

**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 16, 2024** at 10:00 a.m. at the Offices of GMS-CF, LLC at 219 East Livingston Street, Orlando, Florida.

Present and constituting a quorum:

Achal Aggarwal
Linda Kepfer
Carol Kay Cole

Chairman
Vice Chairperson
Assistant Secretary

Also present were:

Jason Showe
Jay Lazarovich *by phone*
Christina Baxter *by phone*
Jarett Wright

District Manager, GMS
District Counsel, LSEB
District Engineer
Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe 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. Showe: There are only members of staff and the Board present.

THIRD ORDER OF BUSINESS

Organizational Matters – ADDED

A. Acceptance of Resignation of Jana Basubas, Seat #3

Mr. Showe: We received a letter of resignation from Ms. Basubas for seat #3. We would like to take a request to approve that.

September 16, 2024

Grande Pines CDD

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Accepting the Resignation of Jana Basubas, was approved.

B. Appointment of Individual to Fulfill Board Vacancy in Seat #3 with a Term Ending November 2024

Mr. Showe: That leaves us a vacancy in seat #3, is there an appointment to be made?

Mr. Aggarwal: Yes, I would like to nominate Ms. Maria Perez.

Mr. Showe: Okay, are we making that a motion?

Mr. Aggarwal: Yes.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Appointing Ms. Perez to Seat #3, was approved.

C. Administration of Oath of Office to Newly Appointed Board Member

Mr. Showe: We will follow up a make sure she gets sworn into oath.

D. Consideration of Resolution 2024-13 Appointing Assistant Secretaries

Mr. Showe: This resolution is to add Ms. Perez and myself as Assistant Secretaries for the District for purposes of signing documents.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Resolution 2024-13 Appointing Maria Perez and Jason Showe as Assistant Secretaries, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 19, 2024 Meeting

Mr. Showe: We have the minutes in your agenda from the August 19, 2024, meeting. They are there for your approval. We can take any questions or changes or a motion to approve.

Mr. Aggarwal: I will move to approve the minutes.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Minutes of the August 19, 2024, Meeting, were approved.

September 16, 2024

Grande Pines CDD

FIFTH ORDER OF BUSINESS

Ratification of Fiscal Year 2024 Audit Engagement Letter with Grau & Associates – ADDED

Mr. Showe: We went ahead and had them sign the audit agreement to get started for the year. It is in line with your budget as well as the agreement with Grau & Associates. We would seek a motion from the Board to ratify this.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Fiscal Year 2024 Audit Engagement Letter with Grau & Associates, was ratified.
--

SIXTH ORDER OF BUSINESS

Discussion of Security Services

A. Discussion of Current Vendor

Mr. Showe: The current vendor is Freeman. We went ahead and had counsel send them a notice of violation of the agreement. We can have an open discussion with the Board about what the next steps are. We also received some proposals from different service providers, so if you are inclined to make a change, we need a motion to terminate your current vendor, then proceed to create a contract with the new vendor.

Mr. Aggarwal: I will move to terminate.

Mr. Lazarovich: If we can jump to the stock report, you have the response from the vendor to review prior to making a decision. I think it is appropriate to review that now and go forward. If you go down to 8A, you will see the letter sent from our firm, as directed to be sent by the board. Freeman sent the notice, and they provided a response on all of this. If you go further down, you will see an email from Darrin. We just want to make sure you guys review that prior to making a decision.

Mr. Showe: It is page 80 and 81 in your agenda.

Mr. Lazarovich: He addressed most of the issues, but it is the Board's decision if they would like to terminate. We just want to bring that to the Board.

Mr. Aggarwal: Absolutely, thanks Jay. Darrin's point is a lot of these issues are caused by the officers having to walk across the median to the resident lane, but that is not our experience. Our experience is that when folks come to the visitor lane, they are just ushered through, and their IDs are not checked. That has been confirmed by several folks that have gone to the property. That has happened since the last board meeting. I acknowledge the response, and the work the Freeman

September 16, 2024

Grande Pines CDD

company has done, but at this stage we are looking to go in a different direction. I would like to move to terminate Freeman as the security vendor.

