

MINUTES OF MEETING

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

Tuesday, July 1, 2025, at 1:30 p.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	Vice-Chair
Cale Rogers	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)
Michelle Rigoni	Kutak Rock	(via phone)
Derek Batsel	The Boyd Group	
Ayla Hart	The Boyd Group/HOA	

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Gaarlandt called the Board of Supervisors Meeting to order at approximately 1:34 p.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 Letter(s) of
Resignation from the Board**

- a. **Nomination for Open
Seat (s)**
- b. **Administration of the
Oath of Office to Newly
Elected Board
Member(s)**

Ms. Gaarlandt noted District staff received a Letter of Resignation from Ms. Emily Williamson for Seat 4, which has a term that expires in November of 2026.

On MOTION by Ms. Patterson, seconded by Mr. Taylor, with all in favor, the Board of Supervisors for the Finley Woods Community Development District accepted the Resignation of Ms. Emily Williamson from the Board.

Ms. Gaarlandt called for nominations.

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

Ms. Gaarlandt administered the oath of office to Mr. Batsel.

Ms. Gaarlandt will send out pertinent information including Florida Sunshine Law to the new Board member and noted that Board email addresses are available.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Election of Officers

Ms. Gaarlandt reviewed the current slate of officers and noted this would also remove Emilee Lowe as Assistant Secretary and add Mr. Batsel. The Board can make changes as they choose.

The Board briefly discussed the current slate of officers and the terms for those seats. The Board agreed to keep Ms. Patterson as the Chair, Mr. Rogers as Vice Chair, and all other board members as Assistant Secretaries.

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 2025-06, Election of Officers with above Amendments.

FIFTH ORDER OF BUSINESS

Consideration of Minutes a. June 3, 2025, Board of Supervisors' Meeting b. June 3, 2025, Auditor Selection Committee Meeting

The Board reviewed the minutes. District Counsel made a few clarifying changes, which were already submitted.

On MOTION by Mr. Batsel, seconded by Ms. Patterson, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved the June 3, 2025, Board of Supervisors' Meeting and the June 3, 2025, Auditor Selection Committee Meeting, subject to the edits provided by District Counsel.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution
2025-07, Amending
Resolution 2025-04 Approving
a Preliminary Budget for
Fiscal Year 2026 and Setting a
Public Hearing Date**

Ms. Gaarlandt noted the recommendation is to hold the Public Hearing on August 5, 2025, at the current location.

Ms. Rigoni reviewed the amended budget details, including the changes in landscaping responsibility and timeline for the phases. It was noted under this amendment, the District would take over the landscaping maintenance responsibility.

Ms. Gaarlandt noted that the landscaping maintenance can be sent out for proposals. The landscaping line item would increase from \$26,250.00 to \$41,040.00 under this amended budget. She reviewed two options for the budget with the Board and noted the assessments would be \$1,016.52 with Option 1 or \$982.94 with Option 2. The current annual assessments are \$425.00.

The Board discussed the phases within the community, the preliminary O&M budget, and assessments.

There was also discussion regarding the irrigation costs, the timeline for the irrigation costs, and where the irrigation is currently running. It was noted outstanding invoices need to be collected to plan accordingly.

Ms. Rigoni noted the budget has to cover all forecasted expenses. The budget can be lowered, but it cannot be increased once approved. This preliminary budget is a projected budget for what the District will need to fully fund the operation and maintenance of the District.

The Board discussed the options for the budget. The Board agreed to Option 2 with a total budget of \$231,925.00.

Ms. Gaarlandt reviewed the line items within Option 2.

On MOTION by Mr. Batsel, seconded by Mr. Rogers, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved Resolution 2025-07, Amending Resolution 2025-04 Approving a Preliminary Budget for Fiscal Year 2026, selecting Option 2, and Setting a Public Hearing Date for August 5, 2025, at 1:30 p.m., at the current location.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution
2025-08,
Declaring
Assessments**

Ms. Rigoni gave an overview of the resolution and the statutory process of declaring assessments. This would take place during the budget Public Hearing in August.

On MOTION by Ms. Patterson, seconded by Mr. Taylor, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved Resolution 2025-08, Declaring Assessments.

EIGHTH ORDER OF BUSINESS

**Ratification of the Amended
and Restated Engineering
Service Agreement**

This agreement was previously approved in substantial form. The final agreement will be brought back before the Board for ratification.

This item was deferred.

NINTH ORDER OF BUSINESS

**Consideration of Work
Product Acquisition for the
Series 2020 Project i.
Resolution 2025-05,
Authorizing DSRF Release
and Requisition (Series 2020)**

There was no update at this time.

This item was deferred.

TENTH ORDER OF BUSINESS

**Consideration of Funding
Request Nos. 85**

Ms. Gaarlandt stated that these were all standard District expenses.

On MOTION by Ms. Patterson, seconded by Mr. Taylor, with all in favor, the Board of Supervisors for the Finley Woods Community Development District approved Funding Request No. 85.

ELEVENTH ORDER OF BUSINESS

Review of Monthly Financials

The Board reviewed the monthly financials as of May 30, 2025, and the budget to actual expenses.

No action was required by the Board.

TWELFTH 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 August 5, 2025. She also reviewed the Form 1 requirements and annual Ethics Training.

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. Greve, seconded by Mr. Batsel, with all in favor, the Board of Supervisors for the Finley Woods Community Development District adjourned the July 1, 2025, Board of Supervisors' Meeting.


Secretary / Assistant Secretary


Chairperson / Vice Chairperson