

MINUTES OF MEETING

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

Thursday, April 9, 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
Cale Rogers	Vice Chair
Hank Taylor	Assistant Secretary
Allyson Aldana	Assistant Secretary
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)
Kevin Plenzler	PFM Group Consulting LLC	(via phone)
Michelle Rigoni	Kutak Rock	(via phone)
Ayla Hart	The Boyd Group	
Daniel Young	NV5	(via phone)
Sete Zare	MBS	(via phone)
Cynthia Wilhelm	Nabors, Giblin, and Nickerson	(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 members of the public present.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the
February 12, 2026, Board of
Supervisors' Meeting**

The Board reviewed the minutes.

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 minutes of the February 12, 2026, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-03,
Authorizing and Approving the
Change of Designated Registered
Agent and Registered office of the
District**

Ms. Rigoni gave an overview and noted this changes the registered agent from Ms. Buchanan to Ms. Rigoni.

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 Resolution 2026-03, Authorizing and Approving the Change of Designated Registered Agent and Registered office of the District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-05,
General Election**

Ms. Gaarlandt noted that after 6 years and 250 registered voters within the District., two seats will transition to General Election. Confirmation that the required number or registered voters has been reached has not been received from the Property Appraiser yet. The upcoming Landowners' Election will reflect changes to the seats up for election based on the number of registered voters.

District Counsel will review the language within the resolution to reflect the transition of seats being subject to confirmation of at least 250 registered voters.

There was brief discussion regarding the registered voters and the Board Seats.

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 2026-05, General Election, amended to reflect seat transition subject to the District meeting the required number of registered voters.

SIXTH ORDER OF BUSINESS

Bond Financing Team Funding Agreement

Ms. Rigoni gave an overview and noted the Developer will be providing the funds to work on the current financing for Phase 3. These funds can be reimbursed via bonds.

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 Bond Financing Team Funding Agreement, in substantial form.

SEVENTH ORDER OF BUSINESS

Consideration of Financing Matters Relative to the Capital Improvement Revenue Bonds, Series 2026 (Phase 3)

A. Supplemental Engineer's Report

B. Preliminary Assessment Methodology Report

C. Resolution 2026-04, Delegated Award Resolution

a. Form of 2nd Supplemental Indenture

b. Form of Preliminary Limited Offering Memorandum

c. Form of Bond Purchase Agreement

d. Form of Continued Disclosure Agreement

D. Ancillary Documents

a. True-Up Agreement

b. Completion Agreement

c. Collateral Assignment Agreement

d. Acquisition Agreement

Ms. Rigoni gave an overview of the financing matters.

Mr. Young gave an overview of the Engineer's Report and noted it adds Phase 3 of Finley Woods. It was noted the categories are consistent with the ones used in Phase 2.

There was discussion regarding the timing of when the District will acquire Phase 3 and the certificate of completion requirements.

Ms. Rigoni asked Mr. Young is the general cost reasonable for this scope and Is there any reason the District can not carry out this project.

Mr. Young confirmed that the cost is reasonable for the scope and there is no reason why the District could not carry out this project in the report.

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 Supplemental Engineer's Report, in substantial form.

Mr. Plenzler gave an overview of the Methodology Report and tiered assessments.

There was discussion regarding the number of lots and debt per lot. It was noted there are 82 50' lots and 33 60' lots. These numbers will be adjusted within the documents.

Ms. Rigoni asked Mr. Plenzler if the District assessed lands receive a special benefit from equal to or in excess of the Series 2024 Project and assessed cost and if the Special assessments are reasonably and equitably allocated to the lands subject to them.

Mr. Plenzler Confirmed.

Ms. Rigoni asked Mr. Plenzler to describe how the contribution will be applied to meet the targeted assessment levels.

Mr. Plenzler stated the Board adopted the Master Assessment Methodology which did not at the time foresee a tiered set of assessments in terms of lot types, there was originally one lot type. This contribution summary represents infrastructure so that the dollars can be moved around which allows for the offset of assessments to ensure the targets are met and are aligned with the Master Assessment Methodology.

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 Preliminary Assessment Methodology Report, in substantial form.

Ms. Wilhelm gave an overview of the Delegated Award Resolution and related documents. It was noted this resolution delegates the authority to the Chair to enter into a bond purchase agreement with the approved parameters, and it approves the documents, in substantial form, that are needed to market, price, and sell the bond.

There was brief discussion regarding the statutory rate.

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 2026-04, Delegated Award Resolution.

