

**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, **September 15, 2025**, 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
Ernestina Whitney

Chairman
Vice Chairperson
Assistant Secretary

Also present were:

Jason Showe
Jan Carpenter
Mohammad Eisa *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. Three 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.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Kevin Parrish, Seat #5

Mr. Showe stated that they recently received a resignation from Mr. Kevin Parrish. He noted that the first step would be to accept that resignation from the Board.

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On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Acceptance of the Resignation of Mr. Kevin Parrish, Seat #5, was approved.

B. Appointment of Individual to Fulfill Board Vacancy in Seat #5 with a Term Ending November 2026

Mr. Showe stated that there was a vacancy in seat #5 and he asked the Board if there was an appointment at this time to fill that vacancy. Mr. Aggarwal stated that the Board would like to appoint Ms. Ashley Baksh.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Appointing Ms. Ashley Baksh to Fulfill Board Vacancy in Seat #5 was approved.

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

Mr. Showe stated that they will work on getting the administration of oath to Ms. Ashley Baksh at the next meeting.

D. Consideration of Resolution 2025-10 Appointing Assistant Secretary

Mr. Showe stated that they are looking for a motion of Resolution 2025-10, appointing Ms. Ashley Baksh as an Assistant Secretary.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Resolution 2025-10 Appointing Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 18, 2025 Board of Supervisors Meeting

Mr. Showe presented the Minutes of the August 18, 2025, Board of Supervisors Meeting to the Board. He asked for any corrections or changes to the Minutes and there were no corrections or changes from the Board.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Minutes of the August 18, 2025, Board of Supervisors Meeting, were approved.

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FIFTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2026
Contract Renewals**

- A. Aquatic Plant Management Agreement with Aquatic Weed Management, Inc.**
- B. Fountain Maintenance Agreement with Cascades Fountains**
- C. Security Services Agreement with DSI Security Services**

Mr. Showe stated that they have just got renewals for Fiscal Year 2026, and both the Aquatic Weed Management as well as the Cascade Fountains are just an extension in time. He noted that there was no proposal or increase proposed by the vendor. He added that security did propose a 3% increase, which had already been factored into the budget. Mr. Showe stated that they are doing a decent job at this point so it would be their recommendation if the Board is amendable to approve those extensions as presented.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Aquatic Plant Management Agreement with Aquatic Weed Management, Inc., the Fountain Maintenance Agreement with Cascades Fountains and the Security Services Agreement with DSI Security Services, were approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Carpenter stated that they are still working with the easement and that they should be there soon. She noted that she had no further updates for the Board.

B. Engineer

Mr. Eisa stated that he had nothing to report.

C. District Manager’s Report

i. Check Register

Mr. Showe reviewed the check register and noted that they have checks 336 through 343 for \$40,102.59 in the general fund and they also have August payroll for a grand total of \$40,656.69.

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

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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. He added that so far for 2025 through July 31, 2025, they are performing better than budget actuals and that they are in good shape on their assessments.

D. Field Managers Report

Mr. Wright stated that Exclusive Landscaping has taken over responsibility for the CDD and they are doing good so far. He noted that he had them tearing through the irrigation system and they are getting everything up and running, especially before dormant season. He added that there were a lot of issues beforehand with tree bubbler caps broken off and the wrong irrigation heads in some areas and they are already in progress correcting those issues. Mr. Wright stated that those repairs should be done by now, but he has not got confirmation yet. He noted that one of the things they are doing is all the tree stakes that are on San Skipper Road, and a few other areas are going to be pulled because they aren't really doing anything. He added that those trees have been there long enough to at least root and establish. Mr. Wright stated that if one of the trees falls, they can just put it back up at this point. He noted that he thinks it looks like a nuisance, and it creates a hazard if there is a storm and the actual ropes keep breaking. He added that now they are looking at things flying into the road and he would rather just pull them up now and get rid of that.

Mr. Wright stated that they are also looking at replacing a couple of damaged sod areas and this would be on a strip-by-strip basis in maybe two pallets. He noted that once he gets that pricing, they will go from there. He added that this is directly across from the clubhouse, so he is assuming that they want that area to look good. Mr. Wright stated that they are starting to work on the engineer report that was submitted. He noted that normally all these districts will put these out at the end of June, and they must sort through which districts have the biggest issues at their immediate needs for hurricane risk and potentials like that. He added that they just have some minor curb repairs and sidewalk repairs. Mr. Wright stated that this will be worked on in the next 30 days, and they will get some debris cleared from the storm water system. He noted that he included Exclusive Landscaping irrigation reports so the Board can see some of the pictures of where all the leaks came from and that all this area is being replaced. He added that it was about \$2,500.00 to do all the head change outs and repairs but that will save time and money on water, pressure washing and potential slip hazards because the concrete was getting watered way too

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much. Mr. Wright stated that they have been using new software for making maps for all their districts. He noted that this will have locations for any landscaping, fencing and fountains that insurance has been requiring. He added that if they are looking to ensure fencing, they must provide all this information, but it also provides resources where if they ever must have a vendor change it is fully interactive.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Showe stated that there was no other business or Supervisor requests.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Showe stated that there was no other business or Supervisor requests.

NINTH 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:
Achal Aggarwal
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Chairman/Vice Chairman