

GREENBRIAR

COMMUNITY DEVELOPMENT

DISTRICT

May 14, 2026

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

GREENBRIAR
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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/>

May 7, 2026

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 May 14, 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. Review of Qualifications for Construction Engineering & Inspection Services for Pinewalk Active Adult Collector Road Project
 - A. Respondents
 - B. Ranking/Evaluation
 - C. Authorization to Negotiate and Finalize Contract(s)
4. Review of Proposals for Pinewalk Landscape and Irrigation Services
 - A. Respondents
 - B. Ranking/Evaluation
 - C. Authorization to Negotiate and Finalize Contract(s)
5. Acceptance of Unaudited Financial Statements as of March 31, 2026
6. Approval of April 16, 2026 Regular 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*
 - 0 Registered Voters in District as of April 15, 2026

ATTENDEES:

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

- NEXT MEETING DATE: June 11, 2026 at 3:00 PM [Presentation of FY2027 Proposed Budget]

- 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

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

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

GREENBRIAR

COMMUNITY DEVELOPMENT DISTRICT

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GREENBRIAR

COMMUNITY DEVELOPMENT DISTRICT

3B

SCORING CRITERIA FOR SUBMITTALS

The “**Scoring Criteria**” is made up of the categories below (“**Category(ies)**”) that collectively represent a grand total point value of one hundred (100) points, as described herein. The points indicated below as “**Points Possible**” are the maximum that can be allocated for each category. The point value shall be the basis of reviewing and ranking the Responses.

<u>EVALUATION CATEGORIES</u>	<u>POINTS POSSIBLE</u>
• Ability and Adequacy of Personnel	25
• Consultant’s Past Performance	25
• Geographic Location	20
• Willingness to Meet Time and Budget Requirements	15
• Certified Minority Business Enterprise	5
• Recent, Current and Projected Workloads	8
• Volume of Work Previously Awarded to Consultant by District	<u>2</u>
GRAND TOTAL OF POINTS	100 POINTS

Evaluation Criteria for Request for Qualifications

- 1) Ability and Adequacy of Professional Personnel** (Weight: 25 Points)
Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.
- 2) Consultant’s Past Performance** (Weight: 25 Points)
Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.
- 3) Geographic Location** (Weight: 20 Points)
Consider the geographic location of the firm’s headquarters, offices and personnel in relation to the project.
- 4) Willingness to Meet Time and Budget Requirements** (Weight: 15 Points)
Consider the consultant’s ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.
- 5) Certified Minority Business Enterprise** (Weight: 5 Points)
Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.
- 6) Recent, Current and Projected Workloads** (Weight: 8 Points)
Consider the recent, current and projected workloads of the firm.
- 7) Volume of Work Previously Awarded to Consultant by District** (Weight: 2 Points)
Consider the desire to diversify the firms that receive work from the District; etc.

Greenbriar Community Development District
Request for Qualifications – Construction Engineering & Inspection Services
for Pinewalk Active Adult Collector Road Project

Competitive Selection Criteria

	Ability and Adequacy of Professional Personnel	Consultant's Past Performance	Geographic Location	Willingness to Meet Time and Budget Requirements	Certified Minority Business Enterprise	Recent, Current and Projected Workloads	Volume of Work Previously Awarded to Consultant by District	TOTAL SCORE
<i>weight factor</i>	25	25	20	15	5	8	2	100
NAME OF RESPONDENT								
1 England-Thims & Miller, Inc.								
2 WSB, LLC								

 Board Member's Signature

 Date

GREENBRIAR

COMMUNITY DEVELOPMENT DISTRICT

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GREENBRIAR

COMMUNITY DEVELOPMENT DISTRICT

4B

GREENBRIAR COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR LANDSCAPE WORK

1. PRELIMINARY REQUIREMENTS (Pass / Fail)

An interested firm must (i) hold all required local, state and federal licenses in good standing, (ii) be authorized to do business in St. Johns County and the State of Florida, (iii) Proposer will have constructed three (3) projects similar in quality and scope with a minimum of \$2,000,000 in overall total volume construction cost within the last five (5) years; (iv) Proposer will have minimum bonding capacity of \$5,000,000 from a surety company acceptable to the District.

2. PRICE (60 Points Possible)

This category addresses overall pricing for the construction work, as well as consideration of unit prices and the overall reasonableness of the pricing. Points available for price will be allocated as follows:

45 Points will be awarded to the Proposer submitting the lowest cost proposal for completing the work. All other Proposers will receive a percentage of this amount based upon the difference between the Proposer's bid and the low bid. Points for all other Proposers will be calculated by dividing the dollar amount in the lowest cost proposal by the dollar amount in each Proposer's cost proposal and then multiplying that result by 45. The cost proposal evaluation for this point category will include any bid alternates recommended for implementation by the Construction Evaluation Committee.

