

**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, **December 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
Maria Perez

Chairman
Vice Chairperson
Assistant Secretary

Also present were:

Jason Showe
Jay Lazarovich *by phone*
Mohammad Eisa *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: I will note for the purposes of the recording that we only have members of the Board and staff present, so we will move on to the next item.

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THIRD ORDER OF BUSINESS

Approval of Minutes of the November 18, 2024 Board of Supervisors Meeting and Acceptance of Minutes of the November 18, 2024 Landowners' Meeting

Mr. Showe: The next item on your agenda is approval of minutes of your November 18th Board meeting and acceptance of minutes of the Landowners' meeting from the same day. We can take any questions or changes from the Board at this time or we can take a motion to approve those minutes.

Mr. Aggarwal: I'll move to accept and approve the minutes.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Approving the Minutes of the November 18, 2024 Board of Supervisors Meeting and Accepting the Minutes of the November 18, 2024 Landowners' Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Conveyances of Real Property – Phases 3 & 5

A. Consideration of Agreement Related to the Series 2024 Bonds (Requisitions #12 and #13)

Mr. Showe: The next item is consideration of conveyance documents. We've got Jay on the phone. Do you want to go through those Jay?

Mr. Lazarovich: We have consideration of an agreement related to requisitions. This is just setting forth an agreement between Park Square Grande Pines Phase Two and the CDD, that any improvements that are going to be approved today by the Board. If they're not currently complete, they will be completed within 90 days and turned over to the District, along with all the main documents and certificates that are required for the District to accept it. This is related to Phase 3 and Phase 5. There are two requisitions later in this agenda that are going to be up for consideration, so we're just looking for approval of this agreement subject to confirmation of numbers. There may be a change on Requisition #13 that'll be discussed. If there are any questions, I can answer those or we'll go through the conveyance of an acquisition. Can we get a motion on that group first then we'll move over?

Mr. Aggarwal: Yes, I'll move to accept the agreement related to the Series 2024 bonds with the caveat that if the numbers need to change, they can be changed.

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On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, the Agreement Related to the Series 2024 Bonds (Requisitions #12 and #13), was approved.

i. Consideration of Resolution 2025-03 Conveyance from Developer for Infrastructure in Phase 5

Mr. Showe: Jay, do you want to quickly go through these resolutions? We have Resolutions 03 & 04.

Mr. Lazarovich: Resolution 2025-03 is transferring the roadway tract and Stormwater Pond in Phase 5 that is going from the developer to the CDD. These are standard conveyance documents; we have a special warranty deed and a bill of sale transferring the real property and infrastructure improvement, and we also have a certificate from the District Engineer signing off that it is in a form acceptable to the District. We would look for approval of these conveyance documents subject to the developer entering into the requestion agreement that the Board just approved.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Resolution 2025-03 Conveyance from Developer for Infrastructure in Phase 5, was approved.

ii. Consideration of Resolution 2025-04 Conveyance from Developer for Infrastructure in Phase 3

Mr. Showe: I think Resolution 2025-04 is the same just for the different phase.

Mr. Lazarovich: Yes, just a different phase to stormwater ponds and then I would just look for a motion in the same form subject to developer entering into the requisition agreement.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Resolution 2025-04 Conveyance from Developer for Infrastructure in Phase 3, was approved.

iii. Consideration of Series 2024 Requisitions #12 and #13

Mr. Showe: Behind that we've got the subsequent forms that are just the Requisitions #12 and #13 for Series 2024. I know they received the as-builts on the Stormwater System. He's just reviewing that as soon as they're clear he can sign, we can process that as well. We would ask for

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motion to approve Requisition #12 and Requisition #13, subject to engineer acceptance of the stormwater as-builts.

Mr. Aggarwal: We're going to move to accept both, so moved.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Series 2024 Requisitions #12 and #13 pending as-builts submitted to District Engineer, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Series 2024 Requisition #14

Mr. Showe: Behind that we've got Requisition #14, which is just a small amount for counsel for some of their work. We'll take a motion to approve.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Series 2024 Requisition #14, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich: No other updates from me. We're just working through these conveyances.

Mr. Showe: Thank you.

B. Engineer

Mr. Eisa: I have no reports for the District.

C. District Manager's Report

i. Check Register

Mr. Showe: We have the check register as presented for you. We can take any questions or comments from the Board or a motion to approve.

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

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ii. Balance Sheet and Income Statement

Mr. Showe: Behind the check register you have the balance sheet and income statement. This is presented for the Board's information.

D. Field Manager's Report

Mr. Wright: Good morning everyone. Christmas decorations are up. We have switched to our dormancy period of landscape maintenance, so they're basically only servicing every other week right now. We're trying to focus on getting all the grasses reset, getting the property where it needs to be to transition back in to Spring. Now that the grass is not growing as much it gives us enough time to really focus on the detail work clearing out landscape beds, anything of that nature that we need to do. Besides that we did cursory inspections while we were discussing today with Ruben to emphasize what the CDD needs in terms of new sod in certain areas, things recreated, getting those ponds up to where they need to be for the CDD to accept and be ready for maintenance. They've already been working on that and we'll continue to update you as that moves along. Other than that, there's a couple minor repairs going on at the guard house between LED light strips that get bumped off and replaced, they should be dropping those off this week, and we're working with the HOA to get the cameras set up and running there with the garden access. They were installed already, but there was no internet at the Guard House. Our system and everything is not connected, so this is them coming out to finalize the warranty period to get all that set up correctly as well as the dwelling live system so that residents can just come and use the resident lane and scan in as they need. So, all that is progress and should have a bigger update on that next month.

Ms. Kepfer: How about the fence, the wooden fence? There are damages in some areas that need to be painted close to the guard shack.

Mr. Wright: I can get my crew out there next week. I have no other reports at the moment.

SEVENTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS**Supervisors Requests**

There being no comments, the next item followed.

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NINTH ORDER OF BUSINESS

Adjournment

Mr. Showe: Is there a motion to adjourn the meeting?

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