

**Greenbriar Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**  
<https://greenbriarcdd.net/>

December 30, 2025

Board of Supervisors  
Greenbriar Community Development District

Dear Board Members:

The Board of Supervisors of the Greenbriar Community Development District will hold a Regular Meeting on January 8, 2026 at 3:00 p.m., at the St. Johns County Airport Authority, 4730 Casa Cola Way, St. Augustine, Florida 32095. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consent Agenda
  - A. Ratification/Consideration of Requisitions (Series 2025)

I.	Number 46	Vallencourt Construction Co., Inc.	[\$62,713.98]
II.	Number 47	Kutak Rock, LLP	[\$10,285.45]
III.	Number 48	ETM	[\$34,872.50]
IV.	Number 49	Vallencourt Construction Co., Inc.	[\$1,412,140.23]
V.	Number 50	Rinker Materials	[\$137,217.92]
VI.	Number 51	C.W. Matthews Contracting Co.	[\$940,350.56]
4. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
  - A. October 1, 2024 - September 30, 2025 [Posted]
  - B. October 1, 2025 - September 30, 2026
5. Acceptance of Unaudited Financial Statements as of November 30, 2025
6. Approval of Minutes
  - A. November 12, 2025 Evaluation Committee Meeting
  - B. November 13, 2025 Public Hearing and Regular Meeting

**ATTENDEES:**

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

7. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *England-Thims & Miller*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
  - NEXT MEETING DATE: February 12, 2026 at 3:00 PM
    - QUORUM CHECK

SEAT 1	NOAH BREAKSTONE	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	SHIRA FERTEL	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	KEVIN KRAMER	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	JOSHUA BREAKSTONE	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	AHARON BENYOWITZ	<input type="checkbox"/>	IN-PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

8. Board Members' Comments/Requests

9. Public Comments

10. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (904) 295-5714 or Felix Rodriguez at (863) 510-8274.

Sincerely,



Ernesto Torres  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 782 134 6157**