

**MINUTES OF MEETING  
ACADEMICAL VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Academical Village Community Development District was held on Wednesday, November 5, 2025, at 11:00 a.m. at 7501 SW 36th Street, Davie, Florida.

Present and constituting a quorum were:

Roy Pressman  
Thomas Carlson  
Blake Hunter  
Stephanie Brown

Chairman  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary (by phone)

Also present were:

Scott Cochran  
Andrew Gill  
Patrick Burgess  
Jason Gitel  
Jeremy Morales

District Counsel  
District Manager  
Governmental Management Services  
Governmental Management Services  
University Associates

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Gill called the meeting to order and stated we have a quorum.

**SECOND ORDER OF BUSINESS**

**Approval of Minutes of the  
August 6, 2025 Meeting**

Mr. Gill: The next item on your agenda is item No. 2 this is approval of the minutes of the August 6, 2025 meeting and those minutes were included in your packet which you've had a chance to review. I did receive one edit from the District attorney, Scott who was just correcting one of the dates, so I will enter that as you approved these minutes. If there are no other additions, deletions or corrections, I will ask for a motion to approve.

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On MOTION by Mr. Pressman seconded by Mr. Carlson with all in favor, the Minutes of the August 6, 2025 Meeting with the submitted change were approved.

**THIRD ORDER OF BUSINESS**

**Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025**

Mr. Gill: Moving on to item No. 3, this is consideration of the engagement letter with Grau & Associates to perform the audit for you all for fiscal year ending September 30, 2025. So, Grau & Associates is our current auditor, we have an agreement with them to audit us for 5 years, each year during that 5-year term they provide us with an engagement letter just stating that they will perform the audit and also listing the pricing for the audit for that year, and for this year it's \$4,100. If there are no questions, I'll just ask for a motion to accept the engagement letter with Grau & Associates to perform the audit.

On MOTION by Mr. Carlson seconded by Mr. Hunter with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2025 was approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Proposal for Repainting Roundabout Sculpture**

- A. Tru Colors Contracting, Inc.**
- B. Hartzell Painting**
- C. MTD Painting and Construction**

Mr. Gill: Item No. 4 I'm going to turn over to the field manager to walk through some proposals for painting the sculpture at the roundabout.

Mr. Gitel: Yes, and I'm Jason Gitel by the way, and I've seen you guys once before but, I'm going to be moving into the field management role, I'm still working a little bit with Patrick and I'll be attending along side Andrews. So, regarding the monument that we talked last time about the monument that we were figuring out if that was a District responsibility or not, at the roundabout, and I can show you a picture of that.

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Mr. Hunter: Did we find out who owns that monument?

Mr. Gitel: We do.

Mr. Hunter: Ok.

Mr. Burgess: And it should be in your tablets as well on page 40.

Mr. Gitel: Yes.

Mr. Gill: And Supervisor Brown, can you see the shared screen?

Ms. Brown: Yes.

Mr. Gill: Ok, perfect.

Mr. Carlson: What page is that on?

Mr. Gill: Page 40.

Ms. Brown: Well, it's not sharing now but, I saw it when it was up there, you must have taken it down.

Mr. Gitel: Alright, can you see it now?

Ms. Brown: Yes.

Mr. Gitel: Ok, great. So, as you can see there's painting chipped, and quite a few areas that are rusting and that's just some of the bad areas but, the whole entire monument is fading right at the top, there's a big circle that's fading as well. So, I did get three proposals on these from three different companies, Tru Colors, MTD and Hartzell. Now, Tru Colors came in at \$5,200, MTD came in at \$4,700 and Hartzell came in at \$2,750. The Tru Colors which was more expensive because they use a certain type of paint so I've been told that would last between 12 and 15 years, the other ones were at 8 to 10 but, it's a special type of paint with Tru Colors but they are use similar products. So, Hartzell being the least expensive and I think also dealing with all of them, Hartzell is the most pleasant to work with, he's easy to understand, very helpful and he just happens to be the least expensive. So, my recommendation that would be a good person to go with just to get us back into making everything look good at least.

Mr. Pressman: Do we have any history on this sculpture, how did we end up being responsible for maintaining it, who was the original owner of it? Why was it erected? Anything like that?

