

**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, **September 19, 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
Achal Aggarwal
Suhel Rojas

Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jason Showe
Jay Lazarovich
Christy Baxter *by phone*

District Manager, GMS
District Counsel
District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe 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. Showe: At this time, I will open it up for any members of the audience who would like to provide comments. We will note for purposes of the recording that we only have members of District staff and Board present.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 15, 2022 Meeting

Mr. Showe: Next is the approval of minutes of the August 15 meeting. Those minutes are provided in your agenda package. We can take any corrections or changes at this time or a motion to approve.

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal with all in favor, the Minutes of the August 15, 2022 Meeting, were approved.

**Christy Baxter joined the meeting at this time.*

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-08 Approving the Conveyance of Real Property

Mr. Showe: The next three items we have are the Resolution 2022-08, Resolution 2022-09, and Resolution 2022-10 for conveyance of real property. We will let counsel run through those.

Mr. Lazarovich: Resolution 2022-08, this is conveying real property from both Park Square Grande Pines, LLC and the Paradiso Grande Property Owners Associations, Inc. We discovered an error in the Phase 2 plat. This is just correcting that error in this resolution. You guys would be approving a special warranty deed from the LLC and a quitclaim deed from the POA. This is just assuring that any interest is going back to the District. District staff has reviewed records, emails, and it was an error that it went to the HOA rather than the CDD. This is just a single conveyance. Along with that we have the agreement regarding taxes, owner's affidavit, and the certificate of the District engineer. If you have any questions. We are just looking for a motion to approve.

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, Resolution 2022-08 Approving the Conveyance of Real Property, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2022-09
Approving the Conveyance of Real
Property and Infrastructure
Improvements for Phase 1 – ADDED**

Mr. Lazarovich: Resolution 2022-09 is a conveyance of real property and infrastructure improvements. This is for Phase 1 real property and infrastructure that is a part of Requisition #8 that is up for ratification today. We have a special warranty deed and agreement regarding taxes, owner’s affidavit, bill of sale, and certificate of District engineer.

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, Resolution 2022-09 Approving the Conveyance of Real Property and Infrastructure Improvements for Phase 1, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2022-10
Approving the Conveyance of the Lift
Station from Park Square to CDD and
then from CDD to Orange County –
ADDED**

Mr. Lazarovich: This last Resolution 2022-10, it is transferring the lift station in Phase 1 to the District and then there will be simultaneous conveyance from the District to Orange County. Orange County has very specific guidelines. We are working on one for another District, so we have already looked at that process and begun it. In this package, we have warranty deeds from the LLC to the District and then from the District to Orange County as well as Bill of Sale, agreement regarding taxes, Owner’s Affidavit, and District Engineer Certificate.

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, Resolution 2022-10 Approving the Conveyance of the Lift Station from Park Square to CDD and then from CDD to Orange County, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Showe: We will start with counsel.

Mr. Lazarovich: We have no other updates for this Board, thank you.

B. Engineer

Mr. Showe: Any updates, Christy?

Ms. Baxter: I don't have any items for the Board today, thank you.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Showe: We have the balance sheet and income statements. There is no action required by the Board on this, and I think it is falling in line as you would expect.

ii. Ratification of Requisitions 8-9

Mr. Showe: We've got ratification of requisitions #8 and #9. These have already been sent and processed. We just need the Board to formally approve those. We can answer any questions that you might have those or take a formal motion to ratify.

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, Requisitions 8-9, was ratified.

iii. Ratification of FY21 Funding Requests #34

Mr. Showe: The last item is ratification of Funding Request #34. This has already been sent out from the District. These are just the funding requests for August. We ask for a motion to ratify that as well.

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, the FY21 Funding Requests #34, was ratified.

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. Showe adjourned the meeting.

September 19, 2022

Grande Pines CDD

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



Secretary/Assistant Secretary



Chairman/Vice Chairman