

MINUTES OF MEETING  
GIR EAST  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the GIR East Community Development District was held Wednesday, January 4, 2023 at 3:00 p.m. at 3850 Canoe Creek Rd., St. Cloud, Florida.

Present and constituting a quorum were:

Mike Liquori	Chairman
Matt Call	Vice Chairperson
Rob Bonin	Assistant Secretary

Also present were:

George Flint	District Manager
Michelle Rigoni	District Counsel
Strickland Smith	District Engineer

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint 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. Flint noted that there were no members of the public present to provide public comment.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oaths of Office to Newly Elected Supervisors**

Mr. Flint stated that just prior to this Board meeting they had the Landowners' election. He noted that Mr. Liquori, Mr. Call, Mr. Bonin, Ms. Summers, and Mr. Berlinsky were elected and they needed to administer the oath of office to the three Board members that were currently present. He administered the oath to Mr. Liquori, Mr. Call, and Mr. Bonin. He noted that they were previously sworn in at the Organizational meeting and was provided the Form 1 and other documents, so they would not need to file that again.

**B. Consideration of Resolution 2023-26 Canvassing and Certifying the Results of Landowners' Election**

Mr. Flint stated that Mr. Michael Liquori received 1,000 votes, Mr. Matt Call received 1,000 votes, Mr. Tripp Berlinsky received 900 votes, Ms. Chancy Summers received 900 votes, and Mr. Rob Bonin received 900 votes. He noted that Mr. Michael Liquori and Mr. Matt Call would serve 4-year terms and Mr. Tripp Berlinsky, Ms. Chancy Summers, and Mr. Rob Bonin would serve 2-year terms.

On MOTION by Mr. Liquori, seconded by Mr. Call, with all in favor, Resolution 2023-26 Canvassing and Certifying the Results of Landowners' Election, was approved.

**C. Election of Officers**

Mr. Flint stated that each time that there was an election, they were required to elect officers.

**D. Consideration of Resolution 2023-27 Electing Officers**

Mr. Flint stated that this resolution elected a Chair, Vice Chair, Secretary, Treasurer, and Assistant Secretaries. He noted that currently Mr. Michael Liquori was Chairman, Mr. Matt Call was Vice Chairman, Mr. Tripp Berlinsky, Mr. Rob Bonin, and Ms. Chancy Summers were Assistant Secretaries, Mr. George Flint was Secretary, Ms. Jill Burns was Treasurer, and Ms. Katie Costa was Assistant Treasurer. He stated that the Board could handle each seat individually or they could make a motion to elect a slate of officers. Mr. Liquori stated that he would like to keep the existing slate.

On MOTION by Mr. Liquori, seconded by Mr. Call, with all in favor, Resolution 2023-27 Electing Officers with Michael Liquori as Chair, Matt Call as Vice Chair, Tripp Berlinsky, Chancy Summers, and Rob Bonin as Assistant Secretaries, and George Flint as Secretary, Jill Burns as Treasurer, and Katie Costa as Assistant Treasurer, was approved.

Mr. Flint reviewed the minutes of the October 28, 2022 Board of Supervisors meeting. He asked the Board if they had any comments or corrections to those. He noted that these minutes had been reviewed by counsel and their comments and changes had been incorporated.

On MOTION by Mr. Liquori, seconded by Mr. Call, with all in favor, the Minutes of the October 28, 2022 Board of Supervisors Meeting, was approved.

**FIFTH ORDER OF BUSINESS**

**Request Authorization to Issue RFQ for Engineering Services**

Mr. Flint stated that the Board previously authorized them to issue the RFQ at the Organizational meeting, which they did and unfortunately, they received no responses. He asked the Board to authorize them to reissue.

On MOTION by Mr. Liquori, seconded by Mr. Call, with all in favor, Authorization to Issue RFQ for Engineering Services, was approved.

**SIXTH ORDER OF BUSINESS**

**Designation of Auditor Selection Committee and Authorization to Set First Meeting of Auditor Selection Committee**

Mr. Flint stated that the District would eventually be required to have an annual independent audit. He noted that part of selecting their independent auditor, they must designate an Audit Committee that review and approve the form of the notice and then when the responses come in, they would review and rank those and make a recommendation to the Board. He explained that for administrative simplicity, they suggested that the Board consider appointing the Board as the Audit Selection Committee. After Board discussion, they decided to select the Board as the Audit Selection Committee today and authorize staff to advertise for the first meeting of Auditor Selection Committee for the next meeting date, which was pending.

On MOTION by Mr. Liquori, seconded by Mr. Call, with all in favor, Designating the Board as the Audit Selection Committee and Authorizing Staff to Advertise for the First Meeting of Auditor Selection Committee with the Date Pending, was approved.

