

MINUTES OF MEETING
SEATON CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Seaton Creek Reserve Community Development District was held on Thursday, March 13, 2025 at 11:00 a.m. at the Hampton Inn & Suites Jacksonville Airport, 13551 Airport Court, Jacksonville, Florida.

Present and constituting a quorum were:

Zenzi Rogers
Chris Mayo
Michael Della Penta

Chairperson
Vice Chairman
Supervisor

Also present were:

Jim Oliver
Wes Haber *by phone*
Sarah Sweeting
Chip Delinger

District Manager
District Counsel
GMS
GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 11:00 a.m. and called roll. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

There were no members of the public present.

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 25, 2025 Meeting

Mr. Oliver presented the minutes of the February 25, 2025 meeting and asked for any questions, comments or revisions. The Board had no changes to the minutes.

March 13, 2025

Seaton Creek Reserve CDD

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Minutes of the February 25, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Ratification of Agreement with Governmental Management Services

Mr. Oliver noted that the fee of this agreement is being mirrored by the proceeding District's agreement. There is also an onsite management component in the amount of \$18,000. The terms of this agreement run through 2026 which will be incorporated in the Fiscal Year 2026 budget.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Agreement with Governmental Management Services, was ratified.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber is working on an acquisition package that he hopes to have available relatively soon. He offered to answer any Board questions. Ms. Rogers stated that bond process for the remaining phases should begin. Ms. Rogers will get a schedule from the land development team and gather pertinent information for moving forward in the bond process.

B. Engineer

The District Engineer was not in attendance at the meeting, so the next item followed.

C. Manager

Mr. Oliver had nothing to report but will keep the Board in the loop regarding the preparation of the Fiscal Year 2026 Budget.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Rogers stated that there had been some homeowner complaints about standing water throughout the community. Staff will look into the issue and report back with any findings.

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Seaton Creek Reserve CDD

SEVENTH ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

**Next Regular Scheduled Meeting – May 8,
2025 at 11:00 a.m.**

Mr. Oliver stated the next regular scheduled meeting will be May 8, 2025 at 11:00 a.m. at Hampton Inn & Suites Jacksonville Airport, 13551 Airport Court, Jacksonville, Florida 32218.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Rodgers, seconded by Mr. Della Penta, with all in favor, the Meeting was adjourned.

DocuSigned by:

Jim Oliver

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Secretary/Assistant Secretary

DocuSigned by:

Bunzi Rogers

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Chairman/Vice Chairman