

MINUTES OF MEETING
BANNON LAKES
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bannon Lakes Community Development District was held on Tuesday, September 16, 2025, at 6:00 p.m. at the World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, Florida.

Present and constituting a quorum were:

Michael Sheldon	Chairperson
Kim Crenier	Vice Chairperson
Sandy Gehring	Supervisor
Thomas Cooper	Supervisor
John Ter Louw	Supervisor

Also present were:

Matt Biagetti	District Manager
Jim Oliver	GMS
Wes Haber <i>by phone</i>	District Counsel
Jeff Johnson	RMS, Operations Manager
Emily Wright	RMS, Amenity Manager
Michael Lucas	Basham and Lucas
Neil Mahoney	Mighty Dog Roofing
Bobby Kukar	St. John's County Sheriff's Office
Eric Lanehart <i>by phone</i>	DCCM
Corbin DeNagy	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Biagetti called the meeting to order. Five Supervisors were in attendance constituting a quorum. The Board motioned to move Pond Ownership discussion after the financial reports.

On MOTION by Ms. Crenier, seconded by Ms. Gehring, with all in favor, Amending the Agenda to Discuss Pond Ownership After Financial Reports, was approved 5-0.
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SECOND ORDER OF BUSINESS

Public Comment

Mr. Biagetti opened the public comment period for agenda items only.

Resident (Tom Kelly, 178 Ash Breeze Cove) discussed the Seacrest Harbor pond turnover to the CDD. He noted that the District Manager should have received a letter from BCM Services indicating that Lennar never turned that over to the HOA. Lennar is still the owner of that water.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 19, 2025 Meeting

Mr. Biagetti presented the minutes of the August 19, 2025 meeting and asked for any changes to the minutes. Mr. Sheldon clarified in the ninth order of business that the roads within Bridge Bay are private.

On MOTION by Ms. Crenier, seconded by Ms. Gehring, with all in favor, the Minutes of the August 19, 2025 Meeting, were approved as amended 5-0.

FOURTH ORDER OF BUSINESS

Discussion Items:

A. Amenity Center Enhancements

Ms. Crenier provided an overview of the Amenity Center Enhancement process and the steps the Board had taken so far. She noted that the Board had provided a list of enhancements and at this time they were getting pricing for those enhancements. Mr. Lucas provided insight on two different drawings and options for the Fitness Center expansion. He also reviewed a drawing for enclosing the Breezeway. After Board discussion, consensus was to schedule a workshop to discuss the Amenity Center Enhancements in more detail and get feedback on equipment wants and needs from the community.

B. Master HOA

The Board discussed the Master HOA findings. October 2 is scheduled as the turnover discussion meeting.

C. Pond Ownership

**This discussion item was moved after financial reports.*

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FIFTH ORDER OF BUSINESS

Consideration of Proposals

A. Mathews Design Group for Tree Surveying

Mr. Sheldon noted a number of trees on the lake to the north of Bridge Bay before Bannon Lake Boulevard that have root problems, and they are beginning to affect the houses there. DCCM provided a proposal to locate and survey the trees to determine property lines and ownership. The proposal totaled \$1,500. Mr. Lanehart with Mathews DCCM reviewed the proposal.

On MOTION by Mr. Louw, seconded by Ms. Gehring, with all in favor, to Proposal from Mathews DCCM for Locating and Surveying Trees, was approved subject to review of HOA C&R's 5-0.

B. Mighty Dog Roofing

Mr. Mahoney with Mighty Dog Roofing noted that they kicked off starting the project that week. He stated they removed metal panels from the main building and the gym building, and after that they were able to inspect the condition of the decking. They determined that they needed to redeck the entire structures. He noted that the underlayment that was installed previously had essentially liquified but they weren't sure to what extent that would be. He stated it is everywhere that they have removed materials so far, not just in a particular area. Mr. Mahoney stated they are not able to remove or scrape it, it is fused with the underlying wood. Mr. Mahoney confirmed that the foam installation will not be disturbed by them removing the decking.

On MOTION by Mr. Cooper, seconded by Mr. Louw, with all in favor, the Amendment to the Mighty Dog Roofing Agreement, was approved 5-0.

C. Dog Park Fence Repair

The Board reviewed two proposals for dog park fencing repairs. Board consensus was to approve the Silverman Fence Company proposal for the repair for \$2,400.

On MOTION by Mr. Louw, seconded by Mr. Cooper, with all in favor, the Silverman Proposal for \$2,400, was approved 5-0.

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SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber provided an update on the claims proves with the material supplier of the failed roofing material. He noted that he will update the claim to include the new decking. Mr. Haber felt that they were making progress with the Master HOA topic.

