

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, March 20, 2023 at 10:00 a.m. at the Offices of GMS-CF, LLC at 219 East Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Amanda Whitney	Chairperson
Linda Kepfer	Vice Chairperson
Achal Aggarwal	Assistant Secretary
Suhel Rojas	Assistant Secretary

Also present were:

George Flint	District Manager
Jay Lazarovich	District Counsel
Clayton Smith <i>by phone</i>	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. We do have four Board members here and we have a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Next is the public comment period and we don't have any members of the public other than Board and staff here.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

Mr. Flint: I think everyone has taken the oath.

Ms. Whitney: I think the only one that has not is Randy.

Mr. Flint: Yes Randy, because he has not been here.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the November 21, 2022 Meeting

Mr. Flint: Approval of the minutes from your November 21, 2022 meeting. Does the Board have any comments or corrections to those?

On MOTION by Ms. Whitney, seconded by Mr. Aggarwal with all in favor, the Minutes of the November 21, 2022 Meeting, were approved as presented.

FIFTH ORDER OF BUSINESS

Review and Acceptance of Draft Fiscal Year 2022 Audit Report

Mr. Flint: The CDD, as a government entity, is required to have an annual independent audit performed. You will see in your agenda the draft audit. If you refer to the last page of the audit that is the letter to management, and if there were any findings or recommendations or issues identified in the audit they would be indicated on that page. You can see that there are no current or prior year findings and that we have complied with all of the provisions of the auditor general that they are responsible for reviewing. It is a clean audit. Are there any comments on the audit?

On MOTION by Ms. Whitney, seconded by Ms. Rojas, with all in favor, Acceptance of Draft Fiscal Year 2022 Audit Report, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-04 Ratifying the Conveyance of Phase 2 Tracts

Mr. Flint: Jay, do you want to cover this?

Mr. Lazarovich: Yes, I will. Resolution 2023-04 is to ratify the conveyance of a roadway tract and stormwater ponds from Grande Pines Park Square to the CDD. As part of this resolution, you have a special warranty and a bill of sale transferring the real property and infrastructure improvements, owner's affidavit, an agreement regarding taxes, and also a Certificate of District Engineer. This has already been executed by the developers so we are just looking for a motion to ratify these documents.

On MOTION by Ms. Whitney, seconded by Ms. Rojas, with all in favor, Resolution 2023-04 Ratifying the Conveyance of Phase 2 Tracts, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-05
Ratifying Utility Conveyance to Orange
County**

Mr. Lazarovich: Resolution 2023-05 is ratifying the utility conveyance. So this is from the developer to the CDD and then the CDD to Orange County. There is no warranty deed. It is two bills of sale and an agreement regarding taxes, owner’s affidavit, and Certificate of District Engineer. As well these have already been signed by the developer so we are just looking for a motion to ratify.

Mr. Aggarwal: We have to go through the CDD?

Mr. Lazarovich: Yes, there is going to be a requisition for the construction and we have to have it passed through the CDD just to keep it in the chain title.

Mr. Flint: Yeah, because we are paying for them and then ultimately the county, so we have to be in the chain.

Mr. Lazarovich: It is simultaneous.

Mr. Flint: Transfer to us then us to county versus straight to county.

On MOTION by Ms. Whitney, seconded by Ms. Rojas, with all in favor, Resolution 2023-05 Ratifying Utility Conveyance to Orange County, was approved.

EIGHTH ORDER OF BUSINESS

Ratification of Requisitions 12 – 13

Mr. Flint: Requisitions 12 - 13 are to be ratified. 12 is for Poulos and Bennett for \$2,347.50 and 13 is for Poulos and Bennett for \$112.50.

On MOTION by Ms. Whitney, seconded by Ms. Rojas, with all in favor, Requisitions 12 - 13, were ratified.

NINTH ORDER OF BUSINESS

Consideration of Requisition 14

Mr. Flint: We added Requisition 14 which is payable to Park Square Grande Pines, LLC for \$1,954,436.69 and the entire requisition report is in your agenda and it is 104 pages. I have

handed out the four pages of the actual requisition itself and this is related to all of the conveyances that you just approved in the two prior resolutions.

On MOTION by Ms. Whitney, seconded by Ms. Rojas, with all in favor, Requisition 14, was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Anything else Jay?

Mr. Lazarovich: I have nothing else to report unless the Board has any questions.

B. Engineer

There being none, the next item followed.

C. District Manager’s Report

i. Check Register

Mr. Flint: You have the check register from November 1, 2022 through March 9, 2023 for \$110,962.36. Any questions on the check register?

On MOTION by Ms. Whitney, seconded by Ms. Rojas, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the unaudited financial statements through February 28, 2023. There is no action required. If the Board has any questions, we can discuss those.

ELEVENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Going forward, we will add a Field Manager section as well to the agenda. Clayton Smith is on the phone. He is our director of field management. Clayton, do you want to give the Board an overview of where you are at right now?

Mr. Smith: Yes, absolutely. It is good to be working on the site. We are just getting acclimated out there over the last few weeks. I do have a little update for you just for your information what we have been working on. I understand you are coordinating the cleanup with

Kubota. I have also been speaking with Gabe from Kubota and that was completed last weekend. We were on site. We reviewed and took pictures. It does look good. Additionally, we are in the process of gathering quotes for landscape maintenance and aquatic maintenance to keep the property maintained going forward. Additionally, I have been working with and speaking with QBB on their install timelines and additionally getting some plans and other information from them just so that we can make sure we have all of that information that they are continuing to install across the property in common areas. Right now, we are just waiting to get these maintenance contracts in place and keep the place maintained and looking good. We did create a bid packet that we sent out to five bidders for landscape maintenance and three bidders for pond maintenance. It has specs of our baseline on how to maintain for example the zoysia at the front entrance and some other things. I did speak with Mike with QBB and I understand that there may be at some point some additional plantings going in up at the front. Additionally, we are going to be doing a conveyance review which is from your angle making sure that you get what you paid for as far as install on the common property and also making sure that any material that went in that did not last or isn't looking good that the installer comes back and honors warranties and we are creating a report for that. Going forward, the intention would be to have just a brief highlight report, field manager report in the agenda for your review as well. That is all I have right now unless there are any questions.

Mr. Flint: Any questions for Clayton? Thank you.

Mr. Smith: Thank you.

TWELFTH ORDER OF BUSINESS

Supervisors Requests

Mr. Flint: Any other business or supervisors' requests? The main thing we wanted to get done today were these conveyances so we can process the requisitions. I appreciate you guys making time to be here. If there is nothing else, is there a motion to adjourn?

THIRTEENTH ORDER OF BUSINESS

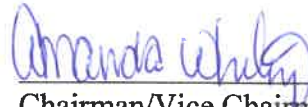
Adjournment

Mr. LeBrun adjourned the meeting.

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



Secretary/Assistant Secretary



Chairman/Vice Chairman