15 Points are allocated for the reasonableness of unit prices and balance of proposal.

3. PERSONNEL & EQUIPMENT (10 Points Possible)

This category addresses the following criteria: skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the Project; experience of key management and assigned personnel performing projects in St. Johns County; present ability to staff, equip and manage the Project; proposed staffing levels; proposed equipment; capability of performing the work; geographic location; inventory of all equipment; etc.

4. EXPERIENCE/UNDERSTANDING SCOPE OF WORK (10 Points Possible)

This category addresses past & current record and experience of the Proposer (and/or subcontractors and suppliers) in similar projects; past performance in any other contracts; etc., whether the Proposer demonstrates an understanding of the District's needs for the services requested, whether the proposal provided all the information as requested by the District, whether the Proposer used the forms provided from the Project Manual in responding to the proposal, and whether the proposal as a whole appears to be feasible, in light of the scope of work.

5. SCHEDULE (20 Points Possible)

This category addresses the timeliness of the construction schedule, as well as the Proposer's ability to credibly complete the Project within the Proposer's schedule. Points available for schedule will be allocated as follows:

10 Points (Proposal Form Days Only). These points will be awarded based solely on the total number of CALENDAR days to the achievement of the Substantial Completion Deadline stated in words on Part II (G) Schedule (the Proposal Form). 10 points will be awarded to the Proposer submitting the proposal with the most expedited construction schedule (i.e., the fewest number of CALENDAR days) to the achievement of the Substantial Completion Deadline. All other proposals will receive a percentage of this amount based upon the difference between the Proposer's time proposal and the most expedited construction schedule. Points for all other Proposers will be calculated by dividing the number of days in the most expedited construction schedule by the number of days in each Proposer's construction schedule and then multiplying that result by 10. For the avoidance of doubt: (a) the 'in words' entry governs over any 'in figures' entry; and (b) the construction schedule chart is not used to assign these 10 points.

10 Points are allocated for the Proposer's ability to credibly complete the project within the Proposer's schedule and demonstrate on-time performance. The construction schedule chart submitted pursuant to Part II (G) Schedule (the Proposal Form) will be evaluated for logic, resources, and feasibility to credibly achieve Substantial Completion within the Proposal Form CALENDAR days. Any inconsistency between the schedule chart and the 'in words' Proposal Form CALENDAR days may negatively affect scoring of these 10 points.

100 Total Points Possible

GREENBRIAR COMMUNITY DEVELOPMENT DISTRICT

**REQUEST FOR PROPOSALS
Pinewalk Landscape and Irrigation Services**

EVALUATION CRITERIA MATRIX

	PRELIMINARY REQUIREMENTS	PRICE (LUMP SUM)	PRICE (REASONABLENESS)	PERSONNEL & EQUIPMENT	EXPERIENCE & SCOPE	SCHEDULE (CALENDAR DAYS)	SCHEDULE (CREDIBILITY)	TOTAL POINTS
PROPOSER	PASS/FAIL	45 POINTS	15 POINTS	10 POINTS	10 POINTS	10 POINTS	10 POINTS	100 POINTS
				NOTES				

Completed by: _____
Board Member's Signature

Date: _____

Printed Name of Board Member

GREENBRIAR

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**GREENBRIAR
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2026**

**GREENBRIAR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2026**

	General Fund	Debt Service Fund Series 2025	Capital Projects Fund Series 2025	Total Governmental Funds
ASSETS				
Cash	\$ 2,763	\$ -	\$ -	\$ 2,763
Investments				
Revenue	-	1,530,156	-	1,530,156
Reserve	-	827,749	-	827,749
Construction	-	-	574,955	574,955
Due from Landowner	39,929	-	3,234,546	3,274,475
Due from other governments	-	-	721,667	721,667
Total assets	<u>\$ 42,692</u>	<u>\$ 2,357,905</u>	<u>\$ 4,531,168</u>	<u>\$ 6,931,765</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 31,892	\$ -	\$ -	\$ 31,892
Contracts payable	-	-	3,808,481	3,808,481
Retainage payable	-	-	803,662	803,662
Due to Landowner	-	18,991	360,601	379,592
Tax payable	61	-	-	61
Legal advertising advance	4,743	-	-	4,743
Due to capital projects fund	-	721,667	-	721,667
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>42,696</u>	<u>740,658</u>	<u>4,972,744</u>	<u>5,756,098</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	39,929	-	3,234,546	3,274,475
Unearned revenue	-	311,587	-	311,587
Total deferred inflows of resources	<u>39,929</u>	<u>311,587</u>	<u>3,234,546</u>	<u>3,586,062</u>
Fund balances:				
Restricted for:				
Debt service	-	1,305,660	-	1,305,660
Capital projects	-	-	(3,676,122)	(3,676,122)
Unassigned	(39,933)	-	-	(39,933)
Total fund balances	<u>(39,933)</u>	<u>1,305,660</u>	<u>(3,676,122)</u>	<u>(2,410,395)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 42,692</u>	<u>\$ 2,357,905</u>	<u>\$ 4,531,168</u>	<u>\$ 6,931,765</u>

**GREENBRIAR
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 7,424	\$ 34,521	\$ 103,740	33%
Total revenues	<u>7,424</u>	<u>34,521</u>	<u>103,740</u>	33%
EXPENDITURES				
Professional & administrative				
Supervisor	431	1,076	-	N/A
Management/accounting/recording**	4,000	24,000	48,000	50%
Legal	6,798	19,336	25,000	77%
Engineering	-	-	2,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	166	1,000	2,000	50%
Trustee*	-	-	5,500	0%
Telephone	17	100	200	50%
Postage	-	50	500	10%
Printing & binding	79	288	500	58%
Legal advertising	-	340	1,750	19%
Meeting room rental	-	-	2,000	0%
Annual special district fee	-	175	175	100%
Insurance	-	5,565	6,200	90%
Contingencies/bank charges	85	491	1,000	49%
Website hosting & maintenance	-	850	705	121%
Website ADA compliance	-	-	210	0%
EMMA software service	-	1,750	2,000	88%
Total expenditures	<u>11,576</u>	<u>55,021</u>	<u>103,740</u>	53%
Excess/(deficiency) of revenues over/(under) expenditures	(4,152)	(20,500)	-	
Net change in fund balances	(4,152)	(20,500)	-	
Fund balances - beginning	(35,781)	(19,433)	-	
Fund balances - ending	<u>\$ (39,933)</u>	<u>\$ (39,933)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued.

**GREENBRIAR
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2025
FOR THE PERIOD ENDED MARCH 31, 2026**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ 480,712	\$ 480,712	\$ 792,299	61%
Interest	5,174	24,598	-	N/A
Total revenues	<u>485,886</u>	<u>505,310</u>	<u>792,299</u>	64%
EXPENDITURES				
Principal	-	-	165,000	0%
Interest	-	315,241	630,483	50%
Total expenditures	<u>-</u>	<u>315,241</u>	<u>795,483</u>	40%
Excess/(deficiency) of revenues over/(under) expenditures	485,886	190,069	(3,184)	
Net change in fund balances	485,886	190,069	(3,184)	
Fund balances - beginning	819,774	1,115,591	1,320,317	
Fund balances - ending	<u>\$ 1,305,660</u>	<u>\$ 1,305,660</u>	<u>\$ 1,317,133</u>	

**GREENBRIAR
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2025
FOR THE PERIOD ENDED MARCH 31, 2026**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Landowner contribution	\$ 573,337	\$ 1,579,057
Interest & misc income	1,020	950,358
Total revenues	<u>574,357</u>	<u>2,529,415</u>
EXPENDITURES		
Capital outlay	<u>2,403,160</u>	<u>9,129,751</u>
Total expenditures	<u>2,403,160</u>	<u>9,129,751</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (1,828,803)	 (6,600,336)
 Net change in fund balances	 (1,828,803)	 (6,600,336)
Fund balances - beginning	<u>(1,847,319)</u>	<u>2,924,214</u>
Fund balances - ending	<u><u>\$ (3,676,122)</u></u>	<u><u>\$ (3,676,122)</u></u>

GREENBRIAR
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
GREENBRIAR COMMUNITY DEVELOPMENT DISTRICT**

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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.

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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.

- 76 • Performance Measures/Standards & Annual Reporting Form (for informational
- 77 purposes)

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79 **SEVENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

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81 There were no Board Members' comments or requests.

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83 **EIGHTH ORDER OF BUSINESS** **Public Comments**

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85 No members of the public spoke.

