

GIR East
Community Development District

Meeting Agenda

June 12, 2024

AGENDA

GIR East

Community Development District

219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

June 5, 2024

**Board of Supervisors
GIR East
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **GIR East Community Development District** will be held on **Wednesday, June 12, 2024 at 3:00 PM, at 3850 Canoe Creek Road, Saint Cloud, FL**. Following is the advance agenda for the meetings:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the May 1, 2024 Board of Supervisors Meeting
4. Consideration of Resolution 2024-02 Confirming the Districts Intent to Accept Responsibility for the Operation, Maintenance and Funding of the Stormwater Management System
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Requests 14-28
6. Other Business
7. Supervisor's Requests
8. Adjournment

Sincerely,

George S. Flint

George S. Flint
District Manager

MINUTES

**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, **May 1, 2024** at 3:00 p.m. at 3850 Canoe Creek Rd., St. Cloud, Florida.

Present and constituting a quorum:

Mike Liquori	Chairman
Rob Bonin	Assistant Secretary
Tripp Berlinsky	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Michelle Rigoni	District Counsel

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

**Approval of Minutes of the August 2, 2023
Board of Supervisors Meeting and
Acceptance of Minutes of the August 2,
2023 Audit Committee Meeting**

Mr. Flint presented the minutes of the August 2, 2023 Board of Supervisors meeting and Audit Committee meeting. He asked if the Board had any comments on either set of minutes. There was a correction noted to Mr. Flint's name in the second order of business.

On MOTION by Mr. Liquori, seconded by Mr. Berlinsky, with all in favor, the Minutes of the August 2, 2023 Audit Committee and Board of Supervisors Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS**Ratification of Osceola County Data Sharing and Usage Agreement**

Mr. Flint stated they were not going to be using this because they are not going to be on roll, but they did execute the agreement. He explained that this agreement is required under Chapter 197 to be able to use the tax bill as the collection method when they actually need to use it.

On MOTION by Mr. Liquori, seconded by Mr. Berlinsky, with all in favor, the Osceola County Data Sharing and Usage Agreement, was ratified.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2024-01 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing**

Mr. Flint stated the Board is required to approve a proposed budget each year and set the date, place and time of the public hearing. He recommended August 7, 2024 at 3:00 p.m. in the current location for the public hearing. He noted Exhibit A to the resolution is the proposed budget, which is substantially the same as the current year. He explained that it actually went down a little bit because the insurance. They estimated a little higher than where the liability insurance actually came in, so they reduced that back down. He stated it contemplates a Developer Funding Agreement, so they will only be responsible for the actual expenses.

On MOTION by Mr. Liquori, seconded by Mr. Bonin, with all in favor, Resolution 2024-01 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing for August 7, 2024 at 3:00 p.m. in the Current Location, was approved.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Rigoni provided the result of last year's legislative session. She noted the public officers, ethics, and Sunshine law training has gone into effect. They have until the remainder of the calendar year to complete four hours of required training. She stated their firm prepared a memorandum that describes the requirements and lists some of the resources that they have identified. She explained that once they complete the training, they will check a box saying they have completed the training when they file their Form 1 next year. She was happy to answer any questions. Mr. Flint noted they have until December 31, 2024 to do the four hours and they report it on their July 1, 2025 Form 1. He added that in the past their Form 1's have been filed with the Supervisor of Elections, but it's changed now. Now, it's all online directly with the Commission on Ethics.

B. Engineer

The District engineer was not in attendance.

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

Mr. Flint noted that the check register was from July 22, 2023 through March 31, 2024 for \$45,729.68. He asked for a motion to approve.

On MOTION by Mr. Liquori, seconded by Mr. Berlinsky, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint noted that the financials were through the end of March. There is no action required from the Board.

iii. Presentation of Number of Registered Voters: 2

Mr. Flint stated that each year they were required to announce the number of registered voters within the District as of April 15th. He noted it is showing that there are two registered voters. After discussion, Mr. Flint stated he would find out the names and addresses of the registered voters.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

Mr. Liquori requested to move the June 5, 2024 meeting to June 12, 2024.

On MOTION by Mr. Liquori, seconded by Mr. Bonin, with all in favor, Moving the June 5, 2024 Meeting to June 12, 2024, was approved.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Liquori, seconded by Mr. Bonin, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GIR EAST COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT'S INTENT TO ACCEPT RESPONSIBILITY FOR THE PERPETUAL OPERATION, MAINTENANCE, AND FUNDING OF THE STORMWATER MANAGEMENT SYSTEM; ADDRESSING CONFLICTS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the GIR East Community Development District ("**District**") is a local unit of special-purpose government established by the Board of County Commissioners of Osceola County pursuant to Chapter 190, *Florida Statutes* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is a perpetual, government entity that operates in the public interest, is governed by the public records laws, open government laws, and code of ethics of the State of Florida; and

WHEREAS, the District is authorized to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructures for stormwater management improvements, and any related interest in real or personal property (collectively, "**Stormwater Management Facilities**"), pursuant to its establishing ordinance and Sections 190.012(1)(a) and (f), *Florida Statutes*; and

WHEREAS, the District's operations and maintenance special assessments are a reliable source of funding which may be enforced in the same manner as county taxes, and constitute a lien on the property against which assessed from the date of imposition thereof until paid, coequal with the lien of state, county, municipal, and school board taxes, pursuant to Section 190.021, *Florida Statutes*; and

