

**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, **July 18, 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	Chairman
Linda Kepfer	Vice Chairperson
Suhiel Rojas	Assistant Secretary
Achal Aggarwal	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Jay Lazarovich	District Counsel
Christy Baxter <i>by phone</i>	District Engineer
Jeremy LeBrun	GMS CFL

**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 – ADDED**

**A. Administration of Oath of Office to Newly Appointed Board Members (Randy Jones and Suhiel Rojas)**

July 18, 2022

Grande Pines CDD

Mr. Flint: We received the oath of office from Suhel prior to the meeting, so there is no need to administer that. Randy isn't here, so we can just get that from him prior to his attendance at a meeting.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the June 20, 2022 Meeting**

Mr. Flint: Did the Board have any comments or corrections to the June 20, 2022 minutes? Hearing none,

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, the Minutes of the June 20, 2022 Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**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: The Board previously approved a proposed budget and set today as the date, place, and time for the hearing to consider its final adoption. Attached is Exhibit 'A', the proposed budget. It is substantially the same as what you saw when you approved it previously and set the hearing for today. The way that the budget is structured is that it is an estimated buildout budget that we put together based on what we believe the District was going to be owning, maintaining, and operating. Based on that we came up with per-unit assessment amounts for the 50 and 70-foot lots. On the revenue side, part of the project is platted so that is reflected on the tax roll line, and then part would be direct billed. The part that is direct billed is 55 townhomes that are not platted. I was talking to Linda before the meeting and I was suggesting a date and time for a meeting regarding the CDD and HOA roles and responsibilities, as well as when the infrastructure was going to be in-place. We still need to have that conversation before you adopt this budget. My suggestion would be that the public hearing be continued to the August meeting, as that would give us another 30 days to have those conversations, because the Board may decide you don't want

to put the assessments on the tax bill for this year depending on when you think the infrastructure is going to be in place and when you think you will start closing on homes. If they put them on the tax bill based on this, those tax bills will have to be paid, so we don't want to assess for costs that we don't incur. So if we wanted to reschedule that, that would be good, and then if you've got any information from your development team on timing and your sales team, I think that would probably help. Rather than closing this public hearing, what we can do is the Board can consider a motion to continue the public hearing to your August 15<sup>th</sup> meeting.

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, Continuing the Public Hearing to August 15, 2022, was approved.

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

Mr. Flint: This item will also be continued as well.

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, Continuing the Public Hearing for Resolution 2022-06 to the August 15, 2022 meeting, was approved.

**SIXTH ORDER OF BUSINESS**

**Ratification of Series 2021 Requisitions #5-6**

Mr. Flint: Requisition 5 was for engineering services for \$628, and it has been signed and transferred to the trustee. We are asking the Board to ratify that. Requisition 6 is also for engineering services for \$1,063.

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, the Series 2021 Requisitions #5-6, were ratified.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Series 2021 Requisition #7**

Mr. Flint: This is also for engineering services. Is there a motion to approve?

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, the Series 2021 Requisition #7, was approved.

**EIGHTH ORDER OF BUSINESS                      Staff Reports**

**A. Attorney**

Mr. Flint: Anything else, Jay?

Mr. Lazarovich: We received a utility bill of sale transferring Orangewood N2PD Parcel 11D Phase 2 from Park Square to the CDD and then the CDD to Orange County. We are preparing those documents and then we will send them for signature and ratify them at the next meeting.

**B. Engineer**

Mr. Flint: Christy, anything from the engineer?

Ms. Baxter: I believe there should be a package for Phases 1 and 2 for review for Orange County Utilities as well as it is going back into the requisition package for construction cost reimbursement, so we are assembling those packages for Phases 1 and 2 as they get closer to certification and completion.

**C. District Manager's Report**

**i. Balance Sheet and Income Statement**

Mr. Flint: We have the unaudited balance sheet and income statements through June 30<sup>th</sup> in your agenda. There is no action required by the Board, but if you have any questions, we can discuss those.

**ii. Approval of Fiscal Year 2023 Meeting Schedule**

Mr. Flint: Every year, you are required to approve an annual meeting schedule, and usually we do that when we adopt your budget. We have included a proposed meeting notice that would follow the same practice of the third Monday of each month at this location at 10:00 a.m. If that still works for the Board, I'd ask for a motion to approve.

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, the Fiscal Year 2023 Meeting Schedule, was approved.

**iii. Ratification of FY21 Funding Requests #31 and 32**

Mr. Flint: The District is currently operating under a funding agreement in lieu of them imposing assessments, and these have been submitted to Park Square under the funding agreement. We are just asking the Board to ratify these.

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, the FY21 Funding Requests #31 - #32, were ratified.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisors Requests**

There being none, the next item followed.

**ELEVENTH 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