

**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, **January 26, 2026** at 10:00 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
Ashley Baksh
Ernestina Whitney

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jason Showe
Robert Petillo
Jeff Pena *by phone*
Jarett Wright

District Manager
District Counsel
District Engineer
Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll. Five Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Showe stated that there were no members of the public present to provide any comments.

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THIRD ORDER OF BUSINESS

Approval of Minutes of the December 15, 2025 Board of Supervisors Meeting

Mr. Showe presented the minutes of the December 15, 2025 Board of Supervisors meeting to the Board and asked for any corrections or changes to the minutes. The Board had no corrections or changes.

On MOTION by Mr. Aggarwal, seconded by Ms. Baksh, with all in favor, the Minutes of the December 15, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Consent to Assignment and Assumption Agreement

Mr. Showe stated they were notified over the holidays that their engineer changed. He stated counsel prepared this assignment agreement, which assigns the contract to the new vendor so that it's clear on a contractual basis.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Consent to Assignment and Assumption Agreement, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Petillo introduced himself and stated he is filling in for Jan today. He noted they spoke with the bond underwriter and they are working on preparing the necessary approvals to get the bond process going. He stated that the next meeting Ms. Carpenter will be there and she will be going over the process for that. He explained that it is a 30-day notice and a 28-day window for that, so it's a multi-month process and they will get that started at the next meeting.

B. Engineer

Mr. Pena stated they submitted the bond report. Other than that, they had nothing further to report.

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C. District Manager's Report**i. Check Register**

Mr. Showe provided the District manager's report stating they have the new security vendor starting on February 1, 2026. They've been in contact with both them and the current vendor to make sure everybody is coordinated. He explained that at midnight February 1, 2026, they'll swap over. At this point, he noted they don't anticipate any issues but they are open and available to help that transition process as needed. He noted that as the counsel and engineer indicated, they are working through the bond documents so they have drafts of all the things they need going right now. He added that they expect at their next meeting to have all of those ready for the Board to start approving. He reviewed the check register and noted in the general fund they have checks 371 through 383, plus auto pay and December payroll for a total of \$138,162.29.

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 presented the balance and income statement to the Board and noted that it does not require any action from the Board.

D. Field Managers Report

Mr. Wright presented the field manager's report. He stated the guard house was pressure washed because it was looking rough. He noted they are looking at paint. He explained that the inside has a bunch of usage of wear and tear of hands going on walls, shoes touching the walls, and things like that. He pointed out that they normally do this once every year or every other year on the inside because they have so much usage and so many people coming through. He stated they will have quotes for that at the next meeting. He added that they did have some repairs made to the pedestrian gate that's on the right side just past the guardhouse. He explained that it had been knocked off the hinges that was put back and it does need some additional work done. He noted the gate latch is broken, so they have to put a new gate latch on. They are looking to do that next week. He stated they are having no main issues with any of their contracted services right now and everything is going as expected. He also stated they are going through the dormancy period, which is the time where they focus on getting all the detail work set up to get ready for spring because once that starts, it's difficult to keep up. They try to get ahead of it as much as

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possible. He added that includes trimming all the grasses, doing any mulching that would need to be done, pruning trees or anything else like that.

Mr. Wirght pointed out that they are having issues with the D1 fountain, which is the fountain that’s going through the gate on the left side, and they are trying to figure that out. He noted they asked for the whole system to be pulled and each part individually tested. He stated the two new gate barrier arms for the front entrance were ordered. He also noted that they had them on site last week repairing damage to the back gate that was hit and the day that was repaired, it was hit again and broke, so they have to get two new arms for that. He explained that this is the problem with having gate arms because it will be a constant thing they are going to have to prepare for as they go into budget season. He suggested a gate repair line item will need to go up to accommodate this. He noted that right now they don’t have access to the cameras, but they are assisting with the coordination of making sure all the equipment’s good. He will provide an update on the cameras once he receives it. He stated they are looking at gathering some quotes for replacing plants in the front median. Typically, he noted any plant replacement like that, they look for late February, March timeframe.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Showe stated that there were no Supervisor requests.

EIGHTH ORDER OF BUSINESS

Adjournment

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:
Achul Aggarwal
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Chairman/Vice Chairman