WHEREAS, as part of the District's capital improvement plan, the District intends to finance, construct, acquire, operate and maintain the Stormwater Management Facilities such that, upon transfer of all or a portion of such Stormwater Management Facilities from the construction to operation phase, the District can assume operation and maintenance responsibility for the applicable portion of such Stormwater Management Facilities, pursuant to applicable permit(s); and

WHEREAS, accordingly, and to help facilitate the approval and permitting processes referenced herein, the District intends to declare its intent to serve as the operation and maintenance entity for the Stormwater Management Facilities, in accordance with the preliminary plan ("**Plan**") attached hereto as **Exhibit "A"** which may be amended and supplemented from time to time; and

WHEREAS, the primary developer and landowner ("**Developer**") of the District is in the process to permit and plan for the Stormwater Management System ("**Application**"), and as part of such Application, certain approvals must be obtained from Federal Emergency Management Agency ("**FEMA**"), among other agencies having jurisdiction over such matter; and

WHEREAS, in light of the Application and per request by FEMA, the District intends to declare its intent to own and maintain the Stormwater Management System, including the portion of the system that is the subject of the Application; and

WHEREAS, the District is authorized to perpetually operate and maintain stormwater and conservation areas within its boundaries, desires to perpetually operate and maintain the Stormwater Management System in accordance with the Plan, and levy annual assessments for the purpose of operating and maintaining the Stormwater Management System, and to ensure funds will be available if needed for corrective action; and

WHEREAS, upon transfer of all or a portion of the Stormwater Management System to the operation phase, the District desires to accept responsibility as the perpetual maintenance entity responsible for operating, maintaining and funding the applicable portion of Stormwater Management System in accordance with all applicable regulations.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE
GIR EAST COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:**

1. RECITALS. The foregoing statement of background and purpose is hereby adopted as part of this Resolution for all purposes.

2. PERPETUAL OPERATION, MAINTENANCE AND FUNDING OBLIGATION. The District acknowledges and agrees that, upon transfer of all or a portion of the Stormwater Management System from the construction to operation phase, the District will perpetually operate, maintain and fund the applicable portion of the Stormwater Management System as described in the Plan. The District agrees to fund such operational and maintenance activities through the annual levy of maintenance special assessments as authorized under Section 190.021(3), Florida Statutes.

3. ANNUAL LEVY OF MAINTENANCE SPECIAL ASSESSMENTS. Upon transfer of all or a portion of the Stormwater Management System to the operation phase, the District, as a part of its annual operations and maintenance budget, will levy maintenance special assessments for the perpetual operation and maintenance of the applicable portion of the Stormwater Management System in amounts necessary to comply with the Plan. These funds may not be used for any purpose other than providing funding for the Stormwater Management System in accordance with the Plan.

4. CONFLICTS. This Resolution is intended to restate Resolution 2021-05, which otherwise continues to be in full force and effect from its effective date.

5. EFFECTIVE DATE. This Resolution shall take immediate effect upon its adoption.

APPROVED and **ADOPTED** this 12th day of June, 2024.

ATTEST:

GIR EAST COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

EXHIBIT A

MAINTENANCE PLAN FOR STORMWATER MANAGEMENT SYSTEM

The Stormwater Management System is designed to function as a gravity system to provide the necessary stormwater treatment and attenuation functions without intervention. The operation and maintenance of the system requires the following actions to be completed under the direction of the District Manager:

Monthly / As-Needed:

- Conduct any monitoring and maintenance of any Stormwater Management System ponds and improvements to ensure that the District is in compliance with applicable laws, permits, easements, and other requirements.
- Common mowing of the pond banks, and weeding, edging and tree trimming will be done on an as needed basis to ensure the unimpeded flow of water in the area of control structure weir and orifice openings, outfall pipes and storm sewer pipe discharges into the pond, in compliance with applicable permits.

Yearly:

- Visual inspection of Stormwater Management System and related facilities and repair as needed. Any erosion of pond berms and embankments shall be identified and repaired.
- Visual inspection of associated landscaping and other improvements to ensure that no dangerous conditions exist.

SECTION 5

SECTION C

SECTION 1

GIR East
Community Development District

Unaudited Financial Reporting
April 30, 2024



Table of Contents

1	<hr/>	Balance Sheet
2	<hr/>	General Fund
3	<hr/>	Month to Month

GIR East

Community Development District

Combined Balance Sheet

April 30, 2024

		<i>General Fund</i>
Assets:		
<u>Cash:</u>		
Operating Account	\$	5,428
Due from Developer	\$	7,684
Total Assets	\$	13,112
Liabilities:		
Accounts Payable	\$	7,671
Total Liabilites	\$	7,671
Fund Balance:		
Assigned:		
Unassigned	\$	5,441
Total Fund Balances	\$	5,441
Total Liabilities & Fund Balance	\$	13,112

