

MINUTES OF MEETING

FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Thursday, August 13, 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
Cale Rogers
Allyson Aldana
Tonia Massengale

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also Present:

Jane Gaarlandt
Gazmin Kerr
Rick Montejano
Kevin Plenzler
Michelle Rigoni
Daniel Young
Eric Barkhurst
Sabrina Rochelle
Elizabeth Michaels
Garth Michaels
Linda Brown

PFM Management Services LLC
PFM Magegement Services LLC (via phone)
PFM Management Services LLC (via phone)
PFM FA (via phone)
Kutak Rock (via phone)
NV5 (via phone)
Finley Woods HOA/Public
Public
Public
Public
Public

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

A resident wanted to know who is the developer of Phase 3. She stated she has heard that there will be no homeowner representation on the Board and would like to know why. She also would like to discuss common area maintenance, and why the roads are not complete.

Mr. Rogers stated that Boyd Group is the Developer for Phase 3.

The resident requested that Tommy Williams mow the 14 vacant lots in Phase 2.
There was brief discussion amongst the Board regarding mowing and common areas.

Ms. Rigoni responded that eventually there will be residents elected to the Board and gave a brief overview of the process.

A resident requested appointing a non-official board member to attend the meetings to be included in the discussions. Ms. Gaarlandt noted that all Board meetings are open to the public and anyone can attend. The resident requested if a resident can be included in an email notification group. Ms. Gaarlandt noted that the resident can be included in the distribution list.

The resident expressed her concern that the residents of Phase 2 have no representation on the board for the Community Development District or the Homeowners Association.

Ms. Patterson noted that during the pre-pavement inspection, they were made aware of three areas that are sagging and need correction.

A resident questioned how it was determined which concrete sections of the road needed to be replaced.

Ms. Patterson informed the residents that D.R. Horton met with the city to determine which sections needed to be replaced.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the June 11, 2026, Board of Supervisors' Meeting

The Board reviewed the minutes.

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 minutes of the June 11, 2026, Board of Supervisors' Meeting, with noted edits.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-08, Adopting the Annual Meeting Schedule for Fiscal Year 2026-2027

Ms. Gaarlandt reviewed the meeting schedule with the Board and noted that all meetings are open to the public.

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 Resolution 2026-08, Adopting the Annual Meeting Schedule for Fiscal Year 2026-2027 for the second Thursday of each month at 11:00 a.m. at Offices of Tommy Williams Homes, 2563 SW 87th Drive, Suite 10, Gainesville, FL 32608.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-09, Adopting Goals, Objective, and Performance Measures and Standards

Ms. Gaarlandt noted that these are similar to the goals and objectives currently in place. She noted there has not been any updates to this statutory requirement.

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 2026-09, Adopting Goals, Objectives, and Performance Measures and Standards.

SIXTH ORDER OF BUSINESS

Public Hearing on the Adoption of the District's Annual Budget

- Public Comments and Testimony
- Board Comments
- A. Consideration of Resolution 2026-10, Adopting the Fiscal Year 2027 Budget and Appropriating Funds

Ms. Gaarlandt requested a motion to open the public hearing.

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

A resident questioned why there is a fee increase.

Ms. Patterson noted that for the previous fiscal year the developer was funding a portion of the budget. In the current fiscal year budget the Phase 3 landscape maintenance is funded by a Developer contribution, and in the upcoming Fiscal Year the phase 3 landscape maintenance will be paid for by the District. There were several comments from the residents regarding specific line items in the budget.

Ms. Gaarlandt explained how the budget is prepared and disbursed.

There was brief discussion between various residents and board members regarding landscape and maintenance and the costs per phase. The residents expressed concerns about incurring the landscape and maintenance costs for Phase 3.

Mr. Barkhurst, a member of the Finley Woods Homeowner's Association Board, noted that the Homeowner's Association is resident controlled and there is a backlog of things to complete. He noted that he has walked through the community and has addressed areas that need to be mowed with Ms. Gaarlandt and the CDD and HOA are working together to maintain the common areas.

There was further discussion amongst the residents about the possibility of issuing fines and liens to the District for not maintaining the grass in the common areas.

