, 2026 Regular Meeting Minutes

14. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *England-Thims & Miller, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: September 10, 2026 at 12:00 PM

○ QUORUM CHECK

SEAT 1	NOAH BREAKSTONE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	JOSH BREAKSTONE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	KEVIN KRAMER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	AHARON BENYOWITZ	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	SHIRA FERTEL	☐ IN PERSON	☐ PHONE	☐ NO

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

15. Board Members' Comments/Requests

16. Public Comments

17. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (904) 295-5714 or Felix Rodriguez at (863) 510-8274.

Sincerely,



Ernesto Torres
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 782 134 6157