

MINUTES OF MEETING

FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Tuesday, August 5, 2025, at 1:30 p.m.

Offices of Tommy Williams Homes

2563 SW 87th Drive, Suite 10

Gainesville, FL 32608

Board Members present at roll call:

Ginney Patterson	Chair
Hank Taylor	Assistant Secretary
Cale Rogers	Vice Chair
Tonia Greve	Assistant Secretary
Derel Batsel	Assistant Secretary

Also Present:

Jane Gaarlandt	PFM Group Consulting LLC	
Kristin Lasky	PFM Group Consulting LLC	
Rick Montejano	PFM Group Consulting LLC	(via phone)
Ayla Hart	HOA	
Gary Griffin	Bosshardt	(via phone)
Andre A.	Finley Woods	
Elizabeth Michaels	Homeowner	
Sabrina Rochelle	Homeowner	
Garth Michaels	Homeowner	
Eric Barkhurst	Homeowner	
Debbie Frederick	Homeowner	
Lilly Saqib	Homeowner	
Chukwuka Onyewu	Homeowner	
Thao Ngyuen	Homeowner	

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Gaarlandt called the Board of Supervisors Meeting to order at approximately 1:36 p.m. Those in attendance are outlined above.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Gaarlandt reviewed the role of the Board members and their terms.

There were no further public comments.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the July 1, 2025, Board of Supervisors' Meeting

The Board reviewed the minutes.

On MOTION by Ms. Patterson, seconded by Mr. Batsel, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved the Minutes of the July 1, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Adopting the Annual Meeting Schedule for Fiscal Year 2025-2026

Ms. Gaarlandt reviewed the meeting schedule noting it anticipates continuing the current meeting schedule, however, meetings can be changed or adjusted as needed. It was noted the meetings have to be held in Alachua County.

It was noted the Board sets the schedule for the meetings and the location may change in the future.

On MOTION by Mr. Batsel, seconded by Mr. Rogers, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved Resolution 2025-09, Adopting the Annual Meeting Schedule for Fiscal Year 2025-2026.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-12, Adopting Goals, Objectives, and Performance Measures and Standards

Ms. Gaarlandt noted this is an annual statutory requirement and the report for the current year is posted on the District's Website by the end of the year.

The Board reviewed the goals and objectives. No changes were made at this time.

On MOTION by Mr. Batsel, seconded by Mr. Rogers, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved Resolution 2025-12, Adopting Goals, Objectives, and Performance Measures and Standards.

SIXTH ORDER OF BUSINESS

Public Hearing on the Adoption of the District's Annual Budget

- Public Comments and Testimony
- Board Comments

A. Consideration of Resolution 2025- 10, Adopting the Fiscal Year 2026 Budget and Appropriating Funds

Ms. Gaarlandt noted the Public Hearing was noticed per statutory requirements.

On MOTION by Mr. Rogers, seconded by Ms. Patterson, with all in favor, the Board of Supervisors for the Finley Woods Community Development District opened the Public Hearing on the Adoption of the District's Annual Budget.

A resident had a question regarding the landscape maintenance of the common areas. Ms. Patterson noted that the HOA has been in charge of those common areas, but they are being transferred to the CDD for maintenance. Ms. Ragoni noted that there is a cost share agreement in place between the HOA and the CDD in order to have one landscape provider. The District will now be directly taking on maintaining those areas, but this is not a new expense for the District. There was a discussion regarding the scope of work for the phases.

There was brief discussion regarding the Phase 3 amenities. It was noted they will begin construction next week and it will be a part of the area that the HOA maintains.

There was also brief discussion regarding the landscape maintenance cost for Phase 3 and the Developer for each phase.

Another resident had a comment regarding the landscaping for Phase 1C. It was noted that the CDD only pays for the common areas, and the HOA pays for the front lawn portions.

A resident had a comment regarding the landscaping budget. The budget includes Phase 1C and 2. It was noted the Developer pays for Phase 3 as it is not developed yet. Ms. Patterson noted that the common areas are mowed every two weeks.

A resident has a comment regarding the maintenance of the walking path areas. She noted they need to be maintained better.

There were no further public comments at this time.

Ms. Gaarlandt noted this is the same budget as the proposed budget previously reviewed by the Board.

There were no further Board comments at this time.

On MOTION by Mr. Rogers, seconded by Mr. Batsel, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved Resolution 2025-10, Adopting the Fiscal Year 2026 Budget and Appropriating Funds.

On MOTION by Ms. Rogers, seconded by Ms. Patterson, with all in favor, the Board of Supervisors for the Finley Woods Community Development District closed the Public Hearing on the Adoption of the District's Annual Budget.

SEVENTH ORDER OF BUSINESS

Public Hearing on the Imposition of Special Assessments

- **Public Comments and Testimony**
- **Board Comments**

**A. Consideration of
Resolution 2025-11,
Adopting an
Assessment Roll for
Fiscal Year 2026, and
Certifying Special
Assessments for
Collection**

Ms. Gaarlandt noted the Public Hearing was noticed per statutory requirements.

On MOTION by Mr. Rogers, seconded by Ms. Greve, with all in favor, the Board of Supervisors for the Finley Woods Community Development District opened the Public Hearing on the Imposition of Special Assessments.

A resident asked for clarification regarding the assessments. It was noted there were previously a Developer contribution that is no longer part of the budget.