GIR East
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
<u>Revenues:</u>				
Developer Contributions	\$ 144,378	\$ 34,500	\$ 34,500	\$ -
Total Revenues	\$ 144,378	\$ 34,500	\$ 34,500	\$ -
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ -	\$ 7,000
FICA Expenditures	\$ 918	\$ 536	\$ -	\$ 536
Engineering	\$ 15,000	\$ 8,750	\$ -	\$ 8,750
Attorney	\$ 25,000	\$ 14,583	\$ 818	\$ 13,765
Annual Audit	\$ 3,500	\$ 3,500	\$ 3,400	\$ 100
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,500	\$ -	\$ -	\$ -
Management Fees	\$ 40,000	\$ 23,333	\$ 23,333	\$ -
Information Technology	\$ 1,800	\$ 1,050	\$ 1,050	\$ -
Website Maintenance	\$ 1,200	\$ 700	\$ 700	\$ -
Telephone	\$ 300	\$ 175	\$ -	\$ 175
Postage & Delivery	\$ 1,000	\$ 583	\$ 10	\$ 573
Insurance	\$ 6,250	\$ 6,250	\$ 5,000	\$ 1,250
Printing & Binding	\$ 1,000	\$ 583	\$ -	\$ 583
Legal Advertising	\$ 15,000	\$ 8,750	\$ 197	\$ 8,553
Other Current Charges	\$ 5,000	\$ 2,917	\$ 232	\$ 2,685
Office Supplies	\$ 625	\$ 365	\$ 0	\$ 364
Travel Per Diem	\$ 660	\$ 385	\$ -	\$ 385
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Expenditures	\$ 144,378	\$ 79,635	\$ 34,916	\$ 44,719
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (416)	
Fund Balance - Beginning	\$ -		\$ 5,857	
Fund Balance - Ending	\$ -		\$ 5,441	

GIR East
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 8,813	\$ 3,585	\$ 3,585	\$ 3,668	\$ 7,165	\$ 3,907	\$ 3,777	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,500
Total Revenues	\$ 8,813	\$ 3,585	\$ 3,585	\$ 3,668	\$ 7,165	\$ 3,907	\$ 3,777	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,500
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 55	\$ 84	\$ 178	\$ 125	\$ 193	\$ 184	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 818
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 3,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,333
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,050
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ -	\$ 2	\$ 1	\$ 1	\$ 4	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ 197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 197
Other Current Charges	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 232
Office Supplies	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Expenditures	\$ 8,846	\$ 3,702	\$ 3,796	\$ 3,939	\$ 7,213	\$ 3,802	\$ 3,618	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,916
Excess Revenues (Expenditures)	\$ (33)	\$ (117)	\$ (211)	\$ (271)	\$ (48)	\$ 105	\$ 159	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (416)

SECTION 2

GIR East
Community Development District

Funding Request #14
August 3, 2023

Bill to: WS-GIR, LLC

	Payee	General Fund FY2023
1	Kutak Rock LLP Invoice # 3253666 - General Counsel - June 2023	\$ 469.50
2	Supervisor Fees - 08/02/23 Meeting Rob Bonin	\$ 215.30
3	Tribune Publishing Company - Orlando Sentinel Invoice # 076703926000 - Public Hearing - 07/12/23	\$ 556.86

Total: **\$ 1,241.66**

Please make check payable to:

GIR East Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 26, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3253666

Client Matter No. 29523-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint
GIR East CDD
c/o Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801

Invoice No. 3253666
29523-1

Re: General Counsel

For Professional Legal Services Rendered

06/01/23	M. Rigoni	0.30	82.50	Revise engineering agreement per engineer comment
06/22/23	M. Rigoni	0.70	192.50	Research plat dedication language and propose same regarding easements and successors
06/22/23	A. Willson	0.20	56.00	Confer with Liquori regarding public access easement
06/23/23	M. Rigoni	0.30	82.50	Review requests for revisions to engineering agreement from Heidt; confer with Vanderbilt regarding same; confer with Flint regarding registered voters count
06/23/23	A. Willson	0.20	56.00	Confer with Flint regarding upcoming board meeting
TOTAL HOURS		1.70		

KUTAK ROCK LLP

GIR East CDD

July 26, 2023

Client Matter No. 29523-1

Invoice No. 3253666

Page 2

TOTAL FOR SERVICES RENDERED	\$469.50
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TOTAL CURRENT AMOUNT DUE	\$469.50
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UNPAID INVOICES:

May 30, 2023	Invoice No. 3225637	1,369.50
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June 30, 2023	Invoice No. 3239924	718.00
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TOTAL DUE	<u>\$2,557.00</u>
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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: GIR East CDD

Board Meeting Date: August 2, 2023

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Mike Liquori	✓	No
2	Matt Call		No
3	Rob Bonin	✓	Yes (\$200)
4	Tripp Berlinsky		No
5	Chancy Summers	✓	No

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

8/2/23
Date

****RETURN SIGNED DOCUMENT TO District Accountant****

Invoice Details

Billed Account Name: Gir East Cdd
Billed Account Number: CU80151522
Invoice Number: 076703926000
Invoice Amount: \$556.86
Billing Period: 07/17/23 - 07/23/23
Due Date: 08/22/23



INVOICE

Page 1 of 2

Invoice Details

Date	trunc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
07/12/23	OSC76703926	Classified Listings, Online				556.86
07/19/23		Public Hearling/Bid/Misc_Legal 7462698				

Invoice Total: \$556.86

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
556.86	0.00	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.

Remittance Section

Billed Period: 07/17/23 - 07/23/23
Billed Account Name: Gir East Cdd
Billed Account Number: CU80151522
Invoice Number: 076703926000

Return Service Requested

2862000150 PRESORT 150 1 SP 0.630 P3C1



GIR EAST CDD
MONICA VIRGEN
219 E LIVINGSTON ST
ORLANDO FL 32801-1508

For questions regarding this billing, or change of address notification,
please contact Customer Care:

Orlando Sentinel
PO Box 8023
Willoughby, OH 44096



Published Daily
ORANGE County, Florida

Sold To:

GIR East CDD - CU80151522
219 E Livingston St
Orlando, FL 32801

Bill To:

GIR East CDD - CU80151522
219 E Livingston St
Orlando, FL 32801

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized
representative of the ORLANDO SENTINEL, a DAILY newspaper
published in ORANGE County, Florida; that the attached copy of
advertisement, being a Legal Notice in:

The matter of 11150-Public Hearing Notice
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Jul 12, 2023; Jul 19, 2023.

Affiant further says that the newspaper complies with all legal requirements
for publication in Chapter 50, Florida Statutes.



Rose Williams

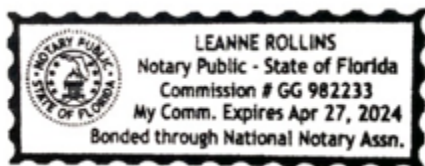
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 20 day of July, 2023,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

**GIR EAST COMMUNITY DEVELOPMENT
DISTRICT NOTICE OF PUBLIC HEARING TO
CONSIDER THE ADOPTION OF THE FISCAL
YEAR 2023/2024 BUDGET AND NOTICE
OF REGULAR BOARD OF SUPERVISORS'
MEETING AND NOTICE OF AUDIT
COMMITTEE MEETING.**

The Board of Supervisors ("Board") of the GIR East Community Development District ("District") will hold a public hearing on August 2nd, 2023 at 3:00 p.m. at 3850 Canoe Creek Rd., St. Cloud, FL 34772 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 219 East Livingston Street, Orlando, Florida 32801, (407) 841-5524 ("District Manager's Office"), during normal business hours. Immediately preceding the Board meeting will be a meeting of the Audit Committee of the GIR East Community Development District.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George Flint
District Manager
7/12/2023 7/19/2023 7462698

7462698

GIR East
Community Development District

Funding Request #15
August 17, 2023

Bill to: WS-GIR, LLC

Payee	General Fund FY2023
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1	Governmental Management Services - CFL		
	Invoice # 11 - Management Fees - August 2023	\$	3,583.96



Total:	\$	3,583.96
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Please make check payable to:

GIR East Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

GIR East
Community Development District

Funding Request #16
August 31, 2023

Bill to: WS-GIR, LLC

Payee	General Fund FY2023
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1	Kutak Rock LLP		
	Invoice # 3268208 - General Counsel - July 2023	\$	358.50

Total: \$ 358.50

Please make check payable to:

GIR East Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 30, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3268208

Client Matter No. 29523-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint
GIR East CDD
c/o Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801

Invoice No. 3268208
29523-1

Re: General Counsel

For Professional Legal Services Rendered

07/24/23	M. Rigoni	0.30	82.50	Review outstanding district business and confer with Virgen regarding agenda items
07/25/23	M. Rigoni	0.80	220.00	Draft sidewalk easement language for proposed site plan; finalize FY 2024 budget documents; confer with Virgen and Liquori
07/27/23	A. Willson	0.20	56.00	Review meeting agenda
TOTAL HOURS		1.30		

KUTAK ROCK LLP

GIR East CDD

August 30, 2023

Client Matter No. 29523-1

Invoice No. 3268208

Page 2

TOTAL FOR SERVICES RENDERED	\$358.50
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TOTAL CURRENT AMOUNT DUE	\$358.50
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UNPAID INVOICES:

June 30, 2023	Invoice No. 3239924	718.00
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July 26, 2023	Invoice No. 3253666	469.50
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TOTAL DUE	<u>\$1,546.00</u>
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GIR East
Community Development District

Funding Request #17
September 14, 2023

Bill to: WS-GIR, LLC

Payee	General Fund
	FY2023

1	Governmental Management Services - CFL		
	Invoice # 12 - Management Fees - September 2023	\$	3,591.45

Total: \$ 3,591.45

Please make check payable to:

GIR East Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 12
Invoice Date: 9/1/23
Due Date: 9/1/23
Case:
P.O. Number:

Bill To:

GIR East CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - September 2023		3,333.33	3,333.33
Website Administration - September 2023		100.00	100.00
Information Technology - September 2023		150.00	150.00
Office Supplies		0.15	0.15
Postage		3.17	3.17
Copies		4.80	4.80
Total			\$3,591.45
Payments/Credits			\$0.00
Balance Due			\$3,591.45

Received 9/8/23

GIR East
Community Development District

Funding Request #18
September 21, 2023

Bill to: WS-GIR, LLC

Payee	General Fund FY2024
-------	------------------------

1	Egis Insurance & Risk Advisors, LLC		
	Invoice # 19208 - FY2024 Insurance Policy	\$	5,000.00

Total: \$ 5,000.00

Please make check payable to:

GIR East Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822



INVOICE

Customer	GIR EAST COMMUNITY DEVELOPMENT DISTRICT
Acct #	1309
Date	08/29/2023
Customer Service	Kristina Rudez
Page	1 of 1

GIR EAST COMMUNITY DEVELOPMENT DISTRICT
c/o Government Management Services, LLC
219 E Livingston St
Orlando, FL 32801

Payment Information	
Invoice Summary	\$ 5,000.00
Payment Amount	
Payment for:	Invoice#19208
100123994	

Thank You

Please detach and return with payment



Customer: GIR EAST COMMUNITY DEVELOPMENT DISTRICT

Invoice	Effective	Transaction	Description	Amount
19208	10/01/2023	Renew policy	Policy #100123994 10/01/2023-09/01/2024 Florida Insurance Alliance General Liability - Renew policy Due Date: 8/29/2023	5,000.00

Total

Received 9/15/23

\$ 5,000.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
 Atlanta, GA 30374-8555

sclimer@egisadvisors.com

08/29/2023

GIR East
Community Development District

Funding Request #19
October 5, 2023

Bill to: WS-GIR, LLC

General Fund
FY2023

Payee

1	Kutak Rock LLP		
	Invoice # 3283039 - General Counsel - August 2023	\$	539.00

Total: \$ 539.00

Please make check payable to:

