

**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 Tuesday, October 22, 2024 at 2:30 p.m. at the Offices of Inframark, located at 12574 Flagler Center Boulevard, Suite 101, Jacksonville, Florida.

Present and constituting a quorum were:

Zenzi Rogers	Chairperson
Chris Mayo	Vice Chairperson
Michael Della Penta	Assistant Secretary

Also present were:

Bob Koncar	District Manager
Wes Haber, Esq.	District Counsel

*The following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Koncar called the meeting to order and called the roll. A quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Consent Agenda Items**

- A. Consideration of Meeting Minutes for September 24, 2024**
- B. Consideration of Operations and Maintenance Expenditures September 2024**
- C. Review of Financial Statements for Month Ending September 30, 2024**

There being no questions or comments,

On MOTION by Ms. Rogers seconded by Mr. Mayo with all in favor, the Consent Agenda was approved as presented. 3-0

**FOURTH ORDER OF BUSINESS**

**Vendor and Staff Reports**

**A. District Counsel**

There was a discussion regarding transitioning the management contract to GMS.

On MOTION by Ms. Rogers seconded by Mr. Della Penta with all in favor, transition of the management contract to GMS was approved. 3-0

On MOTION by Ms. Rogers seconded by Mr. Della Penta with all in favor, Ms. Rogers was authorized to manage the team to transition the management contract to GMS. 3-0

**B. District Manager**

**i. Acceptance of Fiscal Year 2023 Audit Financial Report**

Mr. Koncar reviewed the audit financial report.

On MOTION by Ms. Rogers seconded by Mr. Mayo with all in favor, the Fiscal Year 2023 Audit Financial Report was accepted.  
3-0

**C. District Engineer**

There being no report, the next order of business followed.

**FIFTH ORDER OF BUSINESS**

**Board Members' Comments**

- There being no comments from Board members, the next order of business followed.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

There being no further business, the meeting was adjourned.



Secretary/Assistant Secretary



Chairperson/Vice Chairperson