There was discussion regarding the special assessments and the large increase. The residents expressed their concern. It was noted these are on the tax roll and are set by the CDD budget. It was also noted there are two parts to the tax roll, which include the CDD Operations and Maintenance assessment and the Debt Service assessment, which goes toward the bond.

There was also discussion regarding the delineation between the CDD and the HOA.

Another resident expressed her concern with the grading and footage of properties. It was noted the properties were sold to the Developer as is.

Ms. Gaarlandt reviewed the changes in the budget from last year to the Fiscal Year 2026 budget. She noted there are few changes, except for the landscaping. The main change is due to the removal of the Developer contributions. Details of the CDD Operations and Maintenance budget was provided.

There was continued discussion regarding the cost of homes vs. the cost of assessments.

A resident had a comment regarding the signage for Phase 2, near the road. He noted it cannot be seen at night and requested for the sign to have lighting. It was noted this would have to be added to the budget. Ms. Gaarlandt noted it could be taken from reserves. Ms. Patterson will follow up.

There were no further public comments at this time.

There were no further Board comments at this time.

On MOTION by Mr. Rogers, seconded by Ms. Greve, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved Resolution 2025-11, Adopting an Assessment Roll for Fiscal Year 2026, and Certifying Special Assessments for Collection.

On MOTION by Ms. Patterson, seconded by Mr. Batsel, with all in favor, the Board of Supervisors for the Finley Woods Community Development District closed the Public Hearing on the Imposition of Special Assessments.

EIGHTH ORDER OF BUSINESS

Review and Consideration of the Fiscal Year 2026 Budget Funding Agreement

Ms. Gaarlandt reviewed the funding agreement and noted this would be for the Phase 3 landscaping, if needed.

Ms. Rigoni noted the agreement has been provided to the Developer and recommended approving it in substantial form.

On MOTION by Mr. Rogers, seconded by Mr. Batsel, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved the Fiscal Year 2026 Budget Funding Agreement, in substantial form, with authorization for final execution by the Chair/Vice Chair.

NINTH ORDER OF BUSINESS

Consideration of Termination of Cost Share Agreement between the District and the Finley Woods Owners' Association, Inc. for Maintenance Services

- **Authorization for
District Staff to Solicit
Landscape
Maintenance
Proposals**

Ms. Gaarlandt reviewed the agreement.

Mr. Rigoni gave an overview of the process and noted there has to be at least a 30-day notice given for termination.

It was noted that District Management would solicit proposals, which will be brought back for the Board's review at the next meeting. The Board agreed the transition should happen in the new fiscal year.

This item was deferred to the next meeting.

TENTH ORDER OF BUSINESS

**Ratification of the Amended
and Restated Engineering
Service Agreement**

Ms. Gaarlandt reviewed the agreement and noted this is the final agreement.

On MOTION by Ms. Patterson, seconded by Mr. Rogers, with all in favor, the Board of Supervisors for the Finley Woods Community Development District ratified the Amended and Restated Engineering Service Agreement.

ELEVENTH ORDER OF BUSINESS

**Consideration of Work
Product Acquisition for the
Series 2020 Project**

**A. Resolution 2025-05,
Authorizing DSRF
Release and
Requisition (Series
2020)**

Ms. Rigoni noted there is no update at this time. She will follow up with the District Engineer.

This item was deferred to the next meeting.

TWELFTH ORDER OF BUSINESS

**Consideration of
Recommendation of the
Auditor Selection Committee**

Ms. Gaarlandt noted that Grau & Associates was ranked highest by the Auditor Selection Committee. Staff will reach out to Grau for the Auditor Engagement Letter.

On MOTION by Mr. Rogers, seconded by Mr. Batsel, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved the Recommendation of the Auditor Selection Committee.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Funding
Request No. 86-88**

The Board reviewed the funding requests.

Ms. Gaarlandt noted these are for standard District expenses.

On MOTION by Mr. Rogers, seconded by Ms. Patterson, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved Funding Request No. 86-88.

FOURTEENTH ORDER OF BUSINESS

Review of Monthly Financials

The Board reviewed the monthly financials as of June 30, 2025.

No action was required by the Board.

FIFTEENTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No Report.

District Engineer – No Report.

District Manager – Ms. Gaarlandt noted the next Board meeting is scheduled for September 2, 2025. The meeting can be cancelled or rescheduled, as needed.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

A resident had a comment regarding the budget. It was noted any leftover monies are carried forward to the next year for the District's O&M budget. Ms. Rigoni gave an overview of the budget creation process. There was discussion regarding the surplus.

Ms. Gaarlandt noted the assessments can vary depending on the District's budgeted needs. There was continued discussion regarding the budget.

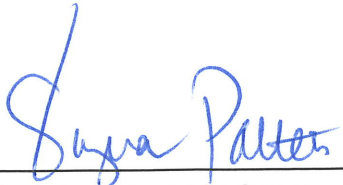
Mr. Montejano noted any questions regarding the financials can be directed to him via email. He noted the balance sheet is available every month.

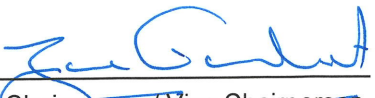
There were no further Supervisor requests or audience comments.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Patterson, seconded by Ms. Greve, with all in favor, the Board of Supervisors for the Finley Woods Community Development District adjourned the August 5, 2025, Board of Supervisors' Meeting.


Secretary / Assistant Secretary
Chair


Chairperson / Vice Chairperson
Secretary