GIR East Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 29, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3283039

Client Matter No. 29523-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint

GIR East CDD

c/o Governmental Management Services

219 E. Livingston Street

Orlando, FL 32801

Invoice No. 3283039

29523-1

Re: General Counsel

For Professional Legal Services Rendered

08/02/23	J. Gillis	0.10	15.50	Follow up from Board meeting
08/02/23	M. Rigoni	1.00	275.00	Prepare for and attend Board meeting; draft notice of intent to award audit RFP
08/07/23	M. Rigoni	0.70	192.50	Review auditor engagement letter agreement with Grau
08/28/23	A. Willson	0.20	56.00	Confer with Flint regarding upcoming meeting agenda

TOTAL HOURS 2.00

TOTAL FOR SERVICES RENDERED \$539.00

TOTAL CURRENT AMOUNT DUE \$539.00

Received 9/29/23

GIR East
Community Development District

Funding Request #20
October 19, 2023

Bill to: WS-GIR, LLC

		General Fund	General Fund
	Payee	FY2023	FY2024
1	Florida Department of Economic Opportunity		
	Invoice # 89569 - Special District Fee FY24		\$ 175.00
2	Governmental Management Services		
	Invoice # 13 - Management Fees - October 2023		\$ 3,583.33
3	Kutak Rock LLP		
	Inv # 3295687 - General Counsel - September 2023	\$ 85.00	
4	Tribune Publishing Company - Orlando Sentinel		
	Invoice # 080177112000 - Public Hearing - 09/02/23	\$ 275.68	
		\$ 360.68	\$ 3,758.33
		Total:	\$ 4,119.01

Please make check payable to:

GIR East Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				Invoice No: 89569
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:



000647

GIR East Community Development District

Ms. Alyssa Willson

Kutak Rock LLP

107 West College Avenue

Tallahassee, Florida 32301

- 2. Telephone:** 850-692-7310 Ext:
- 3. Fax:** 850-692-7319
- 4. Email:** Alyssa.Willson@KutakRock.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** www.gireastcdd.com
- 8. County(ies):** Osceola
- 9. Special Purpose(s):** Community Development
- 10. Boundary Map on File:** 11/30/2022
- 11. Creation Document on File:** 11/30/2022
- 12. Date Established:** 10/25/2022
- 13. Creation Method:** Local Ordinance
- 14. Local Governing Authority:** Osceola County
- 15. Creation Document(s):** County Ordinance 2022-110
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments

Received 10/18/23

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: Alyssa Willson Date 10.18.2023

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ☐ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ☐ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ☐ Denied: ☐ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 16, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3295687

Client Matter No. 29523-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint
GIR East CDD
c/o Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801

Invoice No. 3295687
29523-1

Re: General Counsel

For Professional Legal Services Rendered

09/02/23	L. Whelan	0.10	30.00	Review implications of Testa opinion on notice requirements
09/27/23	M. Rigoni	0.20	55.00	Review outstanding district business; confer with Flint

TOTAL HOURS 0.30

TOTAL FOR SERVICES RENDERED \$85.00

TOTAL CURRENT AMOUNT DUE \$85.00

Received 10/16/23

Invoice Details

Billed Account Name: Gir East Cdd
Billed Account Number: CU80151522
Invoice Number: 080177112000
Invoice Amount: \$275.68
Billing Period: 09/01/23 - 09/30/23
Due Date: 10/30/23

INVOICE

Page 1 of 2

Invoice Details

Date	tronc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
09/02/23	OSC80177112	Classified Listings, Online Public Hearing/Bid/Misc_Legal 7490991				275.68

RECEIVED
OCT 18 2023

Invoice Total: \$275.68

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
275.68	0.00	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.

Remittance Section

Billed Period: 09/01/23 - 09/30/23
Billed Account Name: Gir East Cdd
Billed Account Number: CU80151522
Invoice Number: 080177112000

Return Service Requested

8422000190 PRESORT 190 1 SP 0.630 P3C1



GIR EAST CDD
MONICA VIRGEN
219 E LIVINGSTON ST
ORLANDO FL 32801-1508

For questions regarding this billing, or change of address notification,
please contact Customer Care:

Orlando Sentinel
PO Box 8023
Willoughby, OH 44096



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As used in these invoice terms and conditions, *tronic, Inc.* and any and all of their respective affiliates, as defined in the Ad Publication Terms and Conditions as "Publisher" and in the Digital Services Terms and Conditions as "TI" shall be collectively referred to herein as "Publisher." The Client, as set forth on the face of this invoice, for whose benefit the Advertising Services and/or Creation and Digital Services have been provided, as defined in the Ad Publication Terms and Conditions as "Advertiser" and in the Digital Services Terms and Conditions as "Client," shall be collectively referred to herein as "Advertiser."

FINANCIAL RELATED TERMS

Payments and Disputes

Payment: All invoices shall be paid within 15 days of invoice date or as otherwise stated on the invoice/payment schedule set forth in the Insertion Order or the Statements of Work ("SOWs").

Agency Liability: Any obligation of an Advertiser, pursuant to the terms stated herein and as set forth in the Standard Terms and Conditions, may be satisfied by an advertising agency which has been duly appointed by Advertiser (or its duly appointed agent) to act on Advertiser's behalf or is otherwise authorized to act on behalf of the Advertiser, whether by express, implied, apparent or other authority (the "Agency"). As set forth in Section 11 of the incorporated Ad Publication Terms and Conditions and in Section 24 of the incorporated Digital Services Terms and Conditions, the Agency shall be liable (jointly and severally with the Advertiser) for payment for all Advertising Services and/or Creation and Digital Services provided and invoiced by each Publisher regardless of any contrary language in any past, contemporaneous or future writing, regardless of whether it receives payment from Advertiser and regardless of whether the identity of the Agency's client is known to such Publisher. In addition, Agency agrees: (a) Publisher will not be bound by any terms, conditions or provisions in any document contrary to the terms of this invoice; and (b) represents and warrants that, as agent for the Advertiser, it has all necessary authority to submit or enter into the Insertion Order or SOW and place an order with Publisher on behalf of the Advertiser. Agency will make available to Publisher upon request written confirmation of the relationship between Agency and Advertiser. This confirmation must include, among other representations, Advertiser's acknowledgement that Agency is its agent and is authorized to act on its behalf in connection with the Insertion Order, the SOW, the terms stated in this invoice and the Standard Terms and Conditions. In addition, upon the request of Publisher, Agency will confirm whether Advertiser has paid to Agency in advance funds sufficient to make payments pursuant to the Insertion Order or SOW.

Credit: Credit privileges may be suspended on any Advertiser account that is not paid in accordance with terms or exceeds approved credit limit. For prepaid Advertiser accounts, payment in the form of check, credit card or ACH must be received in advance of space deadline for Advertiser accounts that have not established credit with Publisher. If the Advertiser's account has established credit terms, payments on such accounts may be made by using a credit card; however, such payments must be made by the due date on the invoice. Payments in excess of \$2,500.00 cannot be paid using a credit card. It is the Advertiser's and its agent's responsibility to advise the Publisher's credit department immediately, via registered mail, of any change in business structure or status.

Pricing: For advertising inserts distributed via insertion in Publisher's newspaper and/or via Publisher's non-subscriber distribution program(s), quantity billed is based on the delivery quantity requirements provided by Publisher to Advertiser. Delivery quantity requirements are based on an estimate of circulation ordered plus an estimate for non-subscriber distribution, if any, plus provision for unsold copies of the newspapers, and an estimated amount for shipment and machine spoilage. Newspaper circulation is variable, therefore, it is recommended that Advertiser or its agent confirm delivery quantity requirements with their advertising sales representative just prior to ordering a print run. However, Publisher shall not be responsible nor provide rate adjustments for shortages or overages in delivery quantity requirements realized through circulation fluctuations or for circulation missed caused by shortages in the Advertiser's insert quantity provided. The terms and conditions of the Rate Cards that apply to the publications in which Advertiser has requested that Ads be published are expressly incorporated herein. If there is a conflict between your Insertion Order and the Rate Card, the Insertion Order will control.

Invoice Disputes: Advertiser and its agents waive any dispute regarding any item included in an invoice unless notice of such dispute is provided to Publisher within a reasonable period not to exceed 10 days.

Late Payment and Collections: Except for invoiced payments that Advertiser or its agent has successfully disputed, Advertiser and the Agency shall be responsible for all costs incurred by Publisher in connection with the collection of any amounts owing hereunder including, without limitation, collection fees, court costs and reasonable attorneys fees.

No Set-Off

Unless otherwise agreed to by all parties, neither Advertiser nor the Agency may set off against amounts due to Publisher under this invoice any amounts owed by Publisher to Advertiser or the Agency.

Taxes

All prices are exclusive of all sales, use and excise taxes, and any other similar taxes, duties and charges of any kind imposed by any governmental authority on any amount payable by Advertiser or the Agency. Advertiser and the Agency shall be responsible for all such charges, costs and taxes and all amounts paid and payable by Publisher in discharge of the foregoing taxes. This provision shall survive the termination of any agreement between Publisher and the Advertiser or Agency.

Other Services

Except as stated otherwise, payments by or on behalf of Advertiser to Publisher for services or goods other than advertising space, inserts and color shall not be applied toward any revenue totals set forth in the any agreement between Advertiser and Publisher.

Rate Changes & Postal Changes

Publisher shall have the right to revise the advertising rates for Advertising Services, as set forth in Section 7.3 of the Ad Publication Terms and Conditions, at any time upon notice to Advertiser or the Agency of such rates. Advertiser may terminate its agreement on the date the new rates become effective by giving written notice within 30 days of such termination. In the event of such termination, Advertiser and the Agency shall be liable for Ads published prior to such termination at the "Current Agreement Rate," defined as the billing rate in effect at the time of publication.

If the United States Postal Service implements a postage cost increase at any time, Advertiser and the Agency understand and agree that the advertising rates for Advertising Services shall be adjusted to reflect that increase automatically upon the effective date of the United States Postal Service increase.

Published Daily
ORANGE County, Florida

Sold To:

GIR East CDD - CU80151522
219 E Livingston St
Orlando, FL 32801

Bill To:

GIR East CDD - CU80151522
219 E Livingston St
Orlando, FL 32801

**State Of Florida
County Of Orange**

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized
representative of the ORLANDO SENTINEL, a DAILY newspaper
published in ORANGE County, Florida; that the attached copy of
advertisement, being a Legal Notice in:

The matter of 11150-Public Hearing Notice
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Sep 02, 2023.

Affiant further says that the newspaper complies with all legal requirements
for publication in Chapter 50, Florida Statutes.



