

Seaton Creek Reserve
Community Development District
475 West Town Place
Suite 114
St. Augustine, Florida 32092
Call In Number: 1-877-304-9269 Code: 1178123

July 16, 2026

Board of Supervisors
Seaton Creek Reserve Community Development District

Dear Board Members:

The Audit Committee Meeting of the Seaton Creek Reserve Community Development District will be held **Thursday, July 23, 2026, at 11:00 a.m.** at the **Hilton Garden Inn Jacksonville Airport, 13503 Ranch Road, Jacksonville, Florida 32218**. Immediately following will be the Regular Meeting.

Audit Committee Meeting

- I. Roll Call
- II. Review and Ranking of Proposals Received in Response to the RFP
 - A. Berger, Toombs, Elam, Gaines & Frank
 - B. Grau & Associates
 - C. RMcIntosh
- III. Other Business
- IV. Adjournment

Regular Meeting

- I. Roll Call
- II. Audience Comments (*regarding agenda items listed below*)
- III. Consideration of Minutes of the May 14, 2026 Meeting
- IV. Acceptance of Minutes of the May 14, 2026 Audit Committee Meeting
- V. Consideration of Committee Rankings of Proposals to Perform the Audit for Fiscal Year 2026

- VI. Consideration of:
 - A. Second Addendum to Agreement with United Land Services for Landscape and Irrigation Maintenance Services
 - B. Proposal from GMS for Amenity Management, Field Operations Management, Janitorial and Pool Monitors
- VII. Consideration of Resolutions
 - A. Resolution 2026-__, Ratifying the Location of the Budget Public Hearing
 - B. Resolution 2026-__, Ratifying the Location of the Public Hearing to Adopt the Revised Rules of Procedure
 - C. Resolution 2026-__, Setting a Public Hearing Date to Adopt Parking & Towing Policies
- VIII. Public Hearing Adopting the Budget for Fiscal Year 2027
 - A. Consideration of Resolution 2026-__, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027
 - B. Consideration of Resolution 2026-__, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027
- IX. Public Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure; Consideration of Resolution 2026-__
- X. Discussion of Bond Matters
- XI. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - 1. Discussion of Fiscal Year 2027 Meeting Schedule
 - 2. Discussion of Fiscal Year 2027 Goals & Objectives
 - D. Amenity & Operations - Report
- XII. Supervisors Requests
- XIII. Audience Comments
- XIV. Financial Statements as of June 30, 2026

- XV. Check Register
- XVI. Next Scheduled Meeting – September 10, 2026 at 11:00 a.m.
- XVII. Adjournment