



Rizzetta & Company

Feed Mill Community Development District

Board of Supervisors' Meeting January 28, 2026

**District Office:
2806 N. Fifth Street
Unit 403
St. Augustine, FL 32084**

FEED MILL COMMUNITY DEVELOPMENT DISTRICT

1845 Town Center Blvd, Suite 105, Fleming Island, FL 32003

Board of Supervisors	Daniel McCormick Jeremy Hampson Gerald Agresti Clay Crevasse Liam O'Reilly	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager District Manager	Lesley Gallagher Melissa Dobbins	Rizzetta & Company, Inc. Rizzetta & Company, Inc.
District Counsel	Katie Buchanan	Kutak Rock, LLP
District Engineer	Daniel Welch	England-Thims & Miller

All cellular phones must be placed on mute while in the meeting room.

The Audience Comments portion will be held at the beginning of the meeting. During this portion of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

FEED MILL COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

Board of Supervisors
**Feed Mill Community
Development District**

01/21/2026

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Feed Mill Community Development District will be held on **January 28, 2026 at 9:00 a.m.** at 1845 Town Center Blvd., Suite 105 Fleming Island, Florida 32003.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A.) Consideration of the Minutes of the Board of Supervisors' Special Meeting Held December 17, 2025 Tab 1
 - B.) Ratification of the Operation and Maintenance Expenditures for November and December 2025 Tab 2
- 4. Staff Reports**
 - A.) District Counsel
 - B.) District Engineer
 - C.) District Manager
- 5. Business Items - *Under Separate Cover***
 - A.) Consideration of Proposals In Response to RFP for Property & Amenity Management Services
 - B.) Consideration of Contract Amendment - Adding 1B
 - C.) Consideration of Change Order for 1A – Vallencourt
 - D.) Consideration of Offsite Contract
 - E.) Consideration of Deficit Funding Agreement
 - F.) Authorization of RFP for Phase 1A Landscape and Irrigation Installation Services
- 6. Supervisor Requests**
- 7. Adjournment**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at 904-436-6270.

Very truly yours,
Lesley Gallagher
District Manager

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**FEED MILL
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of Feed Mill Community Development District was held on **December 17, 2025 at 9:00 a.m.** at 1845 Town Center Blvd, Suite 105, Fleming Island, FL 32003.

Present and constituting a quorum:

Daniel McCormick	Board Member, Chairman
Gerald Agresti	Board Member, Assistant Secretary
Liam O'Reilly	Board Member, Assistant Secretary

Also present were:

Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Katie Buchanan	District Counsel, Kutak Rock LLP <i>(via speakerphone)</i>
Daniel Welch	District Engineer, England-Thims & Miller <i>(via speakerphone)</i>

FIRST ORDER OF BUSINESS

CALL TO ORDER

Ms. Gallagher called the meeting to order at 9:00 a.m.

SECOND ORDER OF BUSINESS

AUDIENCE COMMENTS

There were no audience members present.

THIRD ORDER OF BUSINESS

**CONSIDERATION OF THE MINUTES OF THE
BOARD OF SUPERVISORS' REGULAR
MEETING HELD OCTOBER 22, 2025**

On a motion by Mr. McCormick, seconded by Mr. Agresti, with all in favor, the Board approved minutes of the Board of Supervisors' regular meeting held October 22, 2025, for Feed Mill Community Development District.

FOURTH ORDER OF BUSINESS

**RATIFICATION OF THE OPERATION AND
MAINTENANCE EXPENDITURES FOR
AUGUST AND OCTOBER 2025**

On a motion by Mr. McCormick, seconded by Mr. Agresti, with all in favor, the Board ratified operation and maintenance expenditures for October 2025 in the amount of \$22,430.90 for Feed Mill Community Development District.

FIFTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

Ms. Buchanan did not have a specific report but was available for any questions.

B. District Engineer

Mr. Welch did not have a specific report but was available for any questions. Mr. Agresti inquired about the timeline for the first finished lots.

C. District Manager

Ms. Gallagher noted that the records management compliance statement was filed in advance of the December 31st deadline.

SIXTH ORDER OF BUSINESS

**CONSIDERATION OF CONTRACT
AMENDMENT - 4B *(Under Separate Cover)***

On a motion by Mr. McCormick, seconded by Mr. Agresti, with all in favor, the Board approved Change Order #3 (Exhibit A) in substantial form for Phase 4A, amending the existing contract for Feed Mill Community Development District.

SEVENTH ORDER OF BUSINESS

**CONSIDERATION OF PHASE 4A
VALLENCOURT CHANGE ORDER
*(Under Separate Cover)***

On a motion by Mr. McCormick, seconded by Mr. Agresti, with all in favor, the Board approved Change Order #2 (Exhibit B) for Phase 4A for Feed Mill Community Development District.

EIGHTH ORDER OF BUSINESS

**CONSIDERATION OF PROPOSALS IN
RESPONSE TO RFP FOR PROPERTY &
AMENITY MANAGEMENT SERVICES**

This item was tabled for consideration at the January 28, 2026 meeting.

NINETH ORDER OF BUSINESS

**RATIFICATION OF AGREEMENT FOR
DISSEMINATION SERVICES WITH
RIZZETTA & COMPANY**

On a motion by Mr. McCormick, seconded by Mr. Agresti, with all in favor, the Board ratified the agreement for Dissemination Services with Rizzetta & Company for Feed Mill Community Development District.

TENTH ORDER OF BUSINESS

SUPERVISOR REQUESTS

No Supervisor requests

ELEVENTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Mr. Agresti, seconded by Mr. McCormick, with all in favor, the Board adjourned meeting at 9:09 a.m., for Feed Mill Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Exhibits A and B

to the Minutes of the December 17, 2025 Special Meeting of Feed Mill CDD
are on file with the District Office and available upon request.

Tab 2

Feed Mill Community Development District

District Office · St. Augustine, Florida · (904) 436-6270
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Operations and Maintenance Expenditures November 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2025 through November 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$6,055.40**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Feed Mill Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
Kutak Rock, LLP	300044	3644769	Legal Services 08/25	\$	1,780.40
Rizzetta & Company, Inc.	300043	INV0000104532	Management Services 11/25	\$	4,100.00
VGlobal Tech	300045	7917	ADA Website Maintenance 11/25	\$	175.00
Total				\$	6,055.40

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Operations and Maintenance Expenditures

December 2025

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2025 through December 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$12,355.70**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Feed Mill Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Clay Today	300048	2025-307152	Legal Advertising 12/04/25	\$ 70.20
England, Thims & Miller, Inc.	300051	223334	Engineering Services 11/25	\$ 152.50
Kutak Rock, LLP	300047	3655532	Legal Services 09/25	\$ 3,500.50
Kutak Rock, LLP	300049	3669516	Legal Services 10/25	\$ 4,357.50
NEWAGETUTORS LLC	300050	8054	ADA Website Maintenance 12/25	\$ 175.00
Rizzetta & Company, Inc.	300046	INV0000105347	District Management Services 12/25	\$ <u>4,100.00</u>
Total				\$ <u>12,355.70</u>