Mr. Gill: I don't think we have that information, I would have to look into that.

Mr. Pressman: It just happens to be on our property?

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Mr. Carlson: It was there when we acquired it.

Mr. Pressman: I mean do we need this there? It probably cost \$2,700 to remove it, and what's the significance of the sculpture, is this something that NOVA wants? I just want to determine if we're maintaining something that is desired, or if we're maintaining something that no one really cares about, and why are we throwing money at it if nobody cares about it, that's all. I understand that we've got three bids, but I don't have enough information really other than yes, the cheaper bid would be better but, if I don't own the car across the street why am I painting it. So, can we get some more information about that?

Mr. Gitel: So, should I just hold off on that for right now and then figure out what direction to go later?

Mr. Pressman: Yes.

Mr. Gill: I think we need find out the origin of it.

Mr. Pressman: Right, and whether we want to keep it and maintain it.

Mr. Gill: That might be a little bit more difficult and Scott, any idea about how we can determine that? If it's on CDD's property, and it's ours if we would like to keep it, and I'm not sure how to ask others in the community.

Mr. Gitel: I don't even know what the sculpture is or anything.

Mr. Cochran: I mean I don't know if there's anything in the documents that would require it to stay there or not, I mean I'm guessing whoever turned the property over to the District is the one that installed it, obviously I don't think the District installed it.

Mr. Pressman: Did the University install it at some point, or do we know?

Mr. Cochran: I do know who conveyed it, I assume it came with the median tract did you guys determined who conveyed that tract?

Mr. Gill: I think we can talk to the engineer and see if he can provide a bit more information, maybe some history on it.

Mr. Pressman: Ok, so if we can figure out what the deal is and then we can make a determination if we even want to keep it because of X,Y, and Z, and if so, I mean it's \$2,700.

Mr. Gill: So, do you want us to come back with pricing to remove it as well?

Mr. Pressman: Sure, that would be great, let's just do what make sense.

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Mr. Hunter: Question on the paint, you mention some people said like 15 years, is there a certain warranty that would come with it?

Mr. Gitel: That's why I said 12 to 15 years but, I don't know the warranty but, I can take a look at the agreement.

Mr. Hunter: Ok.

Mr. Pressman: I mean I appreciate the 3 quotes and stuff like that, I'm not arguing about that, I'm just saying, ok, we have to decide whether we actually want this.

Mr. Gitel: Right.

Mr. Gill: So, we'll hold off on these, and we'll try to get more information on who conveyed the sculpture, and then you all can make the decision once we have that.

Mr. Pressman: Ok.

## **FIFTH ORDER OF BUSINESS**

## **Staff Reports**

Mr. Gill: Let's jump down to item No. 5, staff reports, and we'll start with you Scott.

### **A. Attorney**

Mr. Cochran: Nothing to report other than just your usual reminder that if you haven't already done your 4 hours of ethics trainings to knock that out by the end of the calendar year, so by December 31st. It's been awhile so you might have already done it, so if you have, you're good.

Mr. Pressman: Can somebody send that link out to the group again?

Mr. Gill: I can. I also have a reminder set for the Christmas holiday for me, so all of my Boards will be receiving it on the 18th.

Mr. Pressman: Ok because we did, or at least I did the State of Florida one that was last year which was very nice and informative, it was \$75 and so maybe look into another avenue.

Mr. Cochran: Yes, and there are several free options.

Mr. Pressman: Ok.

Mr. Cochran: That's all I have for that.

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**B. Engineer**

Mr. Gill: Ok, the District engineer is available if we do need him. I will reach out to him about the conveyance for the sculpture and hopefully he can provide a bit more information about the history of that tract of land.

Mr. Cochran: Are there other sculptures that are like the same style throughout the property?

Mr. Gitel: Not that I've seen.

Mr. Cochran: So, it's like just a one off?

Mr. Burgess: Yes, it's just like the focal point because it's in the roundabout, that's what it seems like but, it's always been there since I started here.

Mr. Pressman: Well, if it was originally for the University or whatever, do you guys want this thing, but that would be a viable question, it's like was this given to be on University property and do you guys want to relocate it or take it somewhere.

Mr. Gill: That's if for the engineer.

