

*GIR East*  
*Community Development District*

*Meeting Agenda*

*September 4, 2024*

# AGENDA

***GIR East***  
***Community Development District***

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219 East Livingston Street, Orlando, Florida 32801

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

August 28, 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, September 4, 2024 at 3:00 PM, at 3850 Canoe Creek Road, Saint Cloud, FL**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the August 7, 2024 Meeting
4. Financing Matters – *Under Separate Cover*
  - A. Consideration of Engineer’s Report
  - B. Consideration of Assessment Methodology Report
  - C. Consideration of Resolution 2024-04 Declaring Special Assessments
  - D. Consideration of Resolution 2024-05 Setting a Public Hearing for Assessments
5. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager’s Report
    - i. Balance Sheet and Income Statement
    - ii. Ratification of Funding Request #32
6. Other Business
7. Supervisor’s Requests
8. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

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, August 7, 2024 at 3:00 p.m. at 3850 Canoe Creek Rd., St. Cloud, Florida.

Present and constituting a quorum were:

Mike Liquori	Chairman
Rob Bonin	Assistant Secretary
Chancy Summers	Assistant Secretary

Also present were:

George Flint	District Manager
Michelle Rigoni	District Counsel

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. Three Supervisors 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 June 12, 2024  
Board of Supervisors Meeting**

Mr. Flint presented the minutes of the June 12, 2024 Board of Supervisors meeting. He asked if the Board had any comments or revisions. The Board had no changes to the minutes.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the Minutes of the June 12, 2024 Board of Supervisors Meeting, were approved, as presented.
---

**FOURTH ORDER OF BUSINESS**

**Review and Acceptance of Fiscal Year  
2023 Audit Report**

Mr. Flint stated that they are required to have an annual independent audit report. This audit was performed by Grau & Associates and was required to be completed by June 30<sup>th</sup>. They have already sent it to the state of Florida. It is a clean audit and there were no findings or recommendations.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, Accepting the Fiscal Year 2023 Audit Report, was approved.

**FIFTH ORDER OF BUSINESS**

**Public Hearing**

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

**A. Consideration of Resolution 2024-03 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations**

Mr. Flint stated the proposed budget is attached as Exhibit A. It is an administrative budget that contemplates a developer funding agreement in lieu of assessments. The budget itself has decreased slightly from the FY24 budget.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, Resolution 2024-03 Adopting the Fiscal Year 2025 and Relating to the Annual Appropriations, was approved.

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

**SIXTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2025 Developer Funding Agreement**

Ms. Rigoni stated this is a different form of funding agreement. She notes that it works the same as the prior funding agreement.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the Fiscal Year 2025 Developer Funding Agreement, was approved.

**SEVENTH ORDER OF BUSINESS**

**Adoption of District Goals and Objectives**

Mr. Flint stated there has been a change in Florida Statutes that states the District must adopt goals and objectives. He asked the Board if they had any questions. This must be done by October 1, 2024.

Mr. Liquori asked what happens if one fails to meet a goal or objective. Mr. Flint stated there were no punishments as far as he can see. The Board wanted to exclude the objective for field management.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the Adoption of Goals and Objectives for the District, was approved as amended.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Rigoni had nothing further to report

**B. Engineer**

There being no comments, the next item followed.

**C. District Manager’s Report**

**i. Balance Sheet & Income Statement**

Mr. Flint stated the financials are included in the agenda package for Board review, but there is no action necessary from the Board.

**ii. Ratification of Funding Requests #29 – #31**

Mr. Flint stated that these funding requests were transmitted to the developer under the funding agreement, they just need ratification.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, Funding Requests #29-#31, were ratified.

**iii. Approval of Fiscal Year 2025 Meeting Schedule**

Mr. Flint stated the meetings will be held on the first Wednesday of each month at 3:00 p.m. at the same location. This will exclude the first meeting in January.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the Fiscal Year 2025 Meeting Schedule, was approved, as amended.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisors Requests**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the meeting was adjourned.
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\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman



# SECTION IV

# SECTION A

*This item will be provided under  
separate cover*

# SECTION B

*This item will be provided under  
separate cover*

# SECTION C

*This item will be provided under  
separate cover*

# SECTION D



*This item will be provided under  
separate cover*

# SECTION V

# SECTION C

# SECTION 1

***GIR East***  
***Community Development District***

***Unaudited Financial Reporting***  
***July 31, 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**  
**July 31, 2024**

		<i>General Fund</i>
<b>Assets:</b>		
<u>Cash:</u>		
Operating Account	\$	5,756
Due from Developer	\$	4,676
<b>Total Assets</b>	<b>\$</b>	<b>10,432</b>
<b>Liabilities:</b>		
Accounts Payable	\$	5,560
<b>Total Liabilites</b>	<b>\$</b>	<b>5,560</b>
<b>Fund Balance:</b>		
Unassigned	\$	4,872
<b>Total Fund Balances</b>	<b>\$</b>	<b>4,872</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$</b>	<b>10,432</b>

**GIR East**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2024**

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues:</b>				
Developer Contributions	\$ 144,378	\$ 46,959	\$ 46,959	\$ -
<b>Total Revenues</b>	<b>\$ 144,378</b>	<b>\$ 46,959</b>	<b>\$ 46,959</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ -	\$ 10,000
FICA Expenditures	\$ 918	\$ 765	\$ -	\$ 765
Engineering	\$ 15,000	\$ 12,500	\$ -	\$ 12,500
Attorney	\$ 25,000	\$ 20,833	\$ 2,185	\$ 18,649
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	\$ 33,333	\$ 33,333	\$ -
Information Technology	\$ 1,800	\$ 1,500	\$ 1,500	\$ -
Website Maintenance	\$ 1,200	\$ 1,000	\$ 1,000	\$ -
Telephone	\$ 300	\$ 250	\$ -	\$ 250
Postage & Delivery	\$ 1,000	\$ 833	\$ 35	\$ 799
Insurance	\$ 6,250	\$ 6,250	\$ 5,000	\$ 1,250
Printing & Binding	\$ 1,000	\$ 833	\$ -	\$ 833
Legal Advertising	\$ 15,000	\$ 12,500	\$ 984	\$ 11,516
Other Current Charges	\$ 5,000	\$ 4,167	\$ 331	\$ 3,835
Office Supplies	\$ 625	\$ 521	\$ 1	\$ 520
Travel Per Diem	\$ 660	\$ 550	\$ -	\$ 550
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total Expenditures</b>	<b>\$ 144,378</b>	<b>\$ 109,511</b>	<b>\$ 47,944</b>	<b>\$ 61,567</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (985)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 5,857</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 4,872</b>	



**GIR East**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Developer Contributions	\$ 8,813	\$ 3,585	\$ 3,585	\$ 3,668	\$ 7,165	\$ 3,907	\$ 3,777	\$ 3,768	\$ 4,015	\$ 4,676	\$ -	\$ -	\$ 46,959
<b>Total Revenues</b>	<b>\$ 8,813</b>	<b>\$ 3,585</b>	<b>\$ 3,585</b>	<b>\$ 3,668</b>	<b>\$ 7,165</b>	<b>\$ 3,907</b>	<b>\$ 3,777</b>	<b>\$ 3,768</b>	<b>\$ 4,015</b>	<b>\$ 4,676</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 46,959</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 55	\$ 84	\$ 178	\$ 125	\$ 193	\$ 184	\$ -	\$ 869	\$ 498	\$ -	\$ -	\$ -	\$ 2,185
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	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ 33,333
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ 1,500
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ 1,000
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ -	\$ 2	\$ 1	\$ 1	\$ 4	\$ 1	\$ 1	\$ 0	\$ 1	\$ 23	\$ -	\$ -	\$ 35
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ 197	\$ -	\$ -	\$ -	\$ -	\$ 201	\$ 587	\$ -	\$ -	\$ 984
Other Current Charges	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ -	\$ -	\$ 331
Office Supplies	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ 1
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total Expenditures</b>	<b>\$ 8,846</b>	<b>\$ 3,702</b>	<b>\$ 3,796</b>	<b>\$ 3,939</b>	<b>\$ 7,213</b>	<b>\$ 3,802</b>	<b>\$ 3,618</b>	<b>\$ 4,486</b>	<b>\$ 4,316</b>	<b>\$ 4,226</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 47,944</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (33)</b>	<b>\$ (117)</b>	<b>\$ (211)</b>	<b>\$ (271)</b>	<b>\$ (48)</b>	<b>\$ 105</b>	<b>\$ 159</b>	<b>\$ (718)</b>	<b>\$ (301)</b>	<b>\$ 450</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (985)</b>