A resident asked if the HOA has the authority to place liens on the CDD regarding areas not being maintained properly.

Ms. Rigoni answered that the HOA does not have the authority to place liens on the CDD.

Ms. Gaarlandt noted that Phase 3 will be on roll for the upcoming Fiscal Year.

There was brief discussion regarding Phase 3 and differences between being on roll or off roll for Assessments.

Ms. Gaarlandt gave an overview of the increased expenses.

There was further discussion regarding on-roll or off-roll for Assessments.

Ms. Gaarlandt noted that The Board agreed to leave Phase 3 off roll in regard to Assessments.

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

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 2026-10, Adopting the Fiscal Year 2027 Budget and Appropriating Funds.

SEVENTH ORDER OF BUSINESS

Public Hearing on the Adoption of the District's Annual Budget

- **Public Comments and Testimony**
- **Board Comments**

A. Consideration of Resolution 2026-11, Adopting an Assessment Roll for Fiscal Year 2027, and Certifying Special Assessments for Collection

Ms. Gaarlandt to open the public hearing.

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

A resident questioned what the special assessment is for.

Ms. Gaarlandt noted that the special assessments are funding the O&M budget.

On MOTION, by Ms. Patterson, seconded by Ms. Aldana, with all in favor, the Board of Supervisors for the Finley Woods Community Development District closed the Public Hearing.

There were no board comments.

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 2026-11, Adopting an Assessment Roll for Fiscal Year 2027, and Certifying Special Assessments for Collection.

EIGHTH ORDER OF BUSINESS

Consideration of PFM Fee Increase Letter

Ms. Gaarlandt noted the letter is for PFM internal billing purposes and reflects the increase approved in the just adopted FY27 O&M Budget.

On MOTION, by Ms. Patterson, seconded by Ms. Aldana, with all in favor, the Board of Supervisors for the Finley Woods Community Development District accepted PFM Increase Letter.

NINTH ORDER OF BUSINESS

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

Ms. Rigoni noted that Phase 3 is near completion which is estimated towards the end of September. District staff will be in communication with the underwriter on the timing of the bonds.

TENTH ORDER OF BUSINESS

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

- Pond Bottom Maintenance

This item was deferred.

ELEVENTH ORDER OF BUSINESS

Ratification of Tree Removal Proposal

Ms. Gaarlandt noted the current proposal for \$3,900.00 is due to a dead tree that was leaning toward a homeowner's home.

On MOTION, by Mr. Patterson, seconded by Mr. Rogers, with all in favor, the Board of Supervisors for the Finley Woods Community Development District ratified the Tree Removal Proposal.

TWELFTH ORDER OF BUSINESS

**Ratification of Work Authorization for
Additional As-Built Survey of
Drainage Swale, Phase 2, Lots 96-108
Drainage Easement**

Ms. Gaarlandt noted this work authorization is for additional engineer work previously approved by the Board for a not-to-exceed amount of \$5,000.

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 Work Authorization for Additional As-Built Survey of Drainage Swale, Phase 2, Lots 96-108 Drainage Easement.

THIRTEENTH ORDER OF BUSINESS

**Ratification of Funding Request Nos.
107-111**

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. Aldana, with all in favor, the Board of Supervisors for the Finley Woods Community Development District Ratified Funding Request Nos. 107-111.

FOURTEENTH ORDER OF BUSINESS

Review of Monthly Financials

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

Ms. Gaarlandt noted that the monthly financials are updated through July 31, 2026.

FIFTEENTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.
District Engineer – Not in attendance.

District Manager – Ms. Gaarlandt stated the next Board meeting is scheduled for September 10, 2026. Meetings can be adjusted as needed.

Ms. Gaarlandt noted that the agendas are posted on the District's website.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

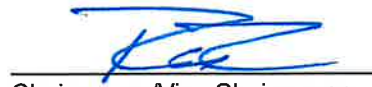
There were no Supervisor requests or audience comments.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION, by Ms. Massengale, seconded by Ms. Patterson, with all in favor, the Board of Supervisors for the Finley Woods Community Development District adjourned the August 13, 2026, Board of Supervisors' Meeting.


Secretary / Assistant Secretary


Chairperson/Vice Chairperson