

**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 21, 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:

Amanda Whitney
Linda Kepfer
Suhel Rojas

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

George Flint
Jay Lazarovich
Jarett Wright
Mohammad Eisa

District Manager, GMS
District Counsel
GMS
District Engineer

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Next is public comment period and we just have the Board and staff here.

THIRD ORDER OF BUSINESS

Approval of Minutes of the July 17, 2023 Meeting

Mr. Flint: You have approval of the minutes of the July 17th meeting. Were there any comments or corrections to those?

Ms. Whitney: I'll motion to approve.

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On MOTION by Ms. Whitney, seconded by Ms. Kepfer, with all in favor, the Minutes of the July 17, 2023 Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-11
Ratifying Conveyance Documents**

Mr. Flint: Next is resolution 2023-11 ratifying conveyance documents, Jay.

Mr. Lazarovich: Resolution 2023-11 is ratifying the conveyance of two tracts in Phase 4. Our standard conveyance documents include the Special Warranty Deed, Bill of Sale, Owner’s Affidavit Agreement regarding taxes, and the Certificate of District Engineer. We’re looking for a motion to approve subject to district counsel review. We just want to confirm that one of the tracts is meant to be transferred.

Ms. Whitney: I’ll make a motion to approve subject to counsel review to resolution 2023-11.

On MOTION by Ms. Whitney, seconded by Ms. Kepfer, with all in favor, Resolutionn2023-11 Ratifying Conveyance Documents, was approved subject to review by Counsel.

FIFTH ORDER OF BUSINESS

**Consideration of Temporary Construction
Easement Agreement**

Mr. Flint: Item five is a temporary construction easement for access to the commercial parcel at the front of the property.

Mr. Lazarovich: This is temporary construction easement. It is along tract R1 and D2 on that right side. We were approached by the developer to prepare this. This is in draft form, so it is still subject to District counsel and engineer sign off. We’re just looking for a motion to approve. This contains a deposit requirement, indemnification insurance language, and a maintenance of traffic plan.

Ms. Whitney: I will motion to approve.

On MOTION by Ms. Whitney, seconded by Ms. Kepfer, with all in favor, the Temporary Construction Easement Agreement, was approved subject to review by Counsel.

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Ms. Whitney: Can we please get an email version of that approved draft? If it's an issue one of our team members need it for some curb work.

Mr. Flint: Okay, sounds good.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Jay, anything else?

Mr. Lazarovich: No other updates from me, thank you.

B. Engineer

Mr. Flint: Mohammad, anything from the District engineer?

Mr. Eisa: I have no items, thank you.

C. District Manager's Report

i. Check Register

Mr. Flint: District manager, you have the check register from July 4th through August 7th for the general fund for \$6,007.69. Any questions on the register? Is there a motion to approve it?

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

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the unaudited financial through June 30th. If there are any questions, we can discuss those. There is no action required at this point.

D. Field Manager's Report

Mr. Flint: Under the field manger's report, we've got a discussion on the security services that we wanted to talk about.

Mr. Wright: Good morning, everyone. We did the guardhouse turnover walk through. Everything looks good in there. Issues that we had identified are there is no internet access there currently. To my knowledge it is being installed with the MBR controls at the clubhouse and Spectrum told them it would be 4-8 weeks, from what I was told.

Ms. Whitney: Okay, so it is 4-8 weeks out is what they were saying at the turnover?

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Mr. Wright: Yes.

Ms. Whitney: I did speak with our inhouse IT team as well and they had mentioned that they are making an alternative to get them running temporarily. What I am going to do is just send him the turnover info and see what I can find out and get back with you on that.

Mr. Wright: Okay, perfect.

Ms. Whitney: Otherwise, obviously, if we are waiting on them that has to be done either way.

Mr. Wright: Correct. My personal recommendation with this is to typically delay opening until you have internet. That way you have access to your cameras and everything. That is up to you depending on how quickly you feel security is needed. Even without the cameras because you want to protect it, then we can definitely go that route very quickly.

Ms. Whitney: I think that that is the way Park Square is going because we are having so many reports of issues out there. Having someone onsite, even without the cameras is going to be a deterrent.

Mr. Wright: Not a problem. We did get a couple proposals in already. I am waiting for two more to arrive this week, but we will get to that in just a second. For phase 4 turnover, we are still trying to get a locked in date for the schedule for turnover. Luckily for us, the only things that we are really taking over is a small strip on this right side of the sidewalk here at the adjacent pond that we are already maintaining. We maintain 90% of this, including the sidewalk all the way down to where the parking lots are. It's just a matter of them taking this over. I am meeting with United Land tomorrow to go over everything. Have them test all the irrigation, make sure we are good so we can at least get started with maintenance for the purposes on that end. That is it for my report, unless there are any questions. With this, I am waiting on a few more proposals to come in, but what we do have now I wanted to give you an idea and if you wanted to make a decision on what we have we can easily do that. The only one that really came within our current budget right now is Freeman Security and Investigations. This was recommended to us by Alice Cargus with Icon. The way we have set it now is for two potential options. The first one would be as we have an ongoing construction period, you're probably going to want the gate open during the daytime for those vehicles to come in and out. So, the hours would be from 6:00 p.m. to 6:00 a.m. that they would be there. This would be seven days a week for a year. And then on the weekend for Saturday and Sunday they would have a security golf cart onsite and do roadway patrols and these would

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be staggered patrols so people can't time when they are doing their patrols. For the ongoing construction period for them would be \$119,340. Once we get to a point where construction is slowed down, we can go to a 24/7 period and their number would jump up to \$212,160. Ranco has the exact same scope but at a much higher hourly rate. Their ongoing construction period would be \$170,008.36 and then it would jump up to \$288,324.78.

Ms. Whitney: I think I'd like to see at least one more.

Mr. Flint: We are waiting on a couple others. I am not familiar with Freeman. I don't know that they are good or bad.

Ms. Whitney: I am hoping Alex has worked with them quite a bit to have suggested them. Still, I think that we have to at least get one more.

Mr. Flint: Yeah, Securitas, we've been back and forth and back and forth. The guy wants to come in and meet with us.

Ms. Whitney: Is that Greg?

Mr. Flint: His name is Michael Peters.

Ms. Whitney: Michael Peters, yes, he's been reaching out to me as well.

Mr. Flint: Yeah, I mean, just give us a price. That's all we want. Here's the scope, just tell us how much you want to charge.

Ms. Whitney: I think he wants us to kind of tell him, and that doesn't work. That never works.

Mr. Flint: So, we've got that. A company called DSI and Community Watch Solutions which we haven't had much luck getting them to respond. But the other two we should be getting prices from. It would probably be good for the Board to delegate authority to the Chair once we get the other process to make the decision and not have to wait for another Board meeting. Is there a motion to delegate authority to the Chair or Vice Chair to make the final determination on hiring the security company?

On MOTION by Ms. Kepfer, seconded by Ms. Rojas, with all in favor, Delegating Authority to the Chair or Vice Chair for Purposes of Hiring a Security Company, was approved.

Mr. Flint: I think that gives us what we need to move forward. We just need a couple more prices and we should be good on that. Anything else Jarett?

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Mr. Wright: No, that's all I have for now.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Any other business from the Board?

EIGHTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Is there a motion to adjourn?

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

DocuSigned by:
George Flint
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Secretary/Assistant Secretary

DocuSigned by:
Amanda Whitney
DF16774C4C3440E...
Chairman/Vice Chairman