

**MINUTES OF MEETING
GRANDE PINES
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Grande Pines Community Development District was held Monday, **August 15, 2022** at 10:00 a.m. at the Offices of GMS-CF, LLC at 219 East Livingston Street, Orlando, Florida.

Present and constituting a quorum:

Amanda Whitney
Linda Kepfer
Achal Aggarwal

Chairman
Vice Chairperson
Assistant Secretary

Also present were:

George Flint
Jay Lazarovich
Christy Baxter *by phone*

District Manager, GMS
District Counsel
District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Three Board members were present at the meeting constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: We just have Board and staff here.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oath of Office to Newly Appointed Board Members (Randy Jones)

Mr. Flint: We need to administer the oath to Randy Jones during the next meeting that he attends. We can do that, or we can provide the oath and the notary can do the administrative portion if he wants to do it outside of a meeting.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the July 18, 2022 Meeting

Mr. Flint: Did the Board have any comments or corrections to the July 18, 2022 minutes?
Hearing none,

On MOTION by Ms. Whitney, , seconded by Ms. Aggarwal with all in favor, the Minutes of the July 18, 2022 Meeting, were approved.

FIFTH ORDER OF BUSINESS

Continued Public Hearing

Mr. Flint: Is there a motion to open the public hearing?

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, Opening the Public Hearing, was approved.

A. Consideration of Resolution 2022-05 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations

Mr. Flint: There are no members of the public here to provide comment, so we will bring it back to the Board. You have two resolutions, Resolution 2022-05 which adopts the FY 2023 budget, and then you have Resolution 2022-06. The Board approved a proposed budget and the public hearing for last month, and the Board opened the hearing. The Board wanted some additional time to review the budget and continued the hearing to today. Attached to the resolution is the proposed budget. We have not made any changes to this from what you saw last month. I believe the desire was to move forward with it the way that it is currently structured. On the revenue side, Assessment Area 1 would be assessed and the platted lots within there would go on the tax roll November 1st, and then the platted portion of Assessment Area 1 would be direct billed. The budget that is included is a build-out budget, so we are balancing the expenses with a developer contribution. Likely, we won't need to submit any requests under that amount. We did have a meeting with the developer and the HOA to talk about responsibilities of the HOA and CDD, and we believe that the budget as currently structured accurately reflects that. There may need to be some adjustments to individual line items as we go forward, but we will use the estimates at this point.

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, Resolution 2022-05 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2022-06 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: Next is Resolution 2022-06. Do we have a motion to approve the resolution?

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, Resolution 2022-06 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Flint: Is there a motion to close the public hearing?

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, Closing the Public Hearing, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-07 Approving the Conveyance of Parcel 11D Phase 1 and 2 – ADDED

Mr. Lazarovich: This resolution approves the conveyance from Park Square to the District, and then from the District to Orange County. It is for the infrastructure improvements. Before you there are three bills of sales. One is from Park Square to the CDD, and that includes Phase 1 and 2. For the county, it is two separate bills of sales for each phase. There is also an agreement regarding taxes and an owner’s affidavit, which are contracts between the developer and the District, basically stating that there are no outstanding taxes or encumbrances that would hinder the District’s ability to hold the property and transfer it, as well as the certificate of the District Engineer, which just states that it is in line with the original plan. We are just looking for a motion to approve in substantial form.

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, Resolution 2022-07 Approving the Conveyance of Parcel 11D Phase 1 and 2, was approved in substantial form.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Anything else, Jay?

Mr. Lazarovich: We spoke with the Engineer and the roads in Phase 1 should be ready to be transferred, we are just waiting on signoff for Phase 2. So once we get that, that'll be the next conveyance that we work on.

B. Engineer

Mr. Flint: Christy, anything from the engineer?

Ms. Baxter: I don't have any official items today, thank you.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint: We have the unaudited balance sheet and income statements through July 31st in your agenda. There is no action required by the Board, but if you have any questions, we can discuss those. We do have \$5.8 million in the construction account. Christy, where are we with being held with the requisition of funds.

Ms. Baxter: I have the requisition ready for Phase 1, meaning the bill of sales. You guys approved our part of that documentation package, so once those are signed, I'll add those and what we should be using in the requisition this week for Phase 1, and then we are starting to prepare the requisition for the Phase 2 construction costs.

Mr. Flint: What was the amount of the Phase 1 do you recall?

Ms. Baxter: It is a little over \$2.1 million.

Mr. Flint: As soon as you are ready, you can get that over to me and we can work on getting it executed and to the trustee.

ii. Ratification of FY21 Funding Requests #33

Mr. Flint: This is for Board pay, District management, and some District counsel work. It totals \$4,712.28.

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, the FY21 Funding Requests #33, was ratified.

August 15, 2022

Grande Pines CDD

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting.

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman