MINUTES OF MEETING
GREENBRIAR COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Greenbriar Community Development District held a Regular Meeting on July 8, 2025 at 3:00 p.m., at the St. Johns County Airport Authority, 4730 Casa Cola Way, St. Augustine, Florida 32095.

Present:

Joshua Breakstone	Chair
Noah Breakstone	Vice Chair
Kevin Kramer	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Mike Eckert	District Counsel
Kate John (via telephone)	Kutak Rock LLP
Peter Ma (via telephone)	District Engineer
Shira Fertel	Member of the Public
Aharon Benyowitz	Member of the Public
Mike Goodman	Member of the Public
Kathy Goodman	Member of the Public
Anna Ryan	Member of the Public
Richard Ryan	Member of the Public

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Torres called the meeting to order at 3:14 p.m.

Supervisors Joshua Breakstone, Noah Breakstone and Kramer were present. Supervisors Onorato and Samantha Breakstone were not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Acceptance of Resignation of Samantha Breakstone [Seat 2]**

On MOTION by Mr. Noah Breakstone and seconded by Mr. Joshua Breakstone, the resignation of Samantha Breakstone from Seat 2, was accepted.

- **Acceptance of Resignation of Justin Onorato [Seat 5]**

This item was an addition to the agenda.

On MOTION by Mr. Noah Breakstone and seconded by Mr. Joshua Breakstone, the resignation of Justin Onorato from Seat 5, was accepted.

FOURTH ORDER OF BUSINESS **Consideration of Appointment to Fill Unexpired Term of Seat 2; Term Expires November 2028**

Mr. Noah Breakstone nominated Shira Fertel to fill Seat 2. No other nominations were made.

On MOTION by Mr. Noah Breakstone and seconded by Mr. Joshua Breakstone, the appointment of Shira Fertel to fill Seat 2, was approved.

- **Administration of Oath of Office (the following to be provided under separate cover)**

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Shira Fertel. He provided and explained the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Board Membership, Obligations and Responsibilities

C. Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict

- **Consideration of Appointment to Fill Unexpired Term of Seat 5; Term Expires November 2026, and Administration of Oath of Office**

This item was an addition to the agenda.

Mr. Noah Breakstone nominated Aharon Benyowitz to fill Seat 5. No other nominations were made.

> **On MOTION by Mr. Noah Breakstone and seconded by Mr. Joshua Breakstone, the appointment of Aharon Benyowitz to fill Seat 5, was approved.**

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Aharon Benyowitz. He provided the items in the Fourth Order of Business.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-12, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-12. Mr. Breakstone nominated the following:

Joshua Breakstone	Chair
Noah Breakstone	Vice Chair
Kevin Kramer	Assistant Secretary
Shira Fertel	Assistant Secretary
Aharon Benyowitz	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Samantha Breakstone	Assistant Secretary
Justin Oronato	Assistant Secretary

The following prior appointments by the Board remain unchanged by this Resolution:

Craig Wrathell	Secretary
Ernesto Torres	Assistant Secretary
Felix Rodriguez	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Noah Breakstone and seconded by Mr. Joshua Breakstone, with all in favor, Resolution 2025-12, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-13, Authorizing Issuance of Competitive Solicitations for Implementation of the District's Capital Improvement Program; Approving Evaluation Criteria for Requests for Qualifications and Requests for Proposals; Establishing a Construction Evaluation Committee; Appointing Initial Members of the Construction Evaluation Committee and Providing for Removal and Replacement; Defining the Duties of the Construction Evaluation Committee; Providing a Severability Clause; and Providing an Effective Date**

Mr. Torres presented Resolution 2025-13.

Mr. Eckert stated that adoption of this Resolution will enable the CDD to establish a Construction Evaluation Committee to assist in going out to bid for large projects and it authorizes the Committee to deviate from the Evaluation Criteria within a small percentage based on the project. The following Committee Members will be inserted in Section 5:

1. Eric Lavoie
2. Peter Ma
3. Aharon Benyowitz

The Resolution will also be changed from the Committee ranking the proposals to the CDD Board ranking them.

