MINUTES OF MEETING
GREENBRIAR COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Greenbriar Community Development District held 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.

Present:

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

Also present:

Ernesto Torres	District Manager
Michael Eckert	District Counsel
Lyndsay Keller	District Engineer
Dave D'Ambrosio (via telephone)	BTI Partners
Joshua Feagin	Duval Landscaping

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 **Review of Qualifications for Construction Engineering & Inspection Services for Pinewalk Active Adult Collector Road Project**

A. Respondents

Mr. Torres stated that the bid opening was held and responses to the Construction Engineering & Inspection Services for Pinewalk Active Adult Collector Road Project Request for Qualifications (RFQ) were received from the following:

- England-Thims & Miller, Inc. (ETM)
- WSB, LLC

B. Ranking/Evaluation

Mr. Torres discussed the CDD's level of familiarity with each respondent and their qualifications. He provided the Evaluation Criteria Matix.

Mr. Eckert stated this is a project-specific RFQ for just the Pinewalk Active Adult Collector Road Project. As this is an RFQ, there is no pricing; therefore, the respondents will be ranked based on their qualifications. Once a ranking is determined, Staff will try negotiating a contract with the #1 ranked respondent and, if terms cannot be reached, Staff will then proceed to the #2 ranked respondent.

Discussion ensued regarding the qualifications of each respondent and Evaluation Criteria Matrix points structure. The Board collaboratively scored and ranked the respondents utilizing the Evaluation Criteria Matrix, as follows:

	ETM	WSB
Ability and Adequacy of Professional Personnel:	25	25
Consultant's Past Performance:	25	20
Geographic Location:	20	20
Willingness to Meet Time and Budget Requirements:	15	15
Certified Minority Business Enterprise:	0	0
Recent, Current and Projected Workloads:	8	8
Volume of Work Previously Awarded to Consultant by District:	0	2
TOTAL SCORE	93	90

The Board's collaborative scores and ranking were as follows:

#1	ETM	93 points
#2	WSB	90 points

C. Authorization to Negotiate and Finalize Contract(s)

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, ranking ETM as the #1 ranked respondent to the Pinewalk Active Adult Collector Road RFQ, authorizing District Staff to negotiate an agreement with ETM, the #1 ranked respondent, and authorizing Staff to proceed to the #2 ranked respondent, if necessary, depending on negotiations, was approved.

FOURTH ORDER OF BUSINESS **Review of Proposals for Pinewalk Landscape and Irrigation Services**

A. Respondents

Mr. Torres stated that the Evaluation Committee met and reviewed the responses received to the Pinewalk Landscape and Irrigation Services Request for Proposals (RFP). Mr. Eckert stated that responses were received timely from Duval Landscape Maintenance, LLC (Duval); BrightView Landscape Development, Inc. (BrightView); and Randy Suggs, Inc. (Suggs). The response from Fernandina Mulch & Stone, LLC, d/b/a Liberty Landscape Supply (Liberty) was received after the deadline.

The Evaluation Committee's recommendation is to reject the following responses, as follows, for the following reasons:

Fernandina Mulch & Stone, LLC, d/b/a Liberty Landscape Supply: Reject as it was not submitted within the required timeframe with all required information.

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, rejecting the Fernandina Mulch & Stone, LLC, d/b/a Liberty Landscape Supply response, was approved.

BrightView Landscape Development, Inc.: Deem nonresponsive and reject due to failure to provide a bid bond, including an unknown price escalation in the proposal, limiting the proposal price to being valid for 15 days, and subjecting their proposal price to reconfirmation at the time of award.

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, deeming the BrightView Landscape Development Inc., response nonresponsive and rejecting the proposal due to failure to provide a bid bond, including an unknown price escalation in the proposal, limiting the proposal price to being valid for 15 days, and subjecting their proposal price to reconfirmation at the time of award, was approved.

Randy Suggs, Inc.: Deem nonresponsive and reject due to failure to provide a bid bond, failure to include the price of the payment performance bond in its proposal, subjecting the proposal to an unknown price escalation if the job starts 90 days or more after the date of the proposal even if already contracted, failure to provide proof of construction of three projects of similar quality and scope with a minimum of $2 million in total volume construction costs within the last five years, and failure to fill out the official proposal forms in the Project Manual.

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, deeming the Randy Suggs, Inc., response as nonresponsive and rejecting the proposal due to failure to provide a bid bond, failure to include the price of the

payment performance bond in its proposal, subjecting the proposal to an unknown price escalation if the job starts 90 days or more after the date of the proposal even if already contracted, failure to provide proof of construction of three projects of similar quality and scope with a minimum of $2 million in total volume construction costs within the last five years, and failure to fill out the official proposal forms in the Project Manual, was approved.

B. Ranking/Evaluation

Mr. Eckert stated Duval Landscape Maintenance, LLC, the last remaining respondent, met the mandatory requirements and was ranked and scored by the Evaluation Committee.

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, waiving any defects in the Duval Landscape Maintenance, LLC proposal that were not mandatory requirements under the RFP, was approved.

Mr. Eckert suggested a motion accepting the Evaluation Committee's scoring, ranking and recommendation to rank Duval Landscape Maintenance, LLC, as the #1 ranked respondent to the RFP.

C. Authorization to Negotiate and Finalize Contract(s)

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, accepting the Evaluation Committee's scoring, ranking and recommendation to rank Duval Landscape Maintenance, LLC, as the #1 ranked respondent to the Pinewalk Landscape and Irrigation Service RFP as the Board's own scores and ranking; and authorizing District Staff to negotiate an agreement with Duval Landscape Maintenance, was approved.

In response to a question, Mr. Eckert stated that the Evaluation Committee scored and ranked Duval and, in lieu of the Board scoring and ranking them separately, the Board accepted the Committee's score and ranking.

FIFTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2026**

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the Unaudited Financial Statements as of March 31, 2026, were accepted.

SIXTH ORDER OF BUSINESS **Approval of April 16, 2026 Regular Meeting Minutes**

On MOTION by Mr. Kramer and seconded by Mr. Benyowitz, with all in favor, the April 16, 2026 Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Eckert stated that preparations are underway to be ready for the next bond issuance.

B. District Engineer: England-Thims & Miller

There was no report.

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

- **0 Registered Voters in District as of April 15, 2026**
- **NEXT MEETING DATE: June 11, 2026 at 3:00 PM [Presentation of FY2027 Proposed Budget]**
  - **QUORUM CHECK**
- **Performance Measures/Standards & Annual Reporting Form (for informational purposes)**

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

There were no Board Members' comments or requests.

NINTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

TENTH ORDER OF BUSINESS **Adjournment**

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair