

**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, **October 21, 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:

Linda Kepfer
Maria Perez
Carol Kay Cole

Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Jason Showe
Jay Lazarovich
Alex Sorondo *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

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

Mr. Showe: We did perform Ms. Perez's oath of office prior to the meeting being started so we have that on record and filed.

October 21, 2024

Grande Pines CDD

FOURTH ORDER OF BUSINESS

Approval of Minutes of the September 16, 2024 Meeting

Mr. Showe: We have approval of the September 16, 2024 meeting minutes. Those minutes have been included as part of the agenda package. We can take any corrections or changes at this time or a motion to approve.

On MOTION by Ms. Kepfer, seconded by Ms. Cole, with all in favor, the Minutes of the September 16, 2024, Meeting, were approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Showe: We will go to staff reports and start with Counsel.

Mr. Lazarovich: At the last meeting we were directed to terminate the agreement with Freeman Security. I believe the new DSI took over today. We sent out the proper notices and were able to transition to DSI. Other than that, nothing else unless you have questions for me.

B. Engineer

Mr. Showe: Engineer, do we have any updates?

Mr. Sorondo: I have no items to report to the Board.

C. District Manager's Report

i. Check Register

Mr. Showe: We have approval of the check register. In your general fund, we have checks 249 -257 as well as September payroll for a grand total of \$29,183.52. Staff can take any questions on those invoices that follow or we can take a motion to approve.

On MOTION by Ms. Kepfer, seconded by Ms. Cole, with all in favor, the Check Register for \$29,183.52, was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: Behind that is the balance sheet and income statement. This requires no action from the Board. We will point out you guys are doing better than budget to actuals. I think we have received over 100% of our assessments so we are in great shape there.

October 21, 2024

Grande Pines CDD

iii. Ratification of Series 2021 Requisition #31-32

iv. Ratification of Series 2024 Requisitions #5 and #9-10

Mr. Showe: We have also presented to you for ratification the Series 2021 requisitions #31-32 as well as requisitions #5 and #9-10 in Series 2024. We have already authorized those and sent those out so this would be a ratification of all of them. We can take those individually or take them as a group if you choose.

On MOTION by Ms. Kepfer, seconded by Ms. Cole, with all in favor, the Series 2021 Requisitions #31-32 and Series 2024 Requisitions #5 and #9-10, were ratified.

D. Field Manager's Report

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

Mr. Wright: I have nothing major to report. Luckily there was no major damage sustained from the hurricane. We had taken off all the gate arms in preparation and just had them reinstalled and everything is working fine. We are going to be scheduling a PMCS preventive maintenance service just on all the gates to make sure we are good for the next few months going from there. Any trees that had fallen down, we are getting them addressed with United Land going from there. Other than that, I have nothing further to report at the moment. Any requests that you would like to have addressed over the next few months?

Ms. Kepfer: Not that I know of.

Mr. Showe: Certainly, we will keep in touch with DSI to make sure the transition is good and if there is anything they need on their end but so far so good.

Ms. Kepfer: Do you train them with what our expectations are?

Mr. Wright: It has been a combination of us and the HOA because the HOA is running daily operations there. We set the standards of what we are expecting and what the requirements are for operating on public roads, things of that nature. They know any repairs to the building or anything like that gets run through the CDD. Other than that, Antonella and the HOA are running daily operations so they have been in heavy contact with them. She checks in on them multiple times a day so it has been a big help with that. They are aware of what we are looking for at the moment.

October 21, 2024

Grande Pines CDD

Mr. Lazarovich: We have an agreement with the HOA and our rules are attached to that agreement so the HOA is aware.

Ms. Kepfer: On the HOA side, Antonella sent me just last week a proposal for roving. Would that be an HOA expense?

Mr. Lazarovich: Yes.

Ms. Kepfer: I was just making sure because I did sign off on it.

Mr. Wright: That is through the HOA. We are covering basically just the guard house operations.

SIXTH ORDER OF BUSINESS

Other Business

Mr. Showe: Any other business? Hearing no comments.

SEVENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Showe: Any Supervisor requests? Hearing none.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Showe: Is there a motion to adjourn?

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

Signed by:

Jason Showe

0C35545590914D1...

Secretary/Assistant Secretary

Signed by:

Achal Aggarwal

8142CFEF26FB43B...

Chairman/Vice Chairman