B. Engineer

Mr. Lanehart had nothing additional to report to the Board.

C. District Manager

Mr. Biagetti provided a \$16,000 cost estimate for two speed limit radar signs. The Board discussed the option of getting a flashing crosswalk sign and directed staff to bring back pricing. Mr. Bobby Kukar with the Sheriff's Office gave his opinion on radar signs and flashing signs. He noted that it's extremely hard to get the county to pass these types of things.

D. General Manager– Report

Ms. Wright reviewed the General Manager report that was included in the meeting agenda for Board review. She noted they have a Fall Craft Day planned for October 18th and Halloween Kick Off is on October 31st.

SEVENTH ORDER OF BUSINESS

Audience Comments

Resident (Rhonda Kingsley, 95 Bridge Oak Lane) asked for a status update on the dog park benches and shade. Mr. Sheldon noted that everything was on order, when they ordered it originally the expected date to receive those items was 12 to 14 weeks.

Resident (Sandra Lovett, 244 Lake Bridge Rd) discussed the flashing lights and sign for walkers on the crosswalk and asked if the Board would be willing to look into the cost for that.

Resident (Lisa Dynes, 550 Bluejack Ln) discussed the gym expansion and asked if the proposal was only one level. She noted at one time there was discussion about a two-story gym. The Bord noted it was due to costs and the need for a lift to get residents to the second story.

Resident (Tom Kelly, 178 Ash Breeze Cove) discussed the Master HOA and the possibility of liquidating the CDD taking that over. There was discussion on the bike rack on Duran, and the Board noted they believed that was installed by the HOA.

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Resident (Debra Layo, 398 Bluejack Lane) discussed the Wi-Fi sign at the amenity center. She noted that the username and password are in all capital letters on the sign, and the password is actually all lowercase letters. Discussion ensued regarding the Bannon Lakes Facebook page, and Ms. Gehring volunteered to work with Debra and Emily on the social media pages.

Resident (Doug Parker, 56 Ash Breeze Cove) asked for an update on the pool fountains. Mr. Sheldon noted that the pool company is having trouble locating the valve system that is controlling the water features. They are coming out next week to sweep the area to try to find the irrigation box that controls that.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being no Supervisor requests, the next item followed.

NINTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending July 31, 2025

Mr. Biagetti presented the unaudited financials through July 31, 2025. He noted for the revenues there is a positive variance of \$16,000. Expenses have a positive variance of \$27,000, totaling a positive variance of \$43,000.

B. Assessment Receipt Schedules

Mr. Biagetti noted the District is 100.51% collected.

C. Approval of Check Register

Mr. Baigetti presented the check register totaling \$173,342.88.

On MOTION by Mr. Louw, seconded by Ms. Gehring, with all in favor, the Check Register, was approved 5-0.

D. Discussion of Pond Ownership

Mr. Biagetti opened up discussion on the pond ownership. Mr. Sheldon provided background on the pond ownership. Mr. Sheldon's suggestion to the Board was to table discussion of pond ownership until the CDD starts discussing the 2028-2029 budget and that no transfers be

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accepted until then. Until then, the CDD will continue to review its obligation for the water system and ensure that all HOAs are compliant to regulations.

On MOTION by Mr. Sheldon, seconded by Ms. Gehring, with all in favor, Tabling Discussion of Pond Owners until Fiscal Year 2028-2029 Budget Year, was approved 5-0.

Resident (Mike Sullivan, President of the Bridge Bay Bannon Lakes Community Association) stated the only reason they don't want to transfer the pond at this time is because if you buy a house you take the maintenance, taxes, and insurance with it. There is a red line around the parcel on the property appraiser's office, and if they want the inside of the red line then they have to take everything that goes with it. He noted they are paying \$7,000 a year to get the grass cut. They don't want to give away the parcel for free because it's an asset and then have to pay the maintenance on it.

Resident asked for clarification, he asked if the CDD was prepared to take over the pond and the only issue was cutting the grass of the homes or private residences that bordered the pond? The Board answered yes.

Resident (Mike Moritz) asked if they would mow the far bank, across the lake, and all the way down to the spillway and then mow up to the lake. The Board stated yes.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – October 21, 2025 at 6:00 p.m. at Bannon Lakes Amenity Center

Mr. Biagetti stated the next meeting is on October 21, 2025 at 6:00 p.m. at the Bannon Lakes Amenity Center. He noted this will be a combined workshop and Board meeting.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Louw, seconded by Ms. Gehring, all in favor, the meeting was adjourned 5-0.

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Signed by:

Matt Bragetti

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Secretary / Assistant Secretary

Signed by:

Kim Crenier

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Chairperson / Vice Chairperson