

MINUTES OF MEETING

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

Thursday, February 12, 2026, 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	(joined at 11:12 a.m.)
Tonia Greve	Assistant Secretary	

Also Present:

Jane Gaarlandt	PFM Group Consulting LLC	
Gazmin Kerr	PFM Group Consulting LLC	(via phone)
Kevin Plenzler	PFM Group Consulting LLC	(via phone)
Michelle Rigoni	Kutak Rock	(via phone)
Ayla Hart	The Boyd Group	(via phone)
Daniel Young	NV5	(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
November 12, 2025, Board of
Supervisors' Meeting**

The Board reviewed the minutes.

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

FOURTH ORDER OF BUSINESS

Consideration of Agreement between the District and Grasshopper TLC for Landscape Maintenance

Ms. Gaarlandt noted this is the standard agreement for landscaping with Grasshopper TLC.

There was brief discussion regarding the agreement.

Ms. Rigoni noted the agreement is for an initial one-year term, with automatic renewal for each year for the duration of 4 years. The agreement provides for elective termination or for-cause termination with a 30-day written notice.

There was discussion regarding the landscaping locations and adding common areas.

On MOTION by Ms. Patterson, seconded by Ms. Greve, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved the Agreement between the District and Grasshopper TLC for Landscape Maintenance.

FIFTH ORDER OF BUSINESS

**Discussion regarding Phase 1C Common Area Maintenance
• Request For Repair Work**

It was noted the previous vendor did not complete satisfactory work around the Phase 1C common areas.

Ms. Gaarlandt requested a walkthrough with a Board Supervisor and the vendor to gain understanding of the areas which need to be maintained.

SIXTH ORDER OF BUSINESS

Ratification of Additional Phase 1C Pond Cleanup Proposal with Grasshopper TLC

There was brief discussion regarding the cleanup completed by Grasshopper TLC. It was noted this was done at the recommendation of the District Engineer, but there are additional areas still needing cleaning.

Ms. Hart noted to avoid issues with the fire department, she has her ponds maintained quarterly. She also noted the District could receive violations for having weeds growing into the storm drains.

There was brief discussion regarding pond maintenance. It was requested that the District Engineer reach out to St. John's Water Management District for clarification and report back.

It was noted the previous cleanup did not include the structures within the ponds.

Ms. Gaarlandt noted the ponds are permitted differently.

Mr. Young gave an overview of the required pond maintenance for the District. Phase 1A and 1B are within the County; Phase 1C was annexed to the City from the County, and Phase 2 is within the City. The requirements for pond maintenance vary based on location. The City ponds can be maintained up to twelve times a year.

There was discussion regarding the County versus City guidelines for pond maintenance. Mr. Young will reach out to the City of Gainesville for clarification. Ms. Rigoni recommended having that clarification in writing to have for confirmation.

On MOTION by Mr. Rogers, seconded by Ms. Patterson, with all in favor, the Board of Supervisors for the Finley Woods Community Development District authorized the District Engineer to get confirmation from the City of Gainesville on pond maintenance requirements.

It was noted there should not be an issue with cleaning out the Phase 2 ponds.

Ms. Gaarlandt will request separate proposals for Phase 2 and Phase 1C. The Board requested a monthly and quarterly maintenance breakdown cost from the vendor. It was noted that these items will need to be included in the next Fiscal Year's budget.

On MOTION by Mr. Rogers, seconded by Ms. Greve, with all in favor, the Board of Supervisors for the Finley Woods Community Development District ratified the Additional Phase 1C Pond Cleanup Proposal with Grasshopper TLC.

There was brief discussion regarding the removal of silt fabric from a previously installed inlet on the north end. The St. John's Water Management District has requested that it be removed. Ms. Patterson will follow up.

SEVENTH ORDER OF BUSINESS

**Ratification of Phase 3 O&M
Certification of Financial Capability**
• **Drainage Rights from Finley
Woods CDD to discharge to**

**Finley Woods Phase 2
Stormwater Pond**

Ms. Gaarlandt gave an overview. It was noted the District Engineer is working with St. Johns Water Management District to get clarification on the drainage rights.

Mr. Young gave an update and noted he is waiting for a response. The CDD will be giving the rights for Phase 3 to discharge to Phase 2 due to the ownership change.

Ms. Gaarlandt recommended authorizing District Staff and the Chair to work with the St. John's Water Management District on submittal of a drainage easement or equivalent documents as needed.

There was brief discussion regarding the Board contact for this project. It was noted Mr. Rogers will be the contact person.

On MOTION by Ms. Greve, seconded by Ms. Patterson, with all in favor, the Board of Supervisors for the Finley Woods Community Development District authorized District Staff and the Vice Chair to work with the St. John's Water Management District on submittal of a drainage easement or equivalent documents as needed.

On MOTION by Mr. Rogers, seconded by Ms. Greve, with all in favor, the Board of Supervisors for the Finley Woods Community Development District ratified the Phase 3 O&M Certification of Financial Capability.

EIGHTH ORDER OF BUSINESS

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

Ms. Rigoni gave an overview and noted she is awaiting information from the Chair and Mr. Young. She will follow up. It was noted there are certain steps that must be taken prior to a project being declared complete.

There was no other update at this time.

This item was deferred.

NINTH ORDER OF BUSINESS

**Consideration of Funding Request
Nos. 93 – 100**

Ms. Gaarlandt noted these are for standard District expenses.

Mr. Montejano noted the only non-standard invoice is for the cleanup invoice.

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 Nos. 93-100.

TENTH ORDER OF BUSINESS

Review of Monthly Financials

The Board reviewed the monthly financials.

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

ELEVENTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Ms. Rigoni gave an update on the current legislative session. She also noted the bond for Phase 3 should be issued by June, which is tentative project completion. The documents will be ready for Board review at the March Board meeting.

There was brief discussion regarding the bond timeline.

District Engineer – Mr. Young was contacted by MBS Capital regarding a supplemental report for Phase 3. He will complete the report as requested for bond issuance.

Ms. Rigoni noted MBS Capital Market is the underwriter for the bond.

There was brief discussion regarding the supplement report and billing.

District Manager – Ms. Gaarlandt stated the next Board meeting is scheduled for March 12, 2026. It was noted Ms. Patterson will not be in attendance.

Developer Updates - Mr. Rogers gave an update. He noted there was a non-active manhole in Phase 2 that was designed to tie into Phase 3. However, it was not constructed correctly for pipe alignment, but it has been moved accordingly.

There was brief discussion regarding the soil.

It was noted the final lift in Phase 2 will take place in the next month.

TWELFTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no further Supervisor requests or audience comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Greve, seconded by Ms. Patterson, with all in favor, the Board of Supervisors for the Finley Woods Community Development District adjourned the February 12, 2026, Board of Supervisors' Meeting.


Secretary/ Assistant Secretary


Chairperson/Vice Chairperson