

**MINUTES OF MEETING
BANNON LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The continued meeting of the Board of Supervisors of the Bannon Lakes Community Development District was held on Monday, **June 22, 2026**, at 5:00 p.m. at the Bannon Lakes Amenity Center, 435 Bannon Lakes Boulevard, St. Augustine, Florida 32095.

Present and constituting a quorum were:

Michael Sheldon
Kim Crenier
Sandy Gehring
John Ter Louw
Thomas Cooper

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Matt Biagetti
Wes Haber *by phone*
Emily Wright
Jeff Johnson

District Manager, GMS
District Counsel, Kutak Rock
Amenity Manager, RMS
GMS, Operations Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Biagetti called the meeting to order at 5:00 p.m. Five Supervisors were in attendance in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Biagetti noted this is a continued meeting to solely discuss proposals for landscaping and irrigation maintenance that have been received as well as security. He opened the audience comment period.

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THIRD ORDER OF BUSINESS

**Consideration of Proposals for Landscape
and Irrigation Maintenance**

Mr. Biagetti presented the Supervisors scores for each landscape company.

- A. Brightview –91**
- B. Juniper – 88.71**
- C. Landcare Group –86.30**
- D. Prestige – 84.10**
- E. RCI – 90.31**
- F. The Greenery – 91.72**
- G. United – 89.84**
- H. VerdeGo – 83.68**
- I. Yarnique – 89.33**
- J. Yellowstone – 84.03**

Mr. Biagetti stated from the highest to lowest number of points, the Greenery is number one, Brightview number two, RCI number three, United number four, Yarnique number five, Juniper number six, Land Care Group number seven, Prestige number eight, Yellowstone number nine, and VerdeGo number ten. The Board had discussion about the rankings.

On MOTION by Mr. Sheldon, seconded by Ms. Crenier, with Mr. Sheldon, Ms. Crenier, and Ms. Gehring in favor and Mr. Cooper and Mr. Ter Louw opposed, the Greenery Proposal for Landscape and Irrigation Maintenance, was approved 3-2.

Mr. Biagetti asked for a motion to accept the Vice Chair's score sheet.

On MOTION by Ms. Gehring, seconded by Ms. Crenier, with all in favor, Accepting Vice Chair Crenier's Score Sheet, was approved.

FOURTH ORDER OF BUSINESS

Closed Security Session

The Board discussed security including signage, RMS, household/individual suspensions, change to amenity policies by July meeting, e-bike monitoring or restriction, and working FY27 RMS night attendant into the budget.

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On MOTION by Mr. Ter Louw, seconded by Mr. Cooper, with all in favor, RMS Night Attendant Proposal & FY26 as Current Proration from July - September, was approved.

PUBLIC COMMENT:

Donna Jumper asked about a neighborhood watch.

Alyssa Chiodo asked can an e-blast stating if you don't get your kids in line, this is going to affect our CDD budget and potentially raise the cost. Doesn't think people realize how bad it is.

Bob Boattini asked if any neighborhood offers to and is given approval by the CDD to come here, doesn't that put the CDD in liability should something happen such as confrontation, physical issue, somebody gets hurt.

Ken Mortara stated let's take it to the extreme and this neighborhood watch person takes a kid and throws them in the pool and he drowns. I think there is a very significant liability concern that you should consider with that approach. Suggested providing a warning the first time and the second time a citation or letter to parent.

Loretta Boattini stated she was concerned about the person doing the 5:00 to 10:00, should consider a body cam. Also money talks, if they are throwing or damaging something feels they should go after the household.

Michael Manzione asked to share the dollar amount for the Greenery and how it compares to the budget approved last week. Mr. Biagetti stated the Greenery year one is \$175,541.36. It's the same for year two and year three. Year four is \$180,807.58. The average across those 4 years is \$176k. The current budget amount is \$188,000. It's a savings of roughly \$12k per year. Counsel will draft this agreement with a 30-day notice to terminate. The entire contract is in the CDD's agenda. He noted Sandy & Kim had the exact numbers for all 10 vendors. Ms. Gehring stated we did our evaluations. We talked about it at the last meeting and so that's what the numbers were. Kim noted they did not discuss this amongst ourselves except at the publicly noticed meetings.

Charlie Lane suggested upgrading the "rules" signage, such as at the pool & patio area to have something to back the CDD up.

Resident asked if pool closing after dusk and if it's a county or CDD rule. Mr. Biagetti noted pertaining to night swimming the CDD can determine if it closes earlier. But unless you're an approved nighttime swimming facility with lights it is through the health department required

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to be closed. The CDD has the option to set those hours as well. Mr. Sheldon noted it's a safety issue.

Resident asked for an update on the hog issue. Jeff stated a camera has been relocated to Orchard Pass and they are waiting on a cage.

A Board member provided an update after attending South Shore's meeting last week regarding a bicycle rack and the pond issues.

FIFTH ORDER OF BUSINESS

**Next Scheduled Meeting – July 21, 2026,
at 6:00 p.m. at Bannon Lakes Amenity
Center**

Mr. Sheldon announced that the next meeting is scheduled for July 21, 2026 at 6:00 p.m. at this facility.

SIXTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Ter Louw seconded by Ms. Gehring, with all in favor the meeting was adjourned.

Signed by:

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Secretary / Assistant Secretary

Signed by:

92A4080CD5654D4...
Chairperson / Vice Chairperson