



Rizzetta & Company

Feed Mill Community Development District

Board of Supervisors' Meeting April 22, 2026

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

www.feedmillcdd.org

FEED MILL COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors	Daniel McCormick	Chairman
	Vacant	Vice Chairman
	Gerald Agresti	Assistant Secretary
	Clay Crevasse	Assistant Secretary
	Liam O'Reilly	Assistant Secretary
District Manager	Lesley Gallagher	Rizzetta & Company, Inc.
District Manager	Melissa Dobbins	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
www.feedmillcdd.org

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

April 15, 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 **April 22, 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' Regular Meeting Held March 25, 2026 Tab 1
 - B. Ratification of the Operation and Maintenance Expenditures for March 2026 Tab 2
 - C. Acceptance of Jeremy Hampson's Resignation Tab 3
 - D. Consideration of Appointment to Open Seat Tab 4
 - 1.) Oath of Office
- 4. Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 5. Business Items**
 - A. Consideration of Resolution 2026-03; Redesignating Vice Chairman Tab 5
 - B. Consideration of Resolution 2026-04; Reappointing Assistant Treasurer Tab 6
 - C. Consideration of Phase 1A Landscape Maintenance Agreement *(Under Separate Cover)*
 - D. Consideration of Amenity Management Agreement *(Under Separate Cover)*
- 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 meeting of the Board of Supervisors of Feed Mill Community Development District was held on **March 25, 2026 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 (via speakerphone)
Hunter Hurley	District Counsel, Kutak Rock LLP (via speakerphone)
Daniel Welch	District Engineer, England-Thims & Miller (via speakerphone)

FIRST ORDER OF BUSINESS

CALL TO ORDER

Ms. Gallagher called the meeting to order at 9:08 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 FEBRUARY 25, 2026

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 February 25, 2026, for Feed Mill Community Development District.

FOURTH ORDER OF BUSINESS

**CONSIDERATION OF THE MINUTES OF THE
BOARD OF SUPERVISORS' SPECIAL
MEETING HELD MARCH 10, 2026**

On a motion by Mr. McCormick, seconded by Mr. O'Reilly, with all in favor, the Board approved minutes of the Board of Supervisors' special meeting held March 10, 2026, for Feed Mill Community Development District.

FIFTH ORDER OF BUSINESS

**RATIFICATION OF THE OPERATION AND
MAINTENANCE EXPENDITURES FOR
FEBRUARY 2026**

On a motion by Mr. McCormick, seconded by Mr. O'Reilly, with all in favor, the Board ratified operation and maintenance expenditures for February 2026 in the amount of \$21,701.88 for Feed Mill Community Development District.

SIXTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

Ms. Buchanan provided an update that the bond related items on the agenda will need to be tabled. Items have been circulated for review and are currently awaiting feedback. It is anticipated that these will be finalized at the April meeting.

B. District Engineer

Mr. Welch had no report.

C. District Manager

Ms. Gallagher noted that a special meeting was scheduled for May 6th to evaluate the proposals and consider the award of the Phase 1 Amenity RFP contract.

SEVENTH ORDER OF BUSINESS

**PRESENTATION OF FINAL SECOND
SUPPLEMENTAL SPECIAL ASSESSMENT
ALLOCATION REPORT –
(UNDER SEPARATE COVER)**

This item was tabled for consideration at the April 22, 2026 meeting.

EIGHTH ORDER OF BUSINESS

**CONSIDERATION OF RESOLUTION
2026-02; SPECIAL ASSESSMENTS –
(UNDER SEPARATE COVER)**

This item was tabled for consideration at the April 22, 2026 meeting.

NINTH ORDER OF BUSINESS

**AUTHORIZATION OF RFP FOR PHASE 1
AMENITY - (UNDER SEPARATE COVER)**

On a motion by Mr. McCormick, seconded by Mr. O'Reilly, with all in favor, the Board authorized the RFP for Phase 1 Amenity in substantial form for the 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. O'Reilly, with all in favor, the Board adjourned meeting at 9:11 a.m., for Feed Mill Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

Feed Mill Community Development District

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Operations and Maintenance Expenditures March 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2026 through March 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$5,940.26**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Feed Mill Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Clay Today	300063	2026-312565	Account #69376 - Legal Advertising 02/19/26	\$ 63.45
Clay Today	300067	2026-313292	Account #69376 - Legal Advertising 03/05/26	\$ 63.45
Clay Today	300067	2026-313781	Account #69376 - Legal Advertising 03/05/26	\$ 167.40
Clayton Crevasse, Jr.	300065	CC022526	Board of Supervisors Meeting 02/25/26	\$ 200.00
Clayton Crevasse, Jr.	300065	CC031026	Board of Supervisors Meeting 03/10/26	\$ 200.00
Daniel Edwin McCormick	300066	DM022526	Board of Supervisors Meeting 02/25/26	\$ 200.00
Daniel Edwin McCormick	300066	DM031026	Board of Supervisors Meeting 03/10/26	\$ 200.00
Rizzetta & Company, Inc.	300062	INV0000107507	Accounting Services 03/26	\$ 4,100.00
USA TODAY Media Corp	300068	0007406208	Account #1491978 - Legal Advertising 10/14/25	\$ 570.96
VGlobal Tech	300064	8306	ADA Website Maintenance 03/26	\$ <u>175.00</u>
Total				\$ <u>5,940.26</u>

Tab 3

From: Jeremy Hampson <fmcdjhl@gmail.com>

Sent: Monday, April 6, 2026 8:18 AM

To: katie.buchanan@kutakrock.com; fmcdem@gmail.com; Lesley Gallagher
<LGallagher@rizzetta.com>

Subject: [EXTERNAL]Feed Mill CDD - Resignation

All,

Please accept this letter as my formal resignation from my position as a member of the Board of Supervisors of the Feed Mill CDD, effective immediately.

Sincerely,

Jeremy Hampson

Tab 4

**FEED MILL COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF FEED MILL COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 20____, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Feed Mill Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

Tab 5

RESOLUTION 2026-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FEED
MILL COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING
THE ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING
FOR AN EFFECTIVE DATE**

WHEREAS, the Feed Mill Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Clay County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Jeremy Hampson as Vice Chairman pursuant to Resolution 2025-09.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
THE FEED MILL COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. _____ is appointed Vice Chairman.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 22ND DAY OF APRIL 2026.

ATTEST:

**FEED MILL
COMMUNITY DEVELOPMENT
DISTRICT**

ASSISTANT SECRETARY

CHAIRMAN/VICE CHAIRMAN

Tab 6

RESOLUTION 2026-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF FEED MILL
COMMUNITY DEVELOPMENT DISTRICT REAPPOINTING AN
ASSISTANT TREASURER OF THE DISTRICT, AND PROVIDING FOR
AN EFFECTIVE DATE**

WHEREAS, FEED MILL COMMUNITY DEVELOPMENT DISTRICT (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Clay County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously appointed **Shawn Wildermuth** as an Assistant Treasurer pursuant to Resolution 2024-05; and

WHEREAS, the Board now desires to remove **Shawn Wildermuth** as Assistant Treasurer and appoint **Susan Garcia** to the position.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
FEED MILL COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. Shawn Wildermuth is removed as Assistant Treasurer.

Section 2. **Susan Garcia** is appointed as Assistant Treasurer.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 22nd DAY OF APRIL, 2026.

**FEED MILL COMMUNITY DEVELOPMENT
DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY