

MINUTES OF MEETING

FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS' MEETING

Thursday, June 11, 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:

Cale Rogers	Vice Chair
Hank Taylor	Assistant Secretary
Allyson Aldana	Assistant Secretary
Tonia Massengale (previously Greve)	Assistant Secretary

Also Present:

Jane Gaarlandt	PFM Management Services LLC
Gazmin Kerr	PFM Magegement Services LLC
Rick Montejano	PFM Management Services LLC
Michelle Rigoni	Kutak Rock (via phone)
Various residents	(via phone)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Gaarlandt called the Board of Supervisors Meeting to order at approximately 11:03 a.m. Those in attendance are outlined above.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public comments at this time.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the April 9, 2026, Board of Supervisors' Meeting

The Board reviewed the minutes.

District Counsel noted some edits regarding the methodology presentation within the minutes.

There was brief discussion regarding the amendments.

On MOTION by Mr. Rogers, seconded by Ms. Massengale, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved the minutes of the April 9, 2026, Board of Supervisors' Meeting, with noted edits.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-06, Designating a Date, Time and Location for a Landowner's Election Meeting

Ms. Gaarlandt noted Seat 3 currently held by Cale Rogers, Seat 4 currently held by Allyson Aldana, and Seat 5 currently held by Tonia Greve will be up for the Landowner's Election. The recommended meeting date is November 12, 2026, at 11:00 a.m., at the current location. It was noted only the Landowner or Landowner's Proxy needs to attend.

On MOTION by Mr. Rogers, seconded by Ms. Massengale, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved Resolution 2026-06, Designating a Date, Time, and Location for Landowner's Election Meeting with a Date of November 12, 2026, at 11:00 a.m., at 2563 SW 87th Drive, Suite 10, Gainesville, FL 32608.

FIFTH ORDER OF BUSINESS

Letter from the Supervisor of Elections Alachua County Regarding Number of Registered Voters

Ms. Gaarlandt noted that as of April 15, 2026, there are 147 registered voters in the District. It was noted once the District reaches 250 registered voters, two Board Seats will transition to General Election.

No action was required.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-07, Approving a Preliminary Budget for FY 2027 and Setting a Public Hearing Date Thereon

Ms. Gaarlandt noted the recommended date for the Public Hearing is August 13, 2026, at 11:00 a.m., at the current location.

The Board reviewed the preliminary Fiscal Year 2027 budget.

Ms. Gaarlandt noted there is an increase in the overall budget and reviewed the increased line items. It was noted there is a 5-year Stormwater System Analysis requirement, to be completed by the District Engineer, that will be due in 2027.

Mr. Montejano noted the assessments will increase by \$74.00 per year per household.

There was brief discussion regarding the landscape maintenance budget.

Ms. Rigoni will provide both the mailed notice to send to residents and the legal notice for publication.

On MOTION by Mr. Rogers, seconded by Ms. Massengale, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved Resolution 2026-07, Approving a Preliminary Budget for FY 2027 and Setting a Public Hearing Date Theron for August 13, 2026, at 11:00 a.m., at 2563 SW 87th Drive, Suite 10, Gainesville, FL 32608.

SEVENTH ORDER OF BUSINESS

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

A. Ancillary Documents

- a. True-Up Agreement**
- b. Completion Agreement**
- c. Collateral**
- d. Declaration of Consent**
- e. Tri-Party Subordination Agreement**

B. Other Matters

Ms. Rigoni gave an overview of the financing and the ancillary documents. It was noted the Board previously approved a Delegated Award Resolution, which set the parameters of the bond issuance. These ancillary documents are between the District and the Landowner for the bonds to be marketable.

Ms. Rigoni noted there is an acquisition agreement that was previously approved in substantial form. Ms. Gaarlandt noted the agreement was approved at the previous meeting.

Ms. Rigoni noted these are standard documents and recommended approval in substantial form.

On MOTION by Mr. Rogers, seconded by Ms. Massengale, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved the Financing Matters Relative to the Capital Improvement Revenue Bonds, Series 2026 (Phase 3), including all Ancillary Documents, in substantial form.

Ms. Rigoni noted an underwriting update will be provided in July.

EIGHTH ORDER OF BUSINESS

**Discussion regarding Phase 1C
Common Area Maintenance
• Pond Bottom Maintenance**

Ms. Gaarlandt noted confirmation of the maintenance schedule from the District Engineer has not yet been received.

This item was tabled.

NINTH ORDER OF BUSINESS

**Review and Acceptance of Fiscal Year
2025 Audit Report**

Ms. Gaarlandt noted the report was reviewed and signed off by the Chair and District Staff prior to submittal.

On MOTION by Mr. Rogers, seconded by Ms. Aldana, with all in favor, the Board of Supervisors for the Finley Woods Community Development District accepted the Fiscal Year 2025 Audit Report.

TENTH ORDER OF BUSINESS

**Ratification of Funding Request Nos.
104-106**

Ms. Gaarlandt noted these are for standard District expenses and previously approved.

The Board reviewed the Funding Requests.

On MOTION by Mr. Rogers, seconded by Ms. Massengale, with all in favor, the Board of Supervisors for the Finley Woods Community Development District ratified Funding Request Nos. 104-106.

ELEVENTH ORDER OF BUSINESS

Review of Monthly Financials

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

Mr. Montejano gave an overview.

There was brief discussion regarding the financials and the audit expense.

TWELFTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Ms. Rigoni gave an update on the Phase 2 permit dispute. She requested authorization to acquire an expert to help with the ongoing dispute. Any amount incurred will be brought back to the Board for ratification.

On MOTION by Mr. Rogers, seconded by Ms. Massengale, with all in favor, the Board of Supervisors for the Finley Woods Community Development District authorized District Counsel to acquire an outside Expert regarding the Permit Dispute, with a not-to-exceed amount of \$5,000.00, and authorized the Chair to have final execution.

It was noted this expense would be incurred in the current fiscal year.

There was brief discussion regarding the permit dispute and Phase 3 financing. It was noted a special Shade session may need to be scheduled.

District Engineer – Ms. Gaarlandt noted a request was received from the District Engineer for funds to provide the Phase 3 Supplemental Engineers Report. It was confirmed the expense will be billed to the Developer. District Management will notify the District Engineer.

District Manager – Ms. Gaarlandt gave an update regarding the Phase 2 repair and noted it has been completed.

Ms. Gaarlandt reminded the Board of the Form 1 filing deadline of July 1. The Supervisors will receive an email reminder.

It was also noted the annual Ethics Training is due December 31. District Management will send out links to the Board. Once completed, it is recommended to send confirmation to District Management for records keeping.

Ms. Gaarlandt stated the next Board meeting is scheduled for July 9, 2026. Meetings can be adjusted as needed.

There was brief discussion regarding the scheduled meetings and ensuring quorum.

Developer Updates - Mr. Rogers gave an update on Phase 3 infrastructure. It was noted completion should be at the end of July or beginning of August. It was noted there were some issues with in-ground wells being found.

Mr. Rogers noted there have been some issues with the northwest corner adjacent homeowner. Consequently a surveyor was hired and property lines were confirmed.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no Supervisor requests or audience comments.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Massengale, seconded by Mr. Taylor, with all in favor, the Board of Supervisors for the Finley Woods Community Development District adjourned the June 11, 2026, Board of Supervisors' Meeting.


Secretary / Assistant Secretary


Chairperson/Vice Chairperson