**SEVENTH ORDER OF BUSINESS**

**Public Hearings**

**A. Rules of Procedure**

Mr. Flint stated that they previously set this day as the date, place, and time for consideration of the rules. He noted that there were two notices that were run 29 and 28 days in advance of today. He explained that the form of the rules was provided to them in their Organizational meeting agenda and were included in today’s agenda. He asked for a motion to open the public hearing.

On MOTION by Mr. Liquori, seconded by Mr. Call, with all in favor, Opening the Public Hearing, was approved.

Mr. Flint noted that there were no members of the public present to provide comment or testimony.

**i. Presentation of Affidavit of Publications of Notice of Rule Development and Rulemaking**

Mr. Flint stated that they had included the affidavit of publications in the agenda package.

**ii. Consideration of Resolution 2023-28 Adopting the District’s Rules of Procedure**

Mr. Flint presented Resolution 2023-28 and asked Ms. Rigoni if she had anything she wanted to add. Ms. Rigoni responded that she did not and there had been no changes to the rules as they were proposed at the rule public hearing setting resolution. She stated that she would be happy to take any specific questions. Mr. Liquori asked Ms. Rigoni if she felt these rules, as presented to the Board, met the legal requirements that they needed them to meet. Ms. Rigoni responded that they did.

On MOTION by Mr. Liquori, seconded by Mr. Call, with all in favor, Resolution 2023-28 Adopting the District’s Rules of Procedure, was approved.

On MOTION by Mr. Liquori, seconded by Mr. Call, with all in favor, Closing the Public Hearing, was approved.

**B. Uniform Method of Collection**

Mr. Flint presented the Uniform Method of Collection hearing and asked for a motion to open this public hearing.

On MOTION by Mr. Liquori, seconded by Mr. Call, with all in favor, Opening the Public Hearing, was approved.

Mr. Flint noted that there were no members of the public present to provide comment or testimony.

**i. Presentation of Affidavit of Publications of Notice**

Mr. Flint stated that they had provided the Board with the affidavit of publications of notice. He noted that there were four consecutive notices a week apart that they were run as part of the legal requirement to hold the hearing. He explained that this would allow the District to use the tax bill as the collection method on their O&M and debt assessments.

**ii. Consideration of Resolution 2023-29 Expressing the District’s Intent to Utilize the Uniform Method of Collection**

Mr. Flint presented Resolution 2023-29 and asked the District counsel if she had anything to report for this resolution. Ms. Rigoni responded that she did not. Mr. Flint asked the Board for any questions or comments on this resolution. Mr. Liquori asked Ms. Rigoni if Resolution 2023-29 met all the legal requirements that they needed to meet. Ms. Rigoni responded that they did.

On MOTION by Mr. Liquori, seconded by Mr. Call, with all in favor, Resolution 2023-29 Expressing the District’s Intent to Utilize the Uniform Method of Collection, was approved.

On MOTION by Mr. Liquori, seconded by Mr. Call, with all in favor, Closing the Public Hearing, was approved.

**C. Fiscal Year 2023 Budget**

Mr. Flint presented the public hearing to consider adoption of the FY 2023 budget. He asked for a motion to open the public hearing.

On MOTION by Mr. Liquori, seconded by Mr. Call, with all in favor, Opening the Public Hearing, was approved.

Mr. Flint noted that there were no members of the public present to provide comment or testimony.

**i. Presentation of Affidavit of Publications of Notice**

Mr. Flint stated that they had provided the Board with the affidavit of publication. He noted that it was advertised 21 and 14 days in advance of today as well as the other legal requirements related to that.

**ii. Consideration of Resolution 2023-30 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations**

Mr. Flint presented Resolution 2023-30 stating that the budget was attached to the resolution as Exhibit A. He noted that it contemplated a Developer Funding Agreement as the funding source, which they had previously approved and was executed when the proposed budget was approved. He explained that this was the standard administrative budget totaling \$126,428. He asked for any questions on the resolution or the exhibit. Hearing none,

On MOTION by Mr. Liquori, seconded by Mr. Call, with all in favor, Resolution 2023-30 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations, was approved.

On MOTION by Mr. Liquori, seconded by Mr. Call, with all in favor, Closing the Public Hearing, was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Rigoni stated that the bonds had been validated as of December 20, 2022. She noted that their 30-day appeal period would expire January 19<sup>th</sup>, 2023, at which point the clerk of the courts would file the certificate of no appeal, which means any time after that point, the District was good to issue the bonds.

Mr. Liquori asked if she was aware of any appeals at this point. Ms. Rigoni responded no.

**B. Engineer**

Mr. Smith had nothing to report but apologized for missing the deadline to get the RFP submitted and he would get that in prior to the next deadline.

**C. District Manager's Report**

Mr. Flint noted that he didn't have anything in addition to what was on the agenda for the Board. He asked for any questions. Mr. Liquori asked if they would need to have a meeting to determine the results of the District engineer's RFP. Mr. Flint responded that they were currently interim District engineer, and they could perform in that capacity until they had their next meeting.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisors Requests**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Liquori, seconded by Mr. Call, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman