

**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, **April 21, 2025**, at 10:42 a.m. at the Offices of GMS-CF, LLC at 219 East Livingston Street, Orlando, Florida 32801.

Present and constituting a quorum:

Achal Aggarwal
Linda Kepfer
Maria Perez

Chairman
Vice Chairperson
Assistant Secretary

Also present were:

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

District Manager, GMS
District Counsel
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: The next item is the public comment period, for the purposes of the recording we'll note that there's only members of the Board and staff present today.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Carol Kay Cole, Seat #4

Mr. Showe: We did receive a resignation from Ms. Cole. That resignation was part of your agenda package.

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On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Accepting the Resignation from Carol Kay Cole, was approved.

B. Appointment of Individual to Fulfill Board Vacancy in Seat #4 with a Term Ending November 2026

Mr. Showe: Ms. Ernestina Whitney was nominated by the Board to fill the vacancy. Is there a motion to appoint her to Seat #4 with the term ending November 2026?

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Appointing Ernestina Whitney to Fulfill Board Vacancy in Seat #4 with a Term Ending November 2026, was approved.

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

Mr. Showe: We can reach out to her and make sure she has all the information she needs, and then we'll do her oath as soon as we see her next time.

D. Consideration of Resolution 2025-05 Appointing an Assistant Secretary

Mr. Showe: We can also take Resolution 2025-05, which would appoint Ms. Whitney as an Assistant Secretary.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Resolution 2025-05 Appointing Ms. Ernestina Whitney as Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the December 16, 2024 Meeting

Mr. Showe: We then have your minutes from your December meeting. They were included with your agenda. We can take any corrections or changes at this time or a motion to approve.

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

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FIFTH ORDER OF BUSINESS**Resolution 2025-06 Approving Proposed Fiscal Year 2026 Budget and Setting a Public Hearing**

Mr. Showe: We've got the start of your budget process for 2026. We'll start with Resolution 2025-06. This will set your budget hearing for July 21st at your regular meeting here at 10:00 a.m. Exhibit A is your proposed budget; we've included a draft of that for your review and discussion. This resolution also directs us to transmit this to the city and the county as well as post it to our website. In looking at the budget, we were able to keep assessments level this year so there is no proposed increase in assessments. We've tried to keep everything pretty close on your admin side. It's relatively similar and the same on your field side; we've kept it relatively similar. We've got some new areas we anticipate coming online this year. We've built some additional funding for utilities and landscaping just so that we have some capacity in there for that. Certainly once we get all the areas online, we'll reevaluate the budget, probably the following year, and see where we're leveling out at. For now, there's no assessment increase proposed. I think everything is pretty level. Jarett and I can answer any questions you might have on any of those account lines.

Ms. Kepfer: The gate up front, the guardhouse, does any of that need to be budgeted for? That wasn't included in 2025's budget.

Mr. Wright: We have the security line for the contract that's there for the vendor repairs and a couple other items that we can use. We really aren't doing much there besides running the contract and then small repairs on the gate on that, and things of that nature, and then only a few years down the road, and they want to bump that up. You can do that and then build it out a little bit. But other than that, we should be fine with what we have right now.

Mr. Showe: Yeah, Jarett and I were looking there, you have some capacity in some other lines. We've built some contingencies and we always typically build some things in. There's some flexibility there. You're not locked into any of these account lines in particular. We can rotate adjustments as we go through the year, but we really feel like what we have right now is sufficient for the next fiscal year. Obviously once we bring everything online and the whole project complete, we'll relook at it again.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, Resolution 2025-06 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing, was approved.
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SIXTH ORDER OF BUSINESS**Ratification of Proposal for Cleaning and Painting Exterior Wooden Fence**

Mr. Showe: We did have a request to have the fence painted and cleaned up, so we had that completed. We just wanted to have a ratification of that.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Proposal for Cleaning and Painting Exterior Wooden Fence, was ratified.

SEVENTH ORDER OF BUSINESS**Appointment of Audit Committee and Chairman**

Mr. Showe: Right after this meeting we've advertised for an audit committee meeting to follow. Every three to five years, depending on how you bid out your auditing, you're required to go through an RFP process with your auditing, just to select a vendor. That process requires us to create an Audit Committee. Typically, our recommendation is that the Board just appoints themselves as the Audit Committee and the Chair of the Board as the Chair of the Audit Committee. It just makes it cleaner, and we can go right into that meeting right after. So, if there is no opposition from the Board, we would just take a motion to appoint the Board as the Audit Committee.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Appointing the Board of Supervisors as Audit Committee was approved.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Mr. Lazarovich: Not many major updates this month. At the last meeting, the Board approved an agreement regarding the Series 2024 Bonds and the turnover of those tracts. We've since received confirmation from the Engineer that those were ready for turnover. I received updated titles, so I'm just looking through that. I might need a couple of things from the developer. Should wrap that up this month.

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B. District Engineer

Mr. Showe: We've got Christy on the phone as the Engineer, any updates on your end, Christy?

Ms. Baxter: I have nothing to report.

C. District Manager's Report

i. Check Register

Mr. Showe: We will start with the check register. So in your general fund we've got checks 297 through 307. For a total of \$674,294.57. The vast majority of those transfers come into two kinds of items. We did reimburse the developer for the first quarter operating. We'll know as we build the budget this year, we believe we have enough for that to for the District to cover itself for this year, so we shouldn't need any additional funding for that. Additionally, we did transfer some funds to the debt service. As we get assessment revenues in it comes into the general fund and we have to cut ourselves a check to pay that debt service. Other than that, I think all the other expenses are pretty regular expenses of the District but we can certainly answer any questions you have or take a motion to approve.

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

ii. Balance and Income Statement

Mr. Showe: You've got your balance sheet and income statement. There's no action required by the Board. Just looking at General Fund budget to actuals we're in good shape there. We're still doing a little better than budget to actuals and then for our assessments, we're slowly getting those in the nature of your product, those come in a little slower. Behind that we've got the ratification of Series 2021 Requisition #34 as well as Series 2024 Requisitions #15 through #20.

iii. Ratification of Series 2021 Requisition #34

iv. Ratification of Series 2024 Requisitions #15-#20

Mr. Showe: We could take those individually or you can make a motion to the Board to just approve all the requisitions.

Mr. Aggarwal: I'll move to approve all requisitions.

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On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Requisitions Series 2021 #34 and Requisition Series 2024 #15-#20, were ratified.

Mr. Showe: We got in just recently, actually Friday, the notice from the Supervisor of Elections. Every year we're required to announce annually the amount of registered voters within your District. As of April 15th, you have one registered voter and the Grande Pines CDD. That doesn't do anything for the District yet. You have to have 250 to turn over to General Election. We will continue proceeding that way, but we are required to announce that.

D. Field Managers Report

Mr. Wright: Good morning, everyone. We repaired a couple of the damaged gate arms at the front. A lot of times, it's just people bump into them really quick, they are designed to pop off whenever they're hit and sometimes that snaps the LED cords so we have to get new strips. So, the manufacturer doesn't make the 12-volt versions anymore. We had to switch to the 24 volts. So, you have to have a conversion kit in there. All the systems have been converted though. Now anytime you buy an arm you get a free light strip with it that is 24 volts, so we're set up for the future there. As we already ratified, the black cattle fence up front was painted because it had a lot of fading from pressure washing and other things like that. So, it was painted just to bring it back up to standard. Now that we have the funds in, we're starting to schedule all the general maintenance stuff that we do throughout the year. So, pressure washing the front entrance, the curb, the sidewalks there, as well as the walkway, monuments need to be painted and cleaned, so we're getting that scheduled. Hopefully here in the next 30 days we'll have all that for the next meeting ready to go. After talking with the insurance company, kind of the general standard right now is to install the wildlife signage at each pond, just a very general warning. They send us all the verbiage that they want the signage to say, so we're just getting those ordered and we'll get them put in. For our contract maintenance, the fountains are still being serviced on a quarterly basis and Aquatics are happening every month. We don't have any issues with major invasive species or algae or anything. That's going well. Really, the only issue that we continue to have is with United. Sometimes I have to go out there and have to light the fire under them and then they'll go out there, do a good job for the week that I've complained and then immediately have the same issues again the next time around. I know the HOA right now is looking to replace them and I

