MINUTES OF MEETING
RADIANCE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Radiance Community Development District was held Friday, **June 19, 2026** at 12:30 p.m. at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida.

Present and constituting a quorum:

Bill Fife	Chairman
Hailey Kiernan	Vice Chairperson
Eric Morisette	Assistant Secretary
Charlie Faulkner *by phone*	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager, GMS
Ashley Ligas *by phone*	District Counsel
Jere Earlywine *by phone*	District Counsel
Rich Gray	Field, GMS

FIRST ORDER OF BUSINESS **Roll Call**

Mr. LeBrun called the meeting to order and called roll. Three Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. LeBrun opened the public comment period and asked that speakers state their name and address and keep their comments to three minutes.

THIRD ORDER OF BUSINESS **Approval of May 15, 2026 Minutes**

Mr. LeBrun presented the minutes of the May 15, 2026 Board of Supervisors meeting and asked for any comments, corrections, or changes. The Board made no changes to the minutes.

> On MOTION by Mr. Fife, seconded by Ms. Kiernan, with all in favor, the Minutes of the May 15, 2026 Meeting, were approved.

FOURTH ORDER OF BUSINESS **New Business Items**

A. Ratification of Change Order No. 4 for Old Kings Road

Mr. LeBrun stated that Item 4A was old business concerning the ratification of Change Order No. 4 for Old Kings Road. He noted the change order had already been reviewed by staff and the Board was being asked to ratify it.

> On MOTION by Mr. Fife, seconded by Ms. Kiernan, with all in favor, Change Order No. 4 for Old Kings Road, was ratified.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Ligas had nothing to report.

B. Engineer

There being no comments, the next item followed.

C. Field Manager

i. Presentation of Waterway Management Proposal with Florida Waterways, Inc.

Mr. Gray recommended focusing on Florida Waterways and Lake Pros because their prices were close: Florida Waterways proposal was $465 per month / $5,580 per year.

ii. Presentation of Monthly Pond Maintenance Proposal with J & J Aquatics Specialist, LLC

Mr. Gray noted that J&J Aquatics was much more expensive because it included more frequent treatment and extra services, such as emergency visits and fish stocking.

iii. Presentation of Monthly Lake Maintenance Proposal with Lake Pros, LLC

Mr. Gray noted the Lake Pros proposal totaled $490 per month / $5,880 per year. The Board noted that J&J's proposal was more involved but likely unnecessary because there were not many residents yet, making the added cost a waste at the current stage. Mr. Gray stated they had used Lake Pros on other projects and were happy with their work, even though it was slightly more expensive.

On MOTION by Mr. Fife, seconded by Mr. Morisette, with all in favor, the Monthly Lake Maintenance Proposal with Lake Pros, LLC, was approved.

Mr. Gray reported that entry landscaping had started for the north project near the entry features and along the Old Kings Road buffer. Irrigation was already installed, but they were waiting for the county to provide a temporary meter before the plants could be installed.

The Board discussed using Yellowstone, which was already doing the installation, for ongoing maintenance as well. This would include maintenance of the buffer, the entry area, and the five ponds. Mr. Gray agreed to reach out to Yellowstone that day about the maintenance pricing**.**

D. District Manager's Report

i. Approval of Check Registers

Mr. LeBrun presented the check register for checks 17 through 34 totaling $83,816.61. There were no Board questions and the next item followed.

On MOTION by Mr. Fife, seconded by Mr. Morisette, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. LeBrun presented the balance sheet and income statement. The unaudited financials were presented through May 31, 2026. No Board action is required; this item is for informational purposes only.

iii. Ratification of General Funding Request 2026-09

Mr. LeBrun stated that there was one funding request, Funding Request 2026-09, and stated the Board was being asked to ratify it.

On MOTION by Mr. Fife, seconded by Mr. Morisette, with all in favor, Construction Funding Request 2026-09, was ratified.

iv. Reminder of Form 1 Filing Requirement Deadline

Mr. LeBrun reminded the Board of the Form 1 filing requirement deadline.

SIXTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS **Supervisor's Requests**

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS **Next Meeting Date – July 17, 2026**

Mr. LeBrun announced that the next meeting was scheduled for July 17th but noted that it could be canceled if there was no further business to come before the Board.

NINTH ORDER OF BUSINESS **Adjournment**

Mr. LeBrun asked for a motion to adjourn the meeting.

On MOTION by Mr. Fife, seconded by Ms. Kiernan, with all in favor, the meeting was adjourned.

Signed by:
Jeremy LeBrun
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Secretary/Assistant Secretary

DocuSigned by:
W Fife
21AABD855FB74D4...

Chairman/Vice Chairman