Signature of Affiant

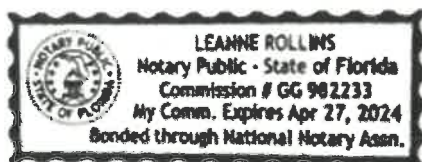
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 3 day of September, 2023,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7490991

**BOARD OF SUPERVISORS MEETING DATES GIR
EAST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024**

The Board of Supervisors of the GIR East Community Development District will hold their regular meetings for Fiscal Year 2024 at 3850 Canoe Creek Rd., St. Cloud, Florida 34772, at 3:00 p.m. unless otherwise indicated as follows:

October 4, 2023
November 1, 2023
December 6, 2023
January 3, 2024
February 7, 2024
March 6, 2024
April 3, 2024
May 1, 2024
June 5, 2024
July 3, 2024
August 7, 2024
September 4, 2024

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts.

The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services - Central Florida, LLC located at 219 East Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
District Manager
Governmental Management Services -
Central Florida, LLC
9/02/2023 7490991

7490991

GIR East
Community Development District

Funding Request #21
November 16, 2023

Bill to: WS-GIR, LLC

General Fund
FY2024

Payee

1	Governmental Management Services		
	Invoice # 14 - Management Fees - November 2023	\$	3,585.32

Total: \$ 3,585.32

Please make check payable to:

GIR East Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

GIR East
Community Development District

Funding Request #22
November 30, 2023

Bill to: WS-GIR, LLC

General Fund
FY2024

Payee		
--------------	--	--

1	Kutak Rock LLP	
	Inv # 3311657 - General Counsel - October 2023	\$ 54.77



Total: \$ 54.77

Please make check payable to:

GIR East Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 20, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3311657

Client Matter No. 29523-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint
GIR East CDD
c/o Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801

Invoice No. 3311657
29523-1

Re: General Counsel

For Professional Legal Services Rendered

10/13/23	J. Gillis	0.10	15.50	Receive and review Florida DEO special district update form
10/23/23	M. Rigoni	0.10	27.50	Confer with Virgen regarding district business

TOTAL HOURS 0.20

TOTAL FOR SERVICES RENDERED \$43.00

DISBURSEMENTS

Freight and Postage 11.77

TOTAL DISBURSEMENTS 11.77

TOTAL CURRENT AMOUNT DUE \$54.77

RECEIVED 11/21/23

GIR East
Community Development District

Funding Request #23
December 12, 2023

Bill to: WS-GIR, LLC

Payee

General Fund
FY2024

1	Governmental Management Services: CFL		
	Inv # 15 - Management Fees - December 2023	\$	3,584.66

Total: \$ 3,584.66

Please make check payable to:

GIR East Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

1001 Bradford Way
Kingston, TN 37763

Invoice #: 15
Invoice Date: 12/1/23
Due Date: 12/1/23
Case:
P.O. Number:

GIR East CDD
219 E. Livingston St.
Orlando, FL 32801

[illegible]

GIR East
Community Development District

Funding Request #24
January 4, 2024

Bill to: WS-GIR, LLC

Payee	General Fund FY2024
-------	------------------------

1	Kutak Rock LLP		
	Inv # 3328851 - General Counsel - November 2023	\$	84.00

Total: \$ 84.00

Please make check payable to:

GIR East Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 28, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3328851

Client Matter No. 29523-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint

GIR East CDD

c/o Governmental Management Services

219 E. Livingston Street

Orlando, FL 32801

RECEIVED DEC 28 2024

Invoice No. 3328851

29523-1

Re: General Counsel

For Professional Legal Services Rendered

11/14/23	A. Willson	0.30	84.00	Confer with Liquori regarding roadway operation and maintenance items
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TOTAL HOURS 0.30

TOTAL FOR SERVICES RENDERED \$84.00

TOTAL CURRENT AMOUNT DUE \$84.00

RECEIVED DEC 28 2024

GIR East
Community Development District

Funding Request #25
January 18, 2024

Bill to: WS-GIR, LLC

General Fund
FY2024

Payee

1	Governmental Management Services: CFL		
	Inv # 16 - Management Fees - January 2024	\$	3,583.99

Total: \$ 3,583.99

Please make check payable to:

GIR East Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

GIR East
Community Development District

Funding Request #26
February 15, 2024

Bill to: WS-GIR, LLC

	Payee		General Fund FY2024
1	Governmental Management Services: CFL		
	Inv # 17 - Management Fees - February 2024	\$	3,587.06
2	Grau & Associates		
	Inv # 25093 - Audit FYE 09/30/2023	\$	3,400.00
3	Kutak Rock LLP		
	Inv # 3342814 - General Counsel - December 2023	\$	178.00
		Total:	\$ 7,165.06

Please make check payable to:

GIR East Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*GIR East Community Development District
219 East Livingston Street
Orlando, FL 32801*

Invoice No. 25093
Date 02/05/2024

SERVICE	AMOUNT
Audit FYE 09/30/2023	\$ <u>3,400.00</u>
Current Amount Due	\$ <u><u>3,400.00</u></u>

RECEIVED 2/5/24

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,400.00	0.00	0.00	0.00	0.00	3,400.00

Payment due upon receipt.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 31, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3342814

Client Matter No. 29523-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint

GIR East CDD

c/o Governmental Management Services

219 E. Livingston Street

Orlando, FL 32801

Invoice No. 3342814

29523-1

Re: General Counsel

For Professional Legal Services Rendered

12/03/23	L. Whelan	0.50	150.00	Legislative monitoring activities
12/04/23	A. Willson	0.10	28.00	Confer with Virgen regarding meeting schedule

TOTAL HOURS 0.60

TOTAL FOR SERVICES RENDERED \$178.00

TOTAL CURRENT AMOUNT DUE \$178.00

RECEIVED 2/5/24

GIR East
Community Development District

Funding Request #27
March 14, 2024

Bill to: WS-GIR, LLC

Payee		General Fund FY2024	
1	Governmental Management Services: CFL Inv # 18 - Management Fees - March 2024	\$	3,584.68
2	Kutak Rock LLP Inv # 3355509 - General Counsel - January 2024	\$	125.00
3	Tribune Publishing Company - Orlando Sentinel Invoice # 087073663000 - Legal advertising	\$	196.92
		Total:	\$ 3,906.60

Please make check payable to:

GIR East Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 18**Invoice Date:** 3/1/24

Due Date: 3/1/24

Case:

P.O. Number:

Bill To:

GIR East CDD
219 E. Livingston St.
Orlando, FL 32801

[illegible]

RECEIVED 3/8/24

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 29, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3355509

Client Matter No. 29523-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint

GIR East CDD

c/o Governmental Management Services

219 E. Livingston Street

Orlando, FL 32801

Invoice No. 3355509

29523-1

Re: General Counsel

For Professional Legal Services Rendered

01/20/24	G. Lovett	0.50	125.00	Monitor legislative process relating to matters impacting special districts
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TOTAL HOURS	0.50
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TOTAL FOR SERVICES RENDERED	\$125.00
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TOTAL CURRENT AMOUNT DUE	<u>\$125.00</u>
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RECEIVED 3/4/24

Invoice Details

Billed Account Name: Gir East Cdd
Billed Account Number: CU80151522
Invoice Number: 087073663000
Invoice Amount: \$196.92
Billing Period: 01/01/24 - 01/31/24
Due Date: 03/01/24

RECEIVED

FEB 12 2024

BY: _____

INVOICE

Page 1 of 2

Invoice Details

Date	tronc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
01/08/24	OSC87073663	Classified Listings, Online Public Hearing/Bid/Misc_Legal 7546254				196.92

Invoice Total: \$196.92

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
196.92	0.00	0.00	0.00	0.00	0.00

RECEIVED 2/19/24

Please detach and return this portion with your payment.

Remittance Section

Billed Period: 01/01/24 - 01/31/24
Billed Account Name: Gir East Cdd
Billed Account Number: CU80151522
Invoice Number: 087073663000

Return Service Requested

3588000109 PRESORT 109 1 SP 0.640 P3C1



GIR EAST CDD
MONICA VIRGEN
219 E LIVINGSTON ST
ORLANDO FL 32801-1508

For questions regarding this billing, or change of address notification,
please contact Customer Care:

Orlando Sentinel
PO Box 8023
Willoughby, OH 44096



Published Daily
ORANGE County, Florida

Sold To:

GIR East CDD - CU80151522
219 E Livingston St
Orlando, FL 32801

Bill To:

GIR East CDD - CU80151522
219 E Livingston St
Orlando, FL 32801

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized
representative of the ORLANDO SENTINEL, a DAILY newspaper
published in ORANGE County, Florida; that the attached copy of
advertisement, being a Legal Notice in:

The matter of 11200-Misc. Legal
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Jan 08, 2024.

Affiant further says that the newspaper complies with all legal requirements
for publication in Chapter 50, Florida Statutes.



Signature of Affiant

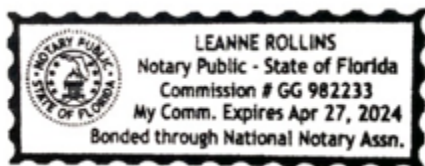
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 9 day of January, 2024,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

**NOTICE OF BOARD OF SUPERVISORS' MEETING
FOR GIR EAST COMMUNITY DEVELOPMENT
DISTRICT**

Notice is hereby given that the Board of Supervisors ("Board") of the GIR East Community Development District ("District") will hold a meeting of the Board of Supervisors on January 17, 2023 at 1:00 p.m. at 3850 Canoe Creek Road, Saint Cloud, FL.

A copy of the agenda may be obtained by contacting the District Manager at 407-841-5524 and providing a telephone and email address during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

Any person requiring special accommodations in order to access and participate in the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George Flint
District Manager
1/08/2024 7546254

7546254

GIR East
Community Development District

Funding Request #28
April 11, 2024

Bill to: WS-GIR, LLC

Payee		General Fund FY2024	
1	Governmental Management Services: CFL Inv # 19 - Management Fees - April 2024	\$	3,584.68
2	Kutak Rock LLP Inv # 3368694 - General Counsel - February 2024	\$	192.50
		Total:	\$ 3,777.18

Please make check payable to:

GIR East Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

1001 Bradford Way
Kingston, TN 37763

Invoice #: 19
Invoice Date: 4/1/24
Due Date: 4/1/24
Case:
P.O. Number:

GIR East CDD
219 E. Livingston St.
Orlando, FL 32801

RECEIVED 4/10/24

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 29, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3368694

Client Matter No. 29523-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint
GIR East CDD
c/o Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801

Invoice No. 3368694
29523-1

Re: General Counsel

For Professional Legal Services Rendered

02/04/24	L. Whelan	0.50	192.50	Monitor legislative process relating to matters impacting special districts
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TOTAL HOURS	0.50
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TOTAL FOR SERVICES RENDERED	\$192.50
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TOTAL CURRENT AMOUNT DUE	\$192.50
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UNPAID INVOICES:

January 31, 2024	Invoice No. 3342814	178.00	paid 3/21/24
February 29, 2024	Invoice No. 3355509	on FR#27 125.00	ck42

TOTAL DUE	<u>\$495.50</u>
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RECEIVED 4/2/24