On MOTION by Mr. Noah Breakstone and seconded by Mr. Kramer, with all in favor, Resolution 2025-13, as amended, Authorizing Issuance of Competitive Solicitations for Implementation of the District's Capital Improvement Program; Approving Evaluation Criteria for Requests for Qualifications and Requests for Proposals; Establishing a Construction Evaluation Committee; Appointing Initial Members of the Construction Evaluation Committee and Providing for Removal and Replacement; Defining the Duties of the Construction Evaluation

Committee; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-06

On MOTION by Mr. Noah Breakstone and seconded by Mr. Kramer, with all in favor, Resolution 2025-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of JEA Contract for Outside Lighting Service for Private Interests [Pinewalk Collector Road]**

Mr. Torres presented the JEA Contract for Outside Lighting Service for Private Interests Pinewalk Collector Road. Mr. Ma stated that this Agreement is required for any territory outside the City of Jacksonville. Via the Agreement, JEA agrees to furnish, install and maintain the 28 lights with 18’ poles and the lights, at a monthly rate of $7.53 per month for each light plus a fuel charge. If the CDD does not keep the contract for the three years, there is a $154 per light take down charge.

Discussion ensued regarding what the lights look like and researching them.

On MOTION by Mr. Noah Breakstone and seconded by Mr. Joshua Breakstone, with all in favor, the JEA Contract for Outside Lighting Service for Private Interests Pinewalk Collector Road, subject to Chair or Vice Chair approval, was approved.

NINTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of May 31, 2025**

On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in favor, the Unaudited Financial Statements as of May 31, 2025, were accepted.

TENTH ORDER OF BUSINESS **Approval of June 12, 2025 Regular Meeting Minutes**

On MOTION by Mr. Noah Breakstone and seconded by Mr. Kramer, with all in favor, the June 12, 2025 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer: England-Thims & Miller

There were no District Counsel or District Engineer reports.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **UPCOMING MEETINGS**
  - ➢ **August 14, 2025 at 3:00 PM [Adoption of FY 2026 Budget]**
  - ➢ **September 11, 2025 at 3:00 PM**
  - ○ **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS **Public Comments**

Mr. Mike Goodman, a member of the public, asked about the big deforestation occurring east of Mill Creek Forest and North Greenbriar Road. A Board Member stated it is part of the development of the property for a CDD road, widening Greenbriar Road and a neighborhood being developed by a builder who purchased the land. Mr. Goodman asked how many acres are in that area. The number of acres is not known but it will be about 500 detached residential lots.

Ms. Kathy Goodman, a member of the public, asked if there will be multiple builders. It was noted there will likely be multiple builders.

The Board requested that Developer-related questions not be asked during a CDD meeting.

Ms. Goodman asked if the CDD road will be public roads. The answer was yes. Regarding the entity responsible for road maintenance, Mr. Eckert believes the County and the CDD will each have some responsibilities.

Ms. Anna Ryan, a member of the public, asked if land is designated for a County Park and County School and, if so, what the access points would be. She saw information about there being three amenity centers and asked if the CDD will be a golf cart community. She asked when homes will start being built and sold, will there be a connection to the Veterans Parkway and the proposed Town Center in the area. She voiced her opinion on the type of lights being considered.

It was noted that Ms. Ryan's questions are more questions for the Developer than for the CDD Board.

Mr. Kramer discussed a nearby park development by the County.

Mr. Richard Ryan, a member of the public, asked if the CDD must maintain a feeder road and asked if the CDD will incur the expense. Mr. Kramer discussed the CDD possibly maintaining landscaping.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Kramer and seconded by Mr. Joshua Breakstone, with all in favor, the meeting adjourned at 3:35 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair