

**MINUTES OF MEETING
GREENBRIAR COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Greenbriar Community Development District held a Public Hearing and Regular Meeting on November 13, 2025 at 3:00 p.m., at the St. Johns County Airport Authority, 4730 Casa Cola Way, St. Augustine, Florida 32095.

Present:

Shira Fertel	Assistant Secretary
Kevin Kramer	Assistant Secretary
Aharon Benyowitz	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Michael Eckert	District Counsel
Lyndsay Keller	District Engineer
Dave D'Ambrosio (via telephone)	Development Team
Eric Lavoie (via telephone)	Development Team
Charles Laughlin	A.J. Johns, Inc.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 3:00 p.m. Supervisors Kramer, Fertel and Benyowitz were present. Supervisors Noah Breakstone and Joshua Breakstone were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public were present or spoke.

THIRD ORDER OF BUSINESS

Consent Agenda

A. Ratification/Consideration of Requisitions (Series 2025)

I.	Number 39	C.W. Matthews Contracting Co.	[\$2,084,590.41]
II.	Number 40	AT&T CWO	[\$68,083.55]
III.	Number 41	Vallencourt Construction Co., Inc.	[\$347,121.29]
IV.	Number 42	ETM	[\$16,035.00]
V.	Number 43	ETM	[\$12,907.50]
VI.	Number 44	Kutak Rock, LLP	[\$7,552.00]
VII.	Number 45	C.W. Matthews Contracting Co.	[\$945,642.72]

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the Consent Agenda items, as listed, were approved and/or ratified.

FOURTH ORDER OF BUSINESS

Public Hearing to Consider the Identification of Assessment Factors for a New Product Size and Reallocation of Assessments

- A. Affidavit/Proof of Publication**
- B. Mailed Notice to Property Owner(s)**
- C. Amended and Restated Engineer’s Report**
- D. Amended and Restated Master Special Assessment Methodology Report**

These items were included for informational purposes.

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the Public Hearing was opened.

- **Hear testimony from the affected property owners as to the propriety and advisability of the proposed special assessment program.**
- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessment program on a basis of justice and right.**

No affected property owners or members of the public were present or spoke.

The Board, sitting as the Equalizing Board, made no changes or adjustments.

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the Public Hearing was closed.

- E. Consideration of Resolution 2026-04, Designating a New Equivalent Residential Unit Factor of 0.533 for Townhomes; Adopting an Amended and Restated Master Special Assessment Methodology Report; and Providing for Severability and an Effective Date**
Mr. Torres presented Resolution 2026-04.

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, Resolution 2026-04, Designating a New Equivalent Residential Unit Factor of 0.533 for Townhomes; Adopting an Amended and Restated Master Special Assessment Methodology Report; and Providing for Severability and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-05, Amending and Restating Resolution 2025-

13; Authorizing Issuance of Competitive Solicitations for Implementation of the District’s Capital Improvement Program; Providing for authority of District Engineer to Make Certain Deviations; 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

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, Resolution 2026-05, Amending and Restating Resolution 2025-13; Authorizing Issuance of Competitive Solicitations for Implementation of the District’s Capital Improvement Program; Providing for authority of District Engineer to Make Certain Deviations; 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.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-06, Amending Resolution 2024-21 and Authorizing the Disbursement of Funds of the District Without Prior Approval of the District’s Board of Supervisors (“Board”); Setting Certain Monetary Thresholds; and Providing for Severability and an Effective Date

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, Resolution 2026-06, Amending Resolution 2024-21 and Authorizing the Disbursement of Funds of the District Without Prior Approval of the District’s Board of Supervisors (“Board”); Setting Certain Monetary Thresholds; and Providing for Severability and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Review of Responses to RFP for Pinewalk Active Adult Collector Road

A. Respondents

Ms. Keller stated the respondents to the Request for Proposals (RFP) were Florida Roads Contracting, Inc.; A.J. Johns, Inc.; and Vallencourt Construction Company, Inc.

B. Evaluation/Ranking

The Board and Staff discussed the scope of work, Construction Evaluation Committee’s recommendations, and the criteria in each category of the Evaluation Criteria Matrix. The Board collaboratively scored and ranked the respondents utilizing the Evaluation Criteria Matrix.

It was noted that the Committee’s review was based upon the Bid Alternate, which includes the JEA offsite watermain, two phases of roadway in the active adult section, and section 2B. The JEA offsite watermain is broken out separately for cost sharing and reimbursement purposes. The bids were as follows:

Florida Roads Contracting, Inc.	\$8,739,560.53
A.J. Johns, Inc.	\$8,728,377.75
Vallencourt Construction Company, Inc.	\$9,308,248.49

Mr. Eckert reported the Board’s collaborative scores and ranking, as follows:

#1	A.J. Johns	100.00 points
#2	Florida Roads Contracting, Inc.	99.14 points
#3	Vallencourt Construction Company, Inc.	96.44 points

C. Authorization to Negotiate and Finalize Contract

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, ranking A.J. Johns, Inc., as the #1 ranked respondent to the RFP for the Pinewalk Active Adult Collector Road, authorizing District Staff to negotiate an agreement with the A.J. Johns, Inc., the #1 ranked respondent, and authorizing Staff to proceed to the #2 or #3 ranked respondents, if necessary, depending on negotiations, were approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2026-07, Designating a Date, Time, and Location for Landowners’ Meeting of the District, and Providing for an Effective Date

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, Resolution 2026-07, Designating a Date, Time, and Location of November 3, 2026 at 11:00 a.m., at the St. Johns County Airport Authority, 4730 Casa Cola Way, Saint Augustine, FL, 32095, for a Landowners’ Meeting of the District, and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2025

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the Unaudited Financial Statements as of September 30, 2025, were accepted.

TENTH ORDER OF BUSINESS

Approval of October 9, 2025 Regular Meeting Minutes

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the October 9, 2025 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Eckert stated he is working to distribute the Collector Road contract. Suggested language is being incorporated into upcoming RFPs. The Boundary Amendment petition was prepared and Landowner authorization is needed to file. Mr. Kramer stated the Boundary Amendment relates to removal of Pod G. Mr. Lavoie will follow up with Mr. Joshua Breakstone.

B. District Engineer: England-Thims & Miller

There was no report.

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

- **NEXT MEETING DATE: December 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

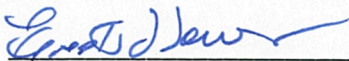
Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Kramer and seconded by Ms. Fertel, with all in favor, the meeting adjourned at 3:25 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair