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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, July 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

Also present were:

Jim Oliver	District Manager
Wes Haber *by phone*	District Counsel, Kutak Rock
Matt Biagetti	GMS
Joe Schofield *by phone*	Alliant Engineering

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 constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment**

Mr. Oliver stayed for the record that there were no members of the public present at the meeting for comment and the next item followed.

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THIRD ORDER OF BUSINESS **Approval of Minutes of the April 22, 2026 Meeting**

Mr. Oliver presented the minutes of the April 22, 2026 meeting and asked for any questions, comments or revisions. Mr. Brown noted that Ms. Nero is quoted as "Mr. Nero" and with that small change made a motion to approve the minutes as revised.

> On MOTION by Mr. Brown, seconded by Mr. Griffith, with all in favor, the Minutes of the April 22, 2026 Meeting, were approved as revised.

FOURTH ORDER OF BUSINESS **Public Hearing Adopting the Budget for Fiscal Year 2027**

Mr. Oliver asked for a motion to open both public hearings simultaneously.

> On MOTION by Mr. Griffith, seconded by Mr. Lokey, with all in favor, Opening the Public Hearings, was approved.

Mr. Oliver noted once again for the public record that there were no members of the public presented for comment and asked for a motion to close the public hearings.

> On MOTION by Mr. Griffith, seconded by Mr. Brown, with all in favor, Closing the Public hearings, was approved.

A. Consideration of Resolution 2026-03, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027

Mr. Oliver overviewed the budget for the Board noting that the budget remains the same from FY 2026 with assessments totaling $33.75 per unit. Any money that is not spent will be rolled over into capital reserve. Mr. Oliver answered Board questions and Mr. Haber summarized both resolutions for the Board members. He noted that the Board adopting this resolution is the final step in the Fiscal Year 2026/2027 budget process which starts October 1, 2026 and ends September 30, 2027 and offered to answer any questions.

> On MOTION by Mr. Griffith, seconded by Mr. Lokey, with all in favor, Resolution 2026-03 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027 was approved.

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B. Consideration of Resolution 2026-04 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027

Mr. Haber presented the resolution noting that it covers the debt and O&M assessments certifying both assessments for collections directing GMS to send the assessment roll to the County Tax collector. This resolution formally levies the assessments which is something that needs to be done every year and certifies both assessments for collections which is the final step in levying and imposing assessments for Fiscal Yer 2027. There were no questions from the Board and Mr. Oliver asked for a motion of approval.

On MOTION by Mr. Griffith, seconded by Mr. Brown, with all in favor, Resolution 2026-04 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027, was approved.

FIFTH ORDER OF BUSINESS **Public Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure; Resolution 2026-05**

Mr. Haber summarized the resolution for the Board and noted that his office will review the rules of procedures to make sure they are current with Florida Law and to the extent there is anything they believe is beneficial to add for the District. There are substantively three main changes, one of which does not apply to Batram Park because it does not own and run its own amenity facilities. He also summarized some of the other changes for the Board and offered to answer any questions. Board discussion followed where questions asked and answered. Mr. Olver noted for the record that Supervisor Lokey exited the meeting at this time. Mr. Oliver then asked for a motion to open the public hearing.

On MOTION by Mr. Griffith, seconded by Mr. Brown, with all in favor, Opening the Public Hearing, was approved.

Mr. Oliver noted once again for the public record that there were no members of the public presented for comment and asked for a motion to close the public hearings.

On MOTION by Mr. Griffith, seconded by Mr. Brown, with all in favor, Closing the Public hearings, was approved.

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Mr. Olver asked for a motion to adopt the resolution.

> On MOTION by Mr. Griffith, seconded by Ms. Learn with all in favor, Resolution 2026-05 Adopting Amended and Restated Rules of Procedure, was approved.

SIXTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

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

B. Engineer

Mr. Schofield had nothing to report to the Board and the next item followed.

C. Manager

1. Discussion of the Fiscal Year 2027 Meeting Schedule

Mr. Oliver presented the Fiscal Year 2027 meeting schedule which will continue to meet quarterly on the 4th Wednesday. He noted if there were no suggested changes that he is looking for a motion of approval from the Board.

> On MOTION by Mr. Griffith, seconded by Ms. Learn with all in favor, the Fiscal Year 2027 Meeting Schedule, was approved.

2. Discussion of the Fiscal Year 2027 Goals & Objectives

Mr. Oliver presented the goals and objectives for Fialy Year 2027 as required by Florida Statute and suggested adopting the same goals and objectives as the current Fiscal Year. There was no Board objection followed by a motion of approval.

> On MOTION by Mr. Griffith, seconded by Mr. Brown, with all in favor, the Fiscal Year 2027 Goals & Objectives, were approved.

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EIGHTH ORDER OF BUSINESS Audience Comments

There being no members of the audience present for comment, the next item followed.

NINTH ORDER OF BUSINESS Supervisor's Requests

Mr. Griffith asked about the paving of Bartram Park Boulevard noting that it was communicated to him that they are out of money but other communication that it is because the roadway is not deteriorated enough. He believes it might be done by next year. He also requested that Raul Aries come to the October 28th meeting.

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 June 30, 2026 and reported no unusual variances and noted that the balance sheet shows $185,000 in capital reserves.

B. Assessment Receipt Schedule

Mr. Oliver noted the District is 100% collected.

C. Approval of Check Register

Mr. Oliver presented the check register which was proved in the agenda package for Board review.

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, October 28, 2026 at 11:00 a.m.

Mr. Oliver stated the next regular scheduled meeting will be October 28, 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 Ms. Learn with all in favor, the meeting was adjourned.

Signed by:
Matt Bragetti
EB6F00213668403...
Secretary/Assistant Secretary

Signed by:
James Griffith
4063C39AF3334DD...
Chairman/Vice Chairman