**C. Field Manager – Monthly Report**

Mr. Gill: Moving down to item 5C, field manager.

Mr. Gitel: Yes, so besides the painting, it's pretty simple here, the canals continue to be maintained by Southeast Land Water Management so they were here yesterday, and everything looks good, there's just some trash and a few things around it that they picked up, so it's looking good over there. On page 38 there was, as you can see there was a medjool palm on the north median that snapped and just broke in half and fell over, and this was back in August. JLS came and removed it, took it out and hauled it away, and as you can see on the right side of the picture, there's just nothing there right now. We did actually look around for some quotes for maybe replacing it, and that type of tree for that size would be there, and with everything it's like \$15,000 to \$20,000, and we don't have it but I did speak to Davie Landscaping the city could not give me any information or any direction of what we can put there, or what really does need to be replaced, no one has any information. So, right now I know that median gets run into a lot by the trucks coming in and out with the construction, so I think the best thing at this time is not to do anything unless you guys have an idea that you want to put

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something there, just leave it blank just for now, I don't think it looks bad and it just go re-mulched as well so everything looks good.

Mr. Pressman: Was there any comments to why that is, I mean looking at the second picture, it looks like a very healthy tree.

Mr. Gitel: Well, sometimes like inside the tree, there's things like if there was something inside of the tree, like a disease or something and you can't see it because it's inside, so it was just something that just happened to do it, so unfortunately that's what happened.

Mr. Burgess: It did look very healthy and he was really surprised about that.

Mr. Pressman: Well, I'm looking at the second picture and it looks like a very happy, healthy tree.

Mr. Burgess: Yes.

Mr. Gitel: Then just the last thing, everything has been re-mulched, all the medians, there was some plantings done where the sculpture is that was redone as well, there were some spots that were bare or just needed some filling in because there were some that died off, so those were all replaced. And you can also see, in the middle of some of the medians there were some other plants that died off too, there were some crotons in one of the medians that were really struggling and they were replaced, and you can see it's a lot more fuller now, and this is the west median. Then that is all that we have on there, so the biggest thing is we need to figure out the sculpture.

Mr. Gill: Ok, thank you Jason.

**D. Manager – Final Approval of the FY2024-FY2025 Report Performance Measures and Standards**

Mr. Gill: Jumping down to item No. 5D, this is the manager's report. So, earlier this year we provided the performance standards and measures that the District would need to meet for this fiscal year. Those have been met, so we're required to have the Board sign off on it, saying that you all did meet those standards, so I've included in your packet which starts on page 41, the final report for the fiscal year ending September 30, 2025 showing that you all did comply with the public meeting requirements, a notice was done, access to records, and so forth. All those standards

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were achieved so that just needs to be signed off on by the chairman, and then we'll post this to our website.

Mr. Pressman: Ok, sounds good, thank you.

Mr. Gill: So, we're just looking for a motion to approve the final report for the performance standards and measures.

On MOTION by Mr. Carlson seconded by Ms. Brown with all in favor, the final approval of the FY2024-FY2025 report Performance Measures and Standards was approved.

**SIXTH ORDER OF BUSINESS**

**Financial Reports**

**A. Approval of Check Register**

**B. Acceptance of Unaudited Financials**

Mr. Gill: Moving on to financial reports, we have the approval of the check register, starting on page 45, we'd be looking for a motion to approve that when you're ready.

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

Mr. Gill: Then jumping down to your unaudited financials, those are through September 30, 2025 for your review and to accept.

Mr. Pressman: I see a line item for website maintenance, can you tell me a little bit about who we're paying for the website maintenance? Is that just for storage on a server, or do we have somebody like webmaster?

Mr. Gill: Well, someone through my office, she updates the website every time we've had a meeting, she uploads the agenda a week before, and if there's anything else we need to upload such as these performance standards and measures have to be uploaded to the website, and then if the law requires us to change anything.

Mr. Pressman: So, that's \$1,000, it seems that even at \$150 an hour which would be high for website maintenance, that would still be high.

Mr. Gill: That's for the year.