On MOTION by Ms. Aggarwal, seconded by Ms. Kepfer, with all in favor, Terminating Current Security Vendor Freeman, was approved.

B. Review of Security Vendor Proposals

- i. Ramco Protective**
- ii. DSI Security Services**
- iii. Securitas Security Services**
- iv. Berman Security Agency**

Mr. Showe: When we originally did the budget for the extra security, it was talked about having roaming patrols as part of the scope. After that the HOA is already having roaming patrols on their end, so it is not needed anymore. The cost for changing vendors only allows us for two options, which would be DSI or Securitas. The others are too overpriced. Right now you are looking at DSI for the 24/7 security in the guard house only, for \$219,847.68. Securitas is at \$225,904. It is very similar experience with both companies. It seems to be about the same from the information we have received. I do not have a preference or recommendation at this time. Typically when that happens, we go with the cheapest option.

Mr. Aggarwal: I am okay with DSI, do you need a motion?

Mr. Showe: Yes, we would need a motion to authorize staff to work an agreement with DSI.

On MOTION by Ms. Aggarwal, seconded by Ms. Kepfer, with all in favor, the DSI Proposal for Security Vendor Services, was approved.

SEVENTH ORDER OF BUSINESS

Contract Renewals

- A. Consideration of Landscape Maintenance Agreement Renewal with United Land Services**
- B. Consideration of Aquatic Plant Management Agreement Renewal**
- C. Consideration of Fountain Maintenance Agreement Renewal with Cascade Fountain Design Group, Inc.**

Mr. Showe: We have proposals from United Land, Aquatic Plant Management, and Cascade Design Group. The only change is with the Cascade Design Group, which is an increase of \$100 a quarter, because of the additional fountain. You can take them individually, if you

September 16, 2024

Grande Pines CDD

choose, or you can take a motion to approve all of those. We will work with counsel to make the front-end documents.

Mr. Aggarwal: I'm going to go ahead and move to accept all of them.

On MOTION by Ms. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Contract Renewals with current vendors, were approved.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Showe: We have Jay on the phone.

Mr. Lazarovich: I have nothing else for the Board this month, unless you have any questions for me. We are still working on these contracts and termination letters.

B. Engineer

Mr. Showe: We have Christy for the engineer, any updates?

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

C. District Manager's Report

i. Check Register

Mr. Showe: We have the check register. It is on page 17 of your agenda. We have checks 241 through 248 for \$32,234.27. Behind that you have your summary of those invoices. I can answer any questions, or we can make a motion to approve.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Check Register for \$32,234.27, was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: The next item that we have there is no action required by the Board but your balance sheet and income statement are provided for your information. We are performing better than budget to actuals and the general fund is in great shape. We are 100% collected on the assessments.

September 16, 2024

Grande Pines CDD

iii. Ratification of Series 2021 Requisition #30

Mr. Showe: This is a ratification of some engineering fees. Do we have a motion to approve?

On MOTION by Mr. Aggarwal seconded by Ms. Kepfer, with all in favor, the Series 2021 Requisition #30, was ratified.

D. Field Manager’s Report

Mr. Showe: With that we will go to Jarrett for any other field updates.

Mr. Wright: I have no additional updates at this time. We met with the new land account manager to make sure we are on the same page going forward of what we are looking for. We will be setting up pressure washing, mulching, street cleaning, as well as getting ready for the holiday lighting. Any questions?

Mr. Aggarwal: The holiday lighting is already budgeted, correct?

Mr. Wright: Correct.

Mr. Aggarwal: Is it the same holiday lighting as last year?

Mr. Wright: More than likely, unless we wanted to go in a different direction.

Mr. Aggarwal: No, I was just curious.

NINTH ORDER OF BUSINESS

Other Business

Mr. Showe: Any other items?

Mr. Aggarwal: Not today.

TENTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Showe: Is there a motion to adjourn?

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

September 16, 2024

Grande Pines CDD

Signed by:

Jason Showe

0C35545590914D1...

Secretary/Assistant Secretary

Signed by:

Achal Aggarwal

8142CFEF26FB43B...

Chairman/Vice Chairman