MINUTES OF MEETING

LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Thursday, April 16, 2026, at 2:00 p.m.
680 Crosswater Parkway
Ponte Vedra, FL 32081

Board Members present at roll call in person or via phone:

Kelly White	Chairperson
James Stowers	Vice Chairperson
Andy Hagan	Assistant Secretary

Also, Present in person or via phone:

Vivian Carvalho	District Manager - PFM Group Consulting LLC	
Kwame Jackson	Asst. District Manager - PFM Group Consulting LLC	(via phone)
Kiara Cuesta	District Accountant - PFM Group Consulting LLC	(via phone)
Jennifer Glasgow	District Accountant - PFM Group Consulting LLC	(via phone)
Katie Buchanan	District Counsel – Kutak Rock LLP	
Mike Veazey	Project Manager - ICI Homes	(via phone)

FIRST ORDER OF BUSINESS **Organizational Matters**

Call to Order and Roll Call

Ms. Carvalho called the meeting to order at 2:09 p.m. and a quorum was established.

Public Comment Period

There were no members of the public present.

SECOND ORDER OF BUSINESS **General Business Matters**

Consideration of Minutes of July 10, 2025, Board of Supervisors' Rescheduled Meeting

The Board reviewed the minutes.

ON MOTION by Mr. Hagan, seconded by Ms. White, with all in favor, the Board approved the Minutes of the July 10, 2025, Board of Supervisors' Meeting.

Appointment of Auditor Selection Committee

Ms. Carvalho noted the recommendation is to appoint the Board as the Auditor Selection Committee.

ON MOTION by Ms. White, seconded by Mr. Hagan, with all in favor, the Board appointed the Board as the Auditor Selection Committee.

Consideration of Resolution 2026-01, Adopting Goals, Objectives, and Performance Measures & Standards

Ms. Carvalho noted there will be a Performance Measures and Standards report submitted and posted on the District's website before December 31.

ON MOTION by Ms. White, seconded by Mr. Stowers, with all in favor, the Board approved the Resolution 2026-01, Adopting Goals, Objectives, and Performance Measures and Standards.

Letter from Supervisor of Elections – St. Johns County

Ms. Carvalho noted the letter has not been received yet.

This item was deferred.

Consideration of Resolution 2026-02, Designating a Date, Time, and

Location for the 2026 Landowner's Meeting

Ms. Carvalho noted there will be three Seats that will be a part of the Landowner's Meeting. The recommended date to hold the meeting is November 12, 2026, at 1:00 p.m., at the current location.

It was noted Mr. Veazey will be available for the Landowner's Meeting.

ON MOTION by Mr. Stowers, seconded by Ms. White, with all in favor, the Board approved Resolution 2026-02, Designating a Date, Time, and Location for the 2026 Landowner's Meeting.

Consideration of Resolution 2026-03, Approving a Preliminary Budget for Fiscal Year 2027 and Setting a Public Hearing Date

Ms. Carvalho noted the recommended date to hold the Public Hearing is July 16, 2026, at 2:00 p.m., at the current location. The budget has been reviewed by the Development Team.

The Board reviewed the preliminary budget.

Ms. White noted there will be new neighborhood units coming online. It was noted assessments will remain the same.

There was brief discussion regarding the budget.

ON MOTION by Ms. White, seconded by Mr. Hagan, with all in favor, the Board approved Resolution 2026-03, Approving a Preliminary Budget for Fiscal Year 2027 and Setting a Public Hearing Date.

Review and Acceptance of FY 2025 Auditor Report

ON MOTION by Ms. White, seconded by Mr. Stowers, with all in favor, the Board accepted the FY 2025 Audit Report.

Ratification of FY 2025 Auditor Engagement Letter

ON MOTION by Mr. Stowers, seconded by Ms. White, with all in favor, the Board ratified the FY 2025 Auditor Engagement Letter.

Ratification of Landscape Maintenance Agreement with Ruppert Landscape

Mr. Veazey noted that this is to add additional common areas.

ON MOTION by Ms. White, seconded by Mr. Stowers, with all in favor, the Board ratified the Landscape Maintenance Agreement with Ruppert Landscape.

Ratification of Payment Authorizations Nos. 119 – 148

The Board reviewed the payment authorizations.

ON MOTION by Mr. Hagan, seconded by Mr. Stowers, with all in favor, the Board ratified Payment Authorizations #119-148.

Ratification of Requisition Nos. 77 - 80

The Board reviewed the requisitions.

ON MOTION by Mr. Stowers, seconded by Mr. Hagan, with all in favor, the Board ratified Requisition Nos. 77 – 80.

Review of District Financial Statements

The Board reviewed the District Financials.

There were no comments from the Board and no action was required.

FOURTH ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel – Ms. Buchanan commented regarding the reserve reduction requirements and reviewing the plats.

Ms. White commented regarding the acquisition package and requested that a Board Member be authorized to work with the District Engineer, District Counsel and the Development Team on an acquisition package and to be able to execute any necessary paperwork and payment.

ON MOTION by Mr. Hagan, seconded by Mr. Stowers, with all in favor, the Board authorized the Chair to work on acquisition package with District Staff and authorized the Chair to execute any needed paperwork and payment.

District Engineer – No report.

District Manager – Ms. Carvalho noted the next meeting is scheduled for July 16, 2026, which will include the approval of the final budget.

Audience Comments and Supervisors Requests

There were no audience comments or Supervisor requests at this time.

FIFTH ORDER OF BUSINESS **Adjournment**

ON MOTION by Ms. White, seconded by Mr. Stowers, with all in favor, the April 16, 2026, Board of Supervisors' Meeting of Longleaf Pine CDD was adjourned at 2:21 p.m.

Secretary / Assistant Secretary

Kelly White

Chairperson / Vice Chairperson