

**MINUTES OF MEETING  
GREENBRIAR COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Greenbriar Community Development District held a Regular Meeting on April 16, 2026 at 3:00 p.m., at the St. Johns County Airport Authority, 4920 U.S. Hwy 1, North, St. Augustine, Florida 32095 [Old Terminal].

**Present:**

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

**Also present:**

Ernesto Torres	District Manager
Michael Eckert	District Counsel
Peter Ma	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order at 3:06 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 spoke.

**THIRD ORDER OF BUSINESS**

**Consideration of Vallencourt Construction Co. Inc. Change Order [Pinewalk Collector Road – Weir Walls & Water Feature, Phase 1]**

Mr. Ma presented the Vallencourt Construction Co. Inc. Change Order for the Pinewalk Collector Road Weir Walls & Water Feature, for Phase 1.

**On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the Vallencourt Construction Co. Inc. Change Order for Pinewalk Collector Road – Weir Walls & Water Feature, Phase 1, in the amount of \$4,025,143, was approved.**

**FOURTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of February 28, 2026**

**On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the Unaudited Financial Statements as of February 28, 2026, were accepted.**

**FIFTH ORDER OF BUSINESS**

**Approval of March 12, 2026 Regular Meeting and Audit Committee Meeting Minutes**

**On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the March 12, 2026 Regular Meeting and Audit Committee Meeting Minutes, as presented, were approved.**

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

There was no report.

**B. District Engineer: England-Thims & Miller**

Mr. Ma discussed an upcoming Landscape Request for Proposals (RFP) for the entry road.

The Evaluation Committee meeting will be on May 1, 2026.

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

• **Discussion: Meeting Time Change**

Discussion ensued regarding changing the meeting time.

• **UPCOMING MEETINGS**

- **May 5, 2026 at 10:00 AM [Bid Opening for RFQ for CEI Services – Pinewalk Active Adult Collector Road Project]**
- **May 14, 2026 at 3:00 PM**
- **June 11, 2026 at 3:00 PM [Presentation of FY2027 Proposed Budget]**

○ **QUORUM CHECK**

In addition to the above, a Landscape Evaluation Committee meeting for the entry road will be held on May 1, 2026.

- **Performance Measures/Standards & Annual Reporting Form (for informational purposes)**

**SEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**EIGHTH ORDER OF BUSINESS**

**Public Comments**

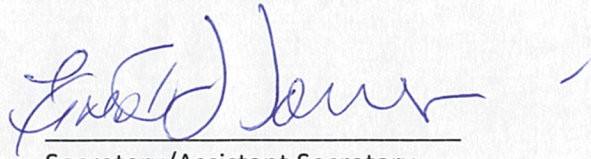
No members of the public spoke.

**NINTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Kramer and seconded by Ms. Fertel, with all in favor, the meeting adjourned at 3:14 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

A handwritten signature in blue ink, appearing to read "Linda Jones", written over a horizontal line.

Secretary/Assistant Secretary

A handwritten signature in blue ink, appearing to read "Ki K...", written over a horizontal line.

Chair/Vice Chair