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Mr. Pressman: Ok, I mean it would just be helpful on some of these items to give us a little bit more detail on like when checks are written, just so that rather than sitting here and trying to digest it all at once as things are coming along we can say, hey we had this expense come up and here's what we paid, and this is this, and then we know exactly what's what because someone who comes to this meeting, and they say, hey, we've reviewed everything, and if any questions come up along the way it's helpful, especially for me to say, oh here's a check for \$40,000, here's what it's for, just for checks and balances, so to speak.

Mr. Gill: So, the check register for each meeting has that, so in addition to that you'd like more detail because the check register has the check numbers, the dollar amounts, and then what it was for.

Mr. Pressman: I mean just a little more detail for me would be helpful.

Mr. Gill: Ok.

Mr. Burgess: Maybe in between meetings, like the tree falling, we could email the Board to say the tree fell and we had to get it removed.

Mr. Pressman: That's fine, even a short message or whatever, and then we can just say ok.

Mr. Gill: Ok, let me see what our accountant can put together.

Mr. Burgess: And the in there should have descriptions.

Mr. Gill: Yes, in the financials we don't have it but, the full budget that we have, each of these line items, there's a sentence or paragraph that describes exactly what's done for that item, it's not listed in the one we have now but, I can get you that as well.

Mr. Pressman: Ok, that would be great, thanks.

Mr. Gill: Any other questions?

Mr. Pressman: No.

Mr. Gill: Ok, so we're looking for a motion to accept the unaudited financials.

On MOTION by Mr. Hunter seconded by Mr. Carlson with all in favor, accepting the Unaudited Financials were approved.

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**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

Mr. Gill: Next is Supervisor's requests and audience comments. I saw that Jeremy joined the call and I think we had another caller sign in, do you have anything for the Board?

Mr. Morales: No, nothing from me.

Mr. Gill: Ok.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Mr. Gill: So, if there's nothing else, I'm just looking for a motion to adjourn.

On MOTION by Mr. Carlson seconded by Mr. Pressman with all in favor, the Meeting was adjourned.

Signed by:  
*Andrew Gill*  
998FCF5DA76942E...  
Secretary / Assistant Secretary

3B3C252F665F402  
*Roy Pressman*  
DocuSigned By: Roy Pressman  
Chairman / Vice Chairman

## Certificate Of Completion

Envelope Id: 898BCBFA-962C-4694-9428-88D0DFEB7459

Status: Completed

Subject: Academical Village: Complete with Docusign: 11-5-25 Minutes.pdf, Engagement Letter.pdf, Resolution

Source Envelope:

Document Pages: 16

Signatures: 5

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

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1001 Bradford Way

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Time Zone: (UTC-08:00) Pacific Time (US & Canada)

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4/2/2026 6:56:48 AM

eacosta@gmssf.com

## Signer Events

Andrew Gill

agill@gmssf.com

DISTRICT MANAGER

Security Level: Email, Account Authentication (None)

## Signature

Signed by:

996FCF5DA76943E...

Signature Adoption: Pre-selected Style

Using IP Address:

2601:589:4801:7da0:d4a4:6aa2:c4f2:b190

## Timestamp

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Viewed: 4/2/2026 7:22:11 AM

Signed: 4/2/2026 7:22:25 AM

## Electronic Record and Signature Disclosure:

Not Offered via Docusign

Roy Pressman

mail@pressman.net

Chairman

Security Level: Email, Account Authentication (None)

Signature Adoption: Pre-selected Style

Using IP Address: 45.23.69.29

Sent: 4/2/2026 7:15:03 AM

Resent: 4/7/2026 1:59:16 PM

Resent: 4/30/2026 12:38:57 PM

Viewed: 4/30/2026 2:57:01 PM

Signed: 4/30/2026 3:00:34 PM

## Electronic Record and Signature Disclosure:

Not Offered via Docusign

## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

## Certified Delivery Events

## Status

## Timestamp

## Carbon Copy Events

## Status

## Timestamp

## Witness Events

## Signature

## Timestamp

## Notary Events

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## Envelope Summary Events

## Status

## Timestamps

Envelope Sent

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Certified Delivered

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4/30/2026 2:57:01 PM

<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
Signing Complete	Security Checked	4/30/2026 3:00:34 PM
Completed	Security Checked	4/30/2026 3:00:34 PM

  

<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
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