

**MINUTES OF MEETING**

**FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS' MEETING**

**Wednesday, November 12, 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

Also Present:

Jane Gaarlandt	PFM Group Consulting LLC	
Gazmin Kerr	PFM Group Consulting LLC	(via phone)
Rick Montejano	PFM Group Consulting LLC	(via phone)
Michelle Rigoni	Kutak Rock	(via phone)
Allyson Aldana	The Boyd Group	
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**

**Review and Consideration of  
Resignation Letter from Derek Batsel**

- **Nomination for Vacant Seat 4**
- **Swearing in New Supervisor**

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 Resignation Letter from Derek Batsel.

Ms. Gaarlandt noted that Seat 4 was now vacant, and the term expires in November of 2026.

On MOTION by Ms. Greve, seconded by Mr. Rogers, with all in favor, the Board of Supervisors for the Finley Woods Community Development District nominated Ms. Aldana to Seat 4.

Ms. Gaarlandt administered the Oath of Office to Ms. Aldana.

Ms. Rigoni gave an overview of the Florida Sunshine Law, Public Records Laws, and Ethics Laws. Any questions can be directed to District Counsel or District Manager.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02,  
Election of Officers**

There were no public comments at this time.

Ms. Gaarlandt reviewed the current slate of Officers and noted the Board could keep the current slate of officers adding Ms. Aldana as Assistant Secretary and removing Mr. Batsel.

On MOTION by Ms. Greve, seconded by Ms. Patterson, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved Resolution 2026-02, Election of Officers, keeping the current slate of Officers, removing Mr. Batsel and adding Ms. Aldana as Assistant Secretary.

**FIFTH ORDER OF BUSINESS**

**Consideration of Minutes of the  
September 23, 2025, Board of  
Supervisors' Meeting**

The Board reviewed the minutes.

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 Minutes of the September 23, 2025, Board of Supervisors' Meeting.

**SIXTH ORDER OF BUSINESS**

**Consideration of Landscape  
Maintenance Proposals:**

- Grasshopper TLC
- Alex Michael Landscaping
- Shortcuts Landscaping
  - Landscape Maintenance Proposal Spreadsheet

Ms. Gaarlandt gave an overview of the proposals from the vendors requested. It was noted Shortcuts Landscaping did not provide a proposal.

There was discussion regarding the proposal costs and scope of services.

Ms. Burch noted the current summer lawncare is on a weekly schedule.

Ms. Gaarlandt noted the standard agreement includes a 30-day termination clause.

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 less expensive second option Proposal from Grasshopper TLC.

There was brief discussion regarding the timing of when the new vendor should start. It was decided to start with the new vendor December 1<sup>st</sup>. District Management will email Premier Landscaping to terminate the month to month services.

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 Grasshopper TLC to begin landscaping starting December 1, 2025, with authorization for the Chair or Vice Chair to execute the final Agreement.

Ms. Patterson commented regarding the Phase C retention pond clean-up work. Ms. Gaarlandt noted the vendor just completed the clean-up.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Work Product  
Acquisition for the Series 2020 Project  
A. Resolution 2026-01,  
Authorizing DSRF Release  
and Requisition (Series 2020)**

This item was deferred.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Funding Request No.  
91-92**

The Board reviewed the funding requests.

There was brief discussion regarding the insurance budgeted amount and actual cost. It was noted it was within budget.

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 Funding Request No. 91-92.

**NINTH ORDER OF BUSINESS**

**Review of Monthly Financials**

The Board reviewed the monthly financials as of September 2025.

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

**TENTH 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 December 2, 2025. The Board agreed to cancel this meeting.

There was brief discussion regarding the District's meeting schedule. The Board agreed to move meetings to the second Thursday of the month, at 11:00 a.m. Meetings can be adjusted as needed.

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 the Fiscal Year 2026 Annual Meeting Schedule, with meetings being held the second Thursday of each month, at 11:00 a.m. at the current location.

There was brief discussion regarding the Phase 3 financing and the Developer Representative position. It was noted there will be a Developer's update item on the agenda moving forward, but a representative position will not be needed.

Ms. Gaarlandt gave an overview of the FY 25 Goals and Objectives Report. She noted it will be posted on the District's website once accepted and executed by the Chair.

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 FY 2025 Goals and Objectives Report.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

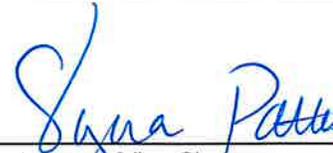
There were no further Supervisor requests or audience comments.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Patterson, seconded by Mr. Rogers, with all in favor, the Board of Supervisors for the Finley Woods Community Development District adjourned the November 12, 2025, Board of Supervisors' Meeting.

  
Secretary / Assistant Secretary

  
Chairperson/Vice Chairperson