

**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, **November 18, 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
Maria Perez

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Jason Showe
Jan Carpenter
Mohammad Eisa *by phone*
Jarett Wright *by phone*

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. Four 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 Matter

A. Administration of Oaths of Office to Newly Elected Supervisor

Mr. Showe: This is acceptance of the oath of office for those folks that were just elected. Print up top and sign them and I will predate to the record and you can affirm. As a citizen of the State of Florida and of the United States of America and being employed by or an officer of the

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Grande Pines Community Development District and a recipient of public funds as such employee or officer do hear by solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida.

Ms. Perez: I do.

Ms. Kepfer: I do.

Mr. Aggarwal: I do.

Mr. Showe: If you want to hand those down after you have signed them, I can notarize them for you.

Ms. Carpenter: You have all been on the Board before. I think you all know the Sunshine Law and Public Records Law. You can't talk to one another about anything that is taken before the Board and all of your papers are public records that relate to this. Keep your business stuff separate from your CDD papers.

B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election

Mr. Showe: As a follow up to the Landowners' Election, we will go ahead and ask the Board to accept Resolution 2025-01 Canvassing and Certifying the Landowners' Election. We will note again that Ms. Kepfer and Ms. Perez will serve the four-year term. Mr. Aggarwal will serve the two-year term. Is there a motion from the Board to approve that as written?

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Election of Officers

D. Consideration of Resolution 2025-02 Electing Officers

Mr. Showe: The next thing we are required to do by Florida Statutes after the election is elect officers. Since the Board composition didn't change, you are more than welcome to keep them the same which would be Mr. Aggarwal as Chair, Ms. Kepfer as Vice Chair, George Flint as Secretary, Ms. Perez, Ms. Cole, Mr. Jones and myself as Assistant Secretary, Jill Burns as Treasurer, Katie Costa and Darrin Mossing, Sr. as Assistant Treasurer.

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On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Resolution 2025-02 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 21, 2024 Meeting

Mr. Showe: Behind that we have approval of the minutes of the October 21st meeting. Those minutes are included in your agenda package. We can take any corrections or changes at this time or we can take 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 October 21, 2024 Meeting, were approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Carpenter: We don't have anything to report this month.

B. Engineer

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

C. District Manager's Report

i. Check Register

Mr. Showe: We have from your general fund, checks 258-264 as well as October payroll for a grand total of \$26,595.07. There is a summary of those invoices that follow and both Jarett and I can answer any questions on that should the Board have any or we can take a motion to approve.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Check Register for \$26,595.07, was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: Behind that you have your balance sheet and income statement. There is no action required by the Board however those are there for your information.

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iii. Ratification of Series 2021 Requisition #33

Mr. Showe: We have two requisitions. Requisition #33 in Series 2021. This is just a small invoice from Poulos & Bennett that has already been sent in for payment. He asked for a motion from the Board to ratify.

On MOTION by Mr. Aggarwal seconded by Ms. Kepfer, with all in favor, the Series 2021 Requisition #33, was ratified.

iv. Ratification of Series 2024 Requisition #11

Mr. Showe: We have requisition #11 in Series 2024. This is just a small invoice from Poulos & Bennett that has already been sent in for payment. He asked for a motion from the Board to ratify.

On MOTION by Mr. Aggarwal seconded by Ms. Kepfer, with all in favor, the Series 2024 Requisition #11, was ratified.

D. Field Manager's Report

Mr. Showe: With that we have Jarett on the phone to give any field updates.

Mr. Wright: My section is going to be quick. DSI has begun their full operations now of the takeover of the guard operations. With that we just got word that the fiber internet has been set up so we will be working with Guardian Access to get the light system in place as well as getting the security cameras up and running. Going from there, the visitor LED strip was hit or bumped so we are going to have to replace that. We are working with the previous vendor that we used last year for the holiday decorations to get all of that set up for the CDD side. Further updates, we have scheduled turnover walk throughs for the new phases for the ponds that we are going to be taking over. That is set for tomorrow afternoon. We will make sure everything is good to go and get any minor adjustments to the current stuff out there to be prepared for turnover. We are also walking with the vendors for the landscape and aquatics to get the contracts updated and will have those numbers next month. Just a small update on the gate arms that are on Eptide Road coming from the West entrance, those will be added to the insurance once we take those over and conveyed to the CDD. Other than that, I have no other updates at this time.

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SIXTH ORDER OF BUSINESS

Other Business

Mr. Showe: Any other business?

SEVENTH ORDER OF BUSINESS

Supervisors Requests

Ms. Kepfer: There is a dead tree in the front of the community. Exiting the community in the center island to the left in the median there is a dead palm tree.

Mr. Wright: I will get with the landscapers and we will get it removed for now then work to get it replaced.

EIGHTH 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.

Signed by:

Jason Showe

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Secretary/Assistant Secretary

Signed by:

Achal Aggarwal

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Chairman/Vice Chairman