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87 **NINTH ORDER OF BUSINESS** **Adjournment**

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89 **On MOTION by Mr. Kramer and seconded by Ms. Fertel, with all in favor, the**

90 **meeting adjourned at 3:14 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

GREENBRIAR

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

Vicky Oakes
St. Johns County Supervisor of Elections

April 15, 2026

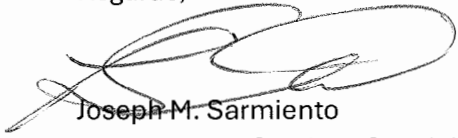
Joseph M. Sarmiento

Attn: Daphne Gillyard, Director of Administrative Services

Request for Registered Voter Totals, Greenbriar CDD

This letter is in response to your request for Registered Voter Totals for the Greenbriar Community Development District (CDD). As of 04/15/2026, the total number of active registered voters in Greenbriar CDD is 0. If you have any further questions, please feel free to contact me.

Regards,



Joseph M. Sarmiento
GIS Elections Services Specialist

for

Vicky Oakes, St. Johns County Supervisor of Elections

904-823-2238

jsarmiento@votesjc.gov

GREENBRIAR COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS MEETINGS & EVENTS FISCAL YEAR 2026 SCHEDULE

LOCATION

*St. Johns County Airport Authority, 4730 Casa Cola Way, St. Augustine, Florida 32095
[Florida Flyers Academy]*

¹*St. Johns County Airport Authority, 4920 U.S. Hwy 1, North, St. Augustine, Florida 32095, [Old Terminal]*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2025	Board of Supervisors Regular Meeting	2:00 PM 3:00 PM
November 13, 2025	Public Hearing and Regular Meeting <i>Designation of New ERU Factor for Townhomes</i>	3:00 PM
December 11, 2025 CANCELED	Board of Supervisors Regular Meeting	3:00 PM
January 8, 2026 CANCELED	Board of Supervisors Regular Meeting	3:00 PM
February 12, 2026 CANCELED	Board of Supervisors Regular Meeting	3:00 PM
March 12, 2026 ¹	Board of Supervisors Regular Meeting & Audit Committee Meeting	3:00 PM
April 3, 2026	RFQ for Construction Engineering & Inspection Services for Pinewalk Active Adult Collector Road Project Available	10:00 AM
The RFQ will be available beginning April 3, 2026 at 10:00 a.m. (EST) by emailing a request to Daphne Gillyard at gillyardd@whhassociates.com		
April 9, 2026 <i>rescheduled to April 16, 2026</i>	Board of Supervisors Regular Meeting	3:00 PM
April 14, 2026	RFQ Construction Engineering & Inspection Services for Pinewalk Active Adult Collector Road Project <i>Questions Due</i>	5:00 PM
Questions concerning this RFQ must be directed by e-mail only to Ernesto Torres at torrese@whhassociates.com with e-mail copies to Michael Eckert at michael.eckert@kutakrock.com , no later than 5:00 p.m. (EST) on April 14, 2026 . All questions received by the above deadline may be aggregated into a single document.		
April 16, 2026 ¹	Board of Supervisors Regular Meeting	3:00 PM

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
April 21, 2026	RFQ Construction Engineering & Inspection Services for Pinewalk Active Adult Collector Road Project <i>Questions Answered</i>	5:00 PM
Answers to questions, if any, will be returned via email to all Respondents who have downloaded an RFQ on or before 5:00 p.m. (EST) on April 21, 2026.		
April 28, 2026	RFQ Construction Engineering & Inspection Services for Pinewalk Active Adult Collector Road Project <i>Qualifications Due</i>	10:00 AM
Each firm desiring to submit a response to the RFQ must submit an electronic copy of the firm's response on a flash drive, and in a PDF format, along with one original and eight (8) copies of the firm's response, no later than April 28, 2026 at 10:00 a.m. (EST) to the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, ATTN: Ernesto Torres (" Submittal Location ").		
May 5, 2026	Special Public Meeting - RFQ for Construction Engineering & Inspection Services for Pinewalk Active Adult Collector Road Project <i>Qualifications Opening</i>	10:00 AM
A special public meeting of the District will be conducted on May 5, 2026 at 10:00 a.m. (EST) at the offices of Regional Development, LLC, 50 Silver Forest Drive, Ste. 203, St. Augustine, Florida 32092 to open the responses and read the names of the Respondents.		
May 14, 2026	Board of Supervisors Regular Meeting	3:00 PM
June 11, 2026	Board of Supervisors Regular Meeting <i>Presentation of FY2027 Proposed Budget</i>	3:00 PM
July 9, 2026	Board of Supervisors Regular Meeting	3:00 PM
August 13, 2026	Board of Supervisors Regular Meeting	3:00 PM
September 10, 2026	Board of Supervisors Regular Meeting	3:00 PM

GREENBRIAR COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3

Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 **District Infrastructure and Facilities Inspections**

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 **Annual Budget Preparation**

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No