

**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, **February 16, 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:

Linda Kepfer	Vice Chairperson
Maria Perez	Assistant Secretary
Ashleigh Baksh	Assistant Secretary
Ernestina Whitney	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jay Lazarovich	District Counsel
Jeff Pena <i>by phone</i>	District Engineer
Christina Baxter <i>by phone</i>	District Engineer
Jarett Wright	Field Manager
Sara Zare	MBS

**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 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 January 26, 2026 Board of Supervisors Meeting**

Mr. Showe presented the minutes of the January 26, 2026 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 Ms. Kepfer seconded by Ms. Perez, with all in favor, the Minutes of the January 26, 2026 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Financing Matters**

**A. Consideration of 2026 Engineer’s Report**

Ms. Baxter stated the engineer's report provides a summary of the capital improvement infrastructure planned for the wastewater retrofit, with an estimated total cost slightly exceeding \$3.1 million

**B. Consideration of Master Assessment Methodology for Retrofit Project**

Mr. Showe stated the Master Assessment Methodology translates the engineer's report into specific assessments for homeowners, covering all financing costs for the construction projects. The estimated additional assessments are around \$730 per townhome, \$980 for single-family 50’s, and \$1,375 as reflected on tax bills. The Board is being asked to approve both the engineer reports and the assessment methodology.

On MOTION by Ms. Kepfer, seconded by Ms. Perez, with all in favor, the Engineer’s Report and Master Assessment Methodology for Retrofit Project, was approved.

**C. Consideration of Resolution 2026-01 Declaring Special Assessments**

Mr. Petillo stated this is the declaring resolution. It declares special assessments across the entire District for the project, referencing previous bond issues from 2021 and 2024. It also requires the District manager to publish a notice in the newspaper for two weeks, as mandated by statute.

On MOTION by Ms. Kepfer, seconded by Ms. Perez, with all in favor, Resolution 2026-01 Declaring Special Assessments, was approved.

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**D. Consideration of Resolution 2026-02 Setting a Public Hearing for Special Assessments**

Mr. Petillo stated this resolution provides for the advertisement to be published. Mr. Showe suggested that the Board set the public hearing be set for April 20, 2026 and will send notices to all homeowners regarding the bond increase.

On MOTION by Ms. Kepfer seconded by Ms. Perez, with all in favor, Resolution 2026-02 Setting a Public Hearing for Special Assessments for April 20, 2026, was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Petillo had nothing to report.

**B. Engineer**

Ms. Baxter had nothing additional to report.

**C. District Manager’s Report**

**i. Check Register**

Mr. Showe provided the check register for the general fund, which included checks numbered 384 through 390, auto payments, and January payroll, totaling \$46,011.05. Staff are available for questions.

On MOTION by Ms. Kepfer, seconded by Ms. Perez, 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 Manager’s Report**

Mr. Wright stated the electrician confirmed the fountain and guardhouse are not electrically connected, and no issues were found in the guardhouse. The only problem discovered was with the fountain's timers, which were reprogrammed to function properly. Since then, there have been

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no further shutdowns and the issue appears to be resolved. A Board member stated that the AC in the guardhouse is not working. Mr. Wright stated that he would get them out there to look at it.

Mr. Wright noted that the two new gate arms were installed and the LED controls were reset ensuring everything now works correctly. Recent freezing weather has caused significant frost damage to many plants but is normal for the season. Typically, plants are left for about a month before being pruned, allowing time to see what recovers in the spring. Replacement proposals will be made only after assessing which plants are truly dead and once warmer weather arrives. The new security vendor began service on February 1st. Currently, coordination with the HOA is underway to install camera systems. There is a review of the original documentation because Guardian proposed a \$3,000 NVR installation, but it's believed this may have already been included with the initial purchase of 10 cameras. The team is confirming these details to avoid unnecessary expenses and will resolve the matter soon.

**SIXTH ORDER OF BUSINESS**

**Other Business**

Mr. Showe stated the Board will hold a meeting on April 20, 2026 to cover both the budget and the bond. They will monitor whether a March meeting is necessary or can be postponed until April.

**SEVENTH ORDER OF BUSINESS**

**Supervisors' Requests**

Mr. Showe stated that there were no Supervisor requests.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

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

Signed by:

*Jason Showe*

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Secretary/Assistant Secretary

Signed by:

*Deval Aggarwal*

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Chairman/Vice Chairman