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would suggest considering the same. Right now United, the only benefit is they're cheap. You're not having a lot of money going out the door, but you're getting what you're paying for with them, unfortunately. So, if the Board is open to it, we can either go out to bid or just work with whoever the HOA is going to have take over their service, get a quote from them. We don't need a formal bid for this. I know they're looking at Prince and Sons right now. We do a lot of properties with them. They do a great job; they just have a little higher price.

Ms. Kepfer: The 30 day notice here should have gone out with all that stuff, but they had email issues and it didn't go out. That should have gone out this past week, but their RFP is out. Whomever is selected by the Board should start June 1st.

Mr. Aggarwal: Yes.

Mr. Showe: Obviously, I think our typical preference is always to have the same vendor there. It gets complicated if there's multiple vendors kind of servicing the same property. It's not to say we can't, but it's always easier. If you just let us know who you guys select, we can reach out and get a bid and this doesn't qualify for a formal bid, so, we can just get a proposal from them and again, we deal with a lot of landscapers. So we have a good feel for what a good price should be for the property, what's the competitive price and what you should get. So obviously, if we get something well in excess of that, we'll get some other quotes.

Mr. Aggarwal: Sounds good.

Mr. Lazarovich: Did we want a motion from the board to direct us to terminate the agreement effective June 1st, or do we want to wait until they have...

Mr. Aggarwal: I think we should wait.

Mr. Wright: Yes, it was more so getting the process started.

Mr. Showe: And that's kind of the way Jarett and I kind of built that landscape budget as we did build some extra in there knowing that there may be a change and you're taking over additional property. So, we hope that it's sufficient for whoever we select.

Ms. Kepfer: The HOA did the same because we kind of anticipated the change for this year.

Mr. Wright: They did do the multi refresh for the CDD areas and we did just switch the contract to weekly servicing, so they're supposed to be addressing all the CDD areas every single week. That was one of the big things we're having is they're on site; they're getting complaints from the HOA. All their focus was on the HOA and they were just forgetting about the CDD when

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there's supposed to be two separate contracts and executed differently, so I think the change in the future is going to help. We're continuing to monitor progress of the new contracts and everything that are coming online. We're getting the scopes created, to account for all those new properties coming in, as soon as we are ready for our turnover walk through again, we can set that up and start servicing immediately. Luckily, there's not much on the CDD side, it's just ponds and I think that's basically it, I had some little common areas and things of that nature. But other than that, that's all I have.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Showe: Any other business or Supervisor request at this time?

Mr. Aggarwal: One thing, the exit only gates in the back are now operational. If we can get some signs just to let people know they're exit only. I think that's the main thing. She also asked about signs for the gators in the ponds, but it sounds like that's already taken care of.

Mr. Showe: Yeah, insurance has come through, they've had a few incidents throughout the state. So now they're wanting signage everywhere.

Mr. Aggarwal: And that's good because there are gators all over.

Mr. Wright: The plan right now is to get the exit only signage and the front entrance signage of residents come here, and guests come here, as well as that. I'll do a bulk order and you get a discount.

Ms. Kepfer: On the main road, I know I've mentioned it in previous meetings that there's like maybe 3 or 4 dead palm trees. Do you know who we can get a hold of to replace those dead trees?

Mr. Wright: That's probably the county is what I would guess, but because it's a high traffic area, they probably want it to look a little better anyway, so we can probably put a request in. We can reach out.

Mr. Showe: We'll verify ownership and reach out. Anything else from the supervisors?

Mr. Aggarwal: No, the community looks good. I know on Friday it looked really good. DSI is doing a great job. So, yeah, everything's going great.

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ELEVENTH 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