

MINUTES OF MEETING

FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT RESCHEDULED BOARD OF SUPERVISORS' MEETING

Tuesday, September 23, 2025, at 11:00 a.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	
Gazmin Kerr	PFM Group Consulting LLC	
Rick Montejano	PFM Group Consulting LLC	(via phone)
Michelle Rigoni	Kutak Rock	(via phone)
Ayla Hart	The Boyd Group	
Daniel Young	NV5	(via phone)
Kelly Burch	Bosshardt	(via phone)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Gaarlandt called the Board of Supervisors Meeting to order at approximately 11:00 a.m. Those in attendance are outlined above.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the August 5, 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 August 5, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

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

Ms. Rigoni provided an overview. It was noted the HOA has been maintaining all landscaping within the community, including CDD property. This agreement is a mutual termination release and notes the CDD will now maintain their own landscaping. The agreement has been reviewed by the Chair and District Staff.

On MOTION by Ms. Patterson, seconded by Mr. Rogers, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved the Termination of Cost Share Agreement between the District and Finley Woods Owners' Association, Inc. for Maintenance Services.

FIFTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Proposals:

- Premier Lawn Care
- Allegiance
Landscaping
- Grasshopper TLC
- Alex Michael
Landscaping
- Shortcuts
Landscaping

Ms. Gaarlandt reviewed the proposals received for landscaping and noted Premier Lawn Care is the current vendor. These proposals include all of Phase 1. It was noted 22% of the Phase 1 cost would be the District's portion.

There was discussion regarding the proposals, what areas are covered, and costs. It was noted Allegiance maintains bi-weekly starting in September, while the other vendors maintain bi-weekly starting in November. The proposals do include the Phase 1C front yards, which are not District property.

District Counsel gave an overview of what areas should be covered in the contract. It was noted the Board can review other proposals and there is a 30-day termination clause if unsatisfied with work provided.

Ms. Gaarlandt recommended continuing with the current vendor on a month-to-month basis, until the scope of work can be fine-tuned within the proposals.

There was continued discussion regarding the vendors. The Board noted there is a wide range of costs within the proposals.

Ms. Gaarlandt reviewed the budget for landscaping.

The Board requested detailed proposals from Grasshopper TLC, Alex Michael Landscaping, and Shortcuts Landscaping. It was also requested to get a proposal from Precision. It was noted the District's landscaping vendor does not have to be the same as the HOA landscaping vendor.

There was brief discussion regarding the yard landscaping.

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 a one month extension of the current vendor, Premier Lawn Care, and authorized Staff to follow up with the requested vendors for updated CDD landscaping proposals.

On MOTION by Ms. Patterson, seconded by Mr. Rogers, with all in favor, the Board of Supervisors for the Finley Woods Community Development District accepted the Maintenance Maps as presented.

SIXTH ORDER OF BUSINESS

Consideration of Pond Cleanup Proposal with Alex Michael Landscaping

It was noted this cleanup is for Pond 1C for the overgrown slopes.

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 the Pond Cleanup Proposal with Alex Michael Landscaping, subject to the current vendor not providing cleanup within 14 days.

Ms. Patterson questioned if this was a Premier Lawn Care responsibility. Ms. Rigoni noted this

would need to be an HOA request.

There was brief discussion regarding the scope of work and the difficulty of working with Premier Lawn Care. It was noted there can be a request to Premier Lawn Care to provide the cleanup, but this must be done by the end of October.

SEVENTH ORDER OF BUSINESS

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

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

It was noted there has been no update.

This item was tabled.

EIGHTH ORDER OF BUSINESS

**Consideration of Audit
Engagement Letter with Grau
& Associates**

Ms. Gaarlandt noted the letter is consistent with the auditor's proposal.

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 Audit Engagement Letter with Grau and Associates.

NINTH ORDER OF BUSINESS

**Consideration of the First
Amendment to Agreement for
Website Services with
VGlobalTech**

Ms. Gaarlandt noted this agreement reflects the price increase that was previously approved.

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 the First Amendment to Agreement for Website Services with VGlobalTech.

TENTH ORDER OF BUSINESS

**Consideration of Funding
Request No. 89-90**

The Board reviewed the funding requests.

Ms. Gaarlandt noted these are for standard District expenses.

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 Funding Request No. 89-90.

ELEVENTH ORDER OF BUSINESS

Review of Monthly Financials

The Board reviewed the monthly financials as of August 31, 2025.

Mr. Montejano noted the applications for the irrigation meters were just sent in and will be switched over to the District for billing.

No action was required by the Board.

TWELFTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No Report.

District Engineer – Mr. Young noted he had sent information to the Board regarding the landscaping and pond maintenance areas. He gave an overview of the pond maintenance and noted the pond in Phase 1C is a no-mow pond, Phase 2 pond is maintained as a stormwater pond, Phase 3 pond will be the same as Phase 2.

District Manager – Ms. Gaarlandt noted the next Board meeting is scheduled for October 7, 2025. It was noted this meeting will be canceled. The November 4, 2025, Board meeting will remain on the calendar.

There was brief discussion regarding the timing of the landscaping proposals.

THIRTEENTH ORDER OF BUSINESS

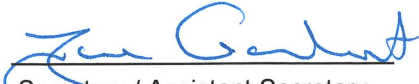
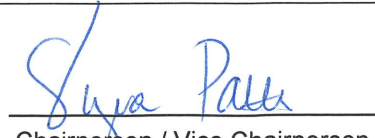
Supervisor Requests and Audience Comments

There were no further Supervisor requests or audience comments.

FOURTEENTH 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 September 23, 2025, Board of Supervisors' Meeting.


Secretary / Assistant Secretary
Chairperson / Vice Chairperson