

MINUTES OF MEETING
BARTRAM PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bartram Park Community Development District was held on Wednesday, April 22, 2026 at 11:00 a.m. at the Hampton Inn & Suites Jacksonville South – Bartram Park, 13950 Village Lake Cir, Jacksonville, Florida.

Present and constituting a quorum were:

James Griffith	Chairman
Trisston Brown	Vice Chairman
Larry Lokey	Supervisor
Lynda Learn	Supervisor
Joan Nero <i>by phone</i>	Supervisor

Also present were:

Jim Oliver	District Manager, GMS
Matt Biagetti	GMS
Joe Schofield	Alliant Engineering
Karen Haber <i>by phone</i>	District Counsel, Kutack Rock

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 11:00 a.m. and called roll. Four Supervisors were present in person and Ms. Nero joined via phone constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment

Mr. Oliver asked for public comments at this time pertaining to the CDD meeting.

Resident (Ms. Hicks) noted that when she bought her home, Pulte disclosed a ten-year CDD fee, but it has been well past ten years. Mr. Oliver explained that at the very least it would be 30-years from the issuance of the bonds. Even after the bonds are paid in full, there will always likely be operational fees. He will speak with the resident after the meeting to go into further detail for their better understanding. The home builder likely gave inaccurate information.

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Resident (Jim Lagori) asked about the monuments along the main road. They are about 20-years old and they will need maintenance and updating. Mr. Oliver noted that this is an HOA issue and not CDD.

THIRD ORDER OF BUSINESS**Approval of Minutes of the January 28, 2026 Meeting**

Mr. Oliver presented the minutes of the January 28, 2026 meeting and asked for any questions, comments or revisions. The Board had no changes to the minutes and there was a motion of approval.

On MOTION by Mr. Brown, seconded by Mr. Lokey, with all in favor, the Minutes of the January 28, 2026 Meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2026-01, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date to Adopt**

Mr. Oliver presented the proposed budget and the suggested public hearing date of July 22, 2026 which is the regularly scheduled Board of Supervisor's meeting. He explained the requirements of the proposed budget and the adoption of said proposed budget that is set forth by Florida Statute. He also added that this budget does not propose an assessment increase with an annual fee of \$33.75. Board discussion followed and questions were answered before there was a motion of approval.

On MOTION by Mr. Griffith, seconded by Mr. Brown, with all in favor, Resolution 2026-01 Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date to Adopt on July 22, 2026 at 11:00 a.m., was approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-02, Setting a Public Hearing to Adopt Revised Rules of Procedure**

Mr. Oliver noted that this hearing would be in conjunction with the budget adoption hearing held on July 22, 2026 at 11:00 a.m. He provided a copy of the rules and procedures to the Board for review. Counsel noted that these updates are coming due to any changes in State law that need

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to be updated to bring the District up to date with those changes. A copy of the changes will be provided to the Board for review before adoption. There being no other questions, Mr. Oliver asked for a motion to approve the resolution.

On MOTION by Mr. Griffith, seconded by Mr. Lokey with all in favor, Resolution 2026-02 Setting a Public Hearing to Adopt Revised Rules of Procedure for July 22, 2026 at 11:00 a.m., was approved.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Haber had nothing further for the Board and the next item followed.

B. Engineer

Mr. Schofield had nothing further for the Board and wanted to let them know that he is available when they need him.

C. Manager

1. 2026 General Elections

Mr. Oliver reminded the Board to file their financial disclosure by the July 1st deadline. He also noted that seats #2 and #4 are up for general elections. Those seats belong to Supervisors Lokey and Learn. They will have to go to the Supervisor of Elections office to qualify for those seats again. The qualifying period begins at noon on June 8th and closes at noon on June 12th.

2. Report on the Number of Registered Voters (*will be sent under separate cover*)

Mr. Oliver reported the number of registered voters within the District to be 5,824 as of April 15, 2026.

EIGHTH ORDER OF BUSINESS

Audience Comments

Mr. Oliver asked for any other audience comments. There being no comments, the next item followed.

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NINTH ORDER OF BUSINESS**Supervisor's Requests**

Mr. Oliver asked for Supervisor's requests. Mr. Griffith noted that he contacted the City about paving the last 1/3 of Bartram Park. He noted that he may invite the City Councilman to a meeting to hear the Board out on the mater. Board discussion followed.

It was then asked if there is a possibility to install a speedbump. It was suggested to request a stoplight through the City. Board discussion followed.

TENTH ORDER OF BUSINESS**Financial Reports****A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending March 31, 2025**

Mr. Oliver Reviewed the financials through March 31, 2026 and reported no unusual variances.

B. Assessment Receipt Schedule

Mr. Oliver noted the District is 99% collected.

C. Approval of Check Register

Mr. Oliver presented the check register totaling \$202,420.27. A brief discussion followed about the bonds and the possibility of refinancing. Mr. Oliver asked for any questions, comments, or concerns. Hearing no questions, he asked for a motion to approve.

On MOTION by Mr. Griffith, seconded by Mr. Brown, with all in favor, the Check Register, was approved.

ELEVENTH ORDER OF BUSINESS**Next Regular Scheduled Meeting –
Wednesday, July 22, 2026 at 11:00 a.m.**

Mr. Oliver stated the next regular scheduled meeting will be July 22, 2026 at 11:00 a.m. at the Hampton Inn & Suites, Jacksonville South – Bartram Park.

TWELFTH ORDER OF BUSINESS**Adjournment**

There being no other business, Mr. Oliver asked for a motion to adjourn the meeting.

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On MOTION by Mr. Griffith, seconded by Mr. Lokey, with all in favor, the meeting was adjourned.

DocuSigned by:

Jim Oliver

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Secretary/Assistant Secretary

Signed by:

James Griffith

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Chairman/Vice Chairman