Ms. Rigoni gave an overview of the ancillary documents and recommended approval of the Acquisition Agreement at this time. The other documents were tabled at this time.

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 Acquisition Agreement in substantial form with remainder of the Ancillary Documents being tabled.

Ms. Rigoni gave an overview of the bond timing and noted it would be tentatively around the end of June or first week of July.

EIGHTH ORDER OF BUSINESS

Consideration of First Amendment to the Filing Assistance Services Agreement

Ms. Rigoni gave an overview and noted this amends the District Management Services Agreement regarding the dissemination agent. Ms. Rigoni reviewed the terms related to the services.

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 First Amendment to the Filing Assistance Services Agreement.

NINTH ORDER OF BUSINESS

**Discussion regarding Phase 1C
Common Area Maintenance**

- **Proposals for Repair Work**
- **Pond Bottom Maintenance**

Ms. Gaarlandt gave an overview of the two proposals for erosion repair work. It was noted this would come out of the General Repairs and Maintenance line item within the 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 the Rock Proposal for Repair Work.

Ms. Gaarlandt noted that no specific proposals for pond bottom maintenance had been received as of yet and provided a summary of previous discussion prompted by request for fire prevention maintenance. The frequency of maintenance depends on whether the District is subject to County or City requirements.

The District Engineer will follow up.

This item was deferred.

TENTH ORDER OF BUSINESS

**Review and Consideration of Finley
Woods Phase 3 Stormwater Pond
Operation and Maintenance
Responsibility Letter to St. Johns
River Water Management District**

Mr. Young gave an overview and noted that Phase 3 discharges stormwater into Phase 2 pond. The Water Management District needs this letter to verify that the District is allowing this to take place. It was noted this is the original intent.

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 Finley Woods Phase 3 Stormwater Pond Operation and Maintenance Responsibility Letter to St. Johns River Water Management District.

ELEVENTH 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.

This item was deferred.

TWELFTH ORDER OF BUSINESS

**Update Regarding Environmental
Resource Permit No. 157052-2**

Ms. Rigoni gave an overview and update. It was noted there was a resident petitioner challenging a part of the Southwest Florida Water Management District permit within Phase 2. It is related to relocation of a conveyance swale that was located on the drainage easement that is on the resident's property. This is currently being handled by outside Counsel through District insurance. The CDD staff and Water Management District have an interest in confirming that the permit has been issued properly.

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 Actions taken thus far by District Staff and Outside Counsel related to the Environmental Resource Permit No. 157052-2 challenge.

On MOTION by Mr. Rogers, seconded by Ms. Greve, with all in favor, the Board of Supervisors for the Finley Woods Community Development District authorized the Chair and District Staff to work with Outside Counsel and respond to the Environmental Resource Permit No. 157052-2 challenge. This includes authorization to take any and all necessary action to resolve the matter.

It was noted if there are any settlement offers made, a Special Board Meeting and Shade session will need to be scheduled prior to the hearing.

There was brief discussion regarding scheduling a Shade meeting.

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 a Shade session and Special Board Meeting on May 4, 2026, at 11:00 a.m. at the current location.

THIRTEENTH ORDER OF BUSINESS

**Ratification of Funding Request Nos.
101-103**

Ms. Gaarlandt noted these are for standard District expenses.

There was brief discussion regarding Funding Request No. 102. It was noted there are three irrigation meters, but there is credit on the current bill.

There was brief discussion regarding the Funding Request for Kutak Rock. It was noted it was for general District business. Mr. Montejano will attach invoice details moving forward.

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 Funding Request Nos. 101-103.

FOURTEENTH ORDER OF BUSINESS

Review of Monthly Financials

The Board reviewed the monthly financials. No action was required.

FIFTEENTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Ms. Rigoni gave an update on the legislative session and noted a summary will be provided to the Board once bills have received final approval from the Governor.

District Engineer – No report.

District Manager – Ms. Gaarlandt stated the next Board meeting is scheduled for May 14, 2026 which will be the preliminary budget meeting.

Developer Updates - Mr. Rogers gave an update and noted similar signage as used for Phase 2 will be implemented for Phase 3.

There was brief discussion regarding the signage.

There was also brief discussion regarding the Amenity Center and the timeline of the closing.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no further Supervisor requests or audience comments.

SEVENTEENTH 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 April 9, 2026, Board of Supervisors' Meeting.


Secretary / Assistant Secretary


Chairperson/Vice Chairperson