

**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 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  
Maria Perez

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**

**Approval of Minutes of the September 15,  
2025 Board of Supervisors Meeting**

Mr. Showe presented the minutes of the September 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.

December 15, 2025

Grande Pines CDD

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

**FOURTH ORDER OF BUSINESS**

**Consideration of Proposal for Security Services from 5<sup>th</sup> Avenue Concierge**

Mr. Showe presented the proposal for security services from 5th Avenue Concierge. He stated that it is around \$100 more than the current vendor on an annual basis. He noted that they wanted the Board to discuss the proposal and decide if it is something the Board is interested in moving forward with. He stated that they would have to draft up a full contract and they want that executed by the new vendor first because they only have ten days to terminate the prior vendor. He stated if the Board is amenable, they can make a motion to engage in a contract with 5<sup>th</sup> Avenue and then subsequently, when the contract is signed, they will do a 30-day notice to DSI. He stated that the goal is to make the switch by February 1, 2026.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Proposal for Security Services from 5<sup>th</sup> Avenue Concierge and Terminating DSI with a 30-day notice, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Acquisition Agreement for Series 2026 Bonds**

Mr. Showe presented the Acquisition Agreement for the Series 2026 bonds. Ms. Carpenter stated that the Acquisition Agreement is the agreement where the CDD says they will accept the completed improvements. She added that these would be for a potential new series for the MUP Master Utility Plan required by the County.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Acquisition Agreement for Series 2026 Bonds, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Bond Issuing Funding Agreement for Series 2026 Bonds**

Mr. Showe presented the Bond Issuing Funding Agreement for Series 2026 Bonds to the Board. Ms. Carpenter stated that the developer wants to issue a new series of bonds to fund the

December 15, 2025

Grande Pines CDD

master utilities that are required by Orange County. She noted to get started on that they always require a bond funding agreement where the developer agrees they will pay for the costs in the event that it doesn't close.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Bond Issuing Funding Agreement for Series 2026 Bonds, was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Carpenter stated that her rolling report was working on the new bonds, trying to figure out structure and issues associated with that. She stated that she had nothing further to report.

**B. Engineer**

Mr. Eisa had nothing to report.

**C. District Manager's Report**

**i. Check Register**

Mr. Showe reviewed the check register and noted in the general fund they have checks 344 through 370, plus auto pay and September payroll for a total of \$178,685.23. He offered to answer any questions from the Board and stated that they have a lot of transfers to the debt service, as well as the normal expenses.

On MOTION by Mr. Aggarwal, 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. He added that since this is only through October, it is hard to look at any kind of trend lines right now, but they are performing better than budget actuals and that they are in good shape on their assessments.

**iii. Ratification of Series 2024 Requisition #26**

Mr. Showe stated that this is legal expenses and he asked for a motion to ratify.

December 15, 2025

Grande Pines CDD

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Series 2024 Requisition #26, was ratified.

**iv. Consideration of Series 2024 Requisition #27**

Mr. Showe stated that this is Series 2024 construction funds, paying out the remaining amounts to the developer. He noted that this includes all the documents that counsel has already looked at. Ms. Carpenter stated that they are working on the deeds and bill of sale to acquire the improvements but other than that, the engineers reviewed it, staff has reviewed it and they are comfortable proceeding with this final requisition for Series 2024.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Series 2024 Requisition #27, was approved.

**D. Field Managers Report**

Mr. Wright stated that they are looking at doing a conservation area cleanup just over the north side of the canal. He noted that there is a storm water flume that comes out and is overgrown. He added it is still restricting flow slightly so they want to push the conservation area back about ten feet on each side and then they are looking at having the aquatics vendor come by and spray that every month when they are doing their normal pond treatment to keep it clear so they will not have any issues in the future. He stated that the tract D1 fountain is at the apartments and every time he has been to the site it wasn't working and he would have to reset it. He noted that functionally it didn't seem to have any issues. He stated that he would have to turn the lights off first, turn the motor on and reset the lights and then everything would work, but then the next day the same thing would happen. They had the vendor come out when they first did the inspection and there didn't seem to be anything wrong with it, so they continued to monitor it and it kept happening. He stated that he had the vendor come out again and they figured out that when they turn it on at the same time, the amperage that it would pull would be higher than what we had the limit breakers set for, so they had to bump that up. He added that it is still at a safe value. He stated that they also did all the servicing for the other fountains while they were on site. Mr. Wright stated that they had a vendor come out and do all the pressure washing at the front entrance because it was in rough shape. Their crew will be coming out to do this for the guard house and they will do this in conjunction with pond cleaning, getting any trash that might be out there, street sign straightening, and anything of the minor maintenance stuff that would need to be done, and they

December 15, 2025

Grande Pines CDD

will do that in the same day to reduce the cost. He noted that they had some issues early on for the new phase landscaping where there were some terrain elevation changes, but over the last month it is all rooted in and settled nicely. There were some minor cleanup issues that he will have to get with Exclusive about and he has already sent them a report to start addressing those to make sure water levels have gone down and they need to start getting as close to the water as they can to get that cleared up for the spring. The main issue that he has seen is a couple of spots where the sod is not in good condition. He stated that the idea would be to leave it as it is until spring and then if they need three or four pounds of sod to repair anything that wouldn't have been established, that would be something they would worry about around the March time frame. Mr. Wright stated that he would like to do some general landscaping enhancements at the front entrance and he would like to start transitioning from pine bark mulch to river rock to get a cleaner appearance.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisors' Requests**

Mr. Showe stated that there were no Supervisor requests.

**TENTH 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