# SECTION 2

**GIR East**  
**Community Development District**

**Funding Request #32**  
**August 15, 2024**

Bill to: WS-GIR, LLC

	<b>Payee</b>		<b>General Fund FY2024</b>
<b>1</b>	<b>Governmental Management Services: CFL</b> Invoice # 23 - Management Fees - August 2024	\$	3,584.68
<b>2</b>	<b>Heidt Design</b> Invoice # 51490 - Engineer Services - July 2024	\$	147.50
<b>3</b>	<b>Kutak Rock LLP</b> Invoice # 3424995 - General Counsel - June 2024	\$	497.50
<b>4</b>	<b>Supervisor Fees - 08/07/2024</b> Rob Bonin	\$	215.30
<b>4</b>	<b>Tribune Publishing Company - Orlando Sentinel</b> Invoice # 097356369000 - Legal Advertising	\$	586.86
<b>Total:</b>			<b>\$ 5,031.84</b>

Please make check payable to:

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

**GMS-Central Florida, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

**Invoice #:** 23  
**Invoice Date:** 8/1/24  
**Due Date:** 8/1/24  
**Case:**  
**P.O. Number:**

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - August 2024		3,333.33	3,333.33
Website Administration - August 2024		100.00	100.00
Information Technology - August 2024		150.00	150.00
Office Supplies		0.06	0.06
Postage		1.29	1.29



<b>Total</b>	<b>\$3,584.68</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$3,584.68</b>



# HEIDT DESIGN

P: (813) 253-5311 | F: (813) 464-7629  
5904-A Hampton Oaks Pkwy.  
Tampa, FL 33610  
[www.heidtdesign.com](http://www.heidtdesign.com)

## Invoice

Attention:  
GIR East Community Development District  
Attn: Virgen, Monica  
c/o Governmental Management Services - Central Florida, LLC  
219 East Livingston Street  
Orlando, FL 32801

Invoice Number: 51490  
Invoice Date: July 31, 2024  
Month Ending: July 31, 2024  
Project Manager: SMITH, STRICKLAND T.  
Project Number: CDD GI 1001

Project Name: GIR East CDD Interim Services

		Hours	Rate	Amount
Project Coordinator	GIR CDD Supplemental Engineers Report Call Setup.	.50	105.00	\$52.50
Senior Project Manager	stewardship district coordination meeting	.50	190.00	\$95.00
<b>Total Professional Services</b>		<b>1.00</b>		<b>\$147.50</b>
<b>Invoice Total</b>				<b>\$147.50</b>



Payment prior to the 15th of the month following the date of this invoice will qualify for a 2% discount.

Payment is due no later than the 25th of the month following the date of this invoice. Failure to pay the amount due within the time frame set forth herein shall result in an interest charge accruing in accordance with our contract. Please contact RikkiLee Glass if you should have a question concerning this invoice.

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654 <sub>1</sub>

Federal ID 47-0597598

July 24, 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. 3424995

Client Matter No. 29523-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

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

Invoice No. 3424995

29523-1

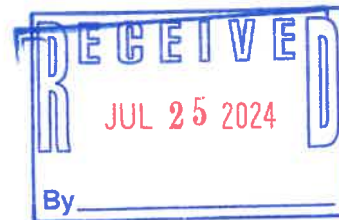
310.513.315

Re: General Counsel

For Professional Legal Services Rendered

06/03/24	A. Willson	0.20	59.00	Confer with Flint regarding upcoming meeting agenda
06/04/24	M. Rigoni	0.60	174.00	Finalize resolution regarding stormwater management and confer with Carson regarding same
06/05/24	A. Willson	0.30	88.50	Review and revise meeting agenda; confer with staff regarding same
06/12/24	M. Rigoni	0.20	58.00	Prepare for board meeting
06/20/24	A. Willson	0.20	59.00	Confer with Flint regarding upcoming meeting agenda; review status of district items
06/24/24	A. Willson	0.20	59.00	Confer with Flint and Liquori regarding the upcoming board meeting

TOTAL HOURS 1.70



PRIVILEGED AND CONFIDENTIAL  
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

H

**KUTAK ROCK LLP**

GIR East CDD

July 24, 2024

Client Matter No. 29523-1

Invoice No. 3424995

Page 2

TOTAL FOR SERVICES RENDERED \$497.50

TOTAL CURRENT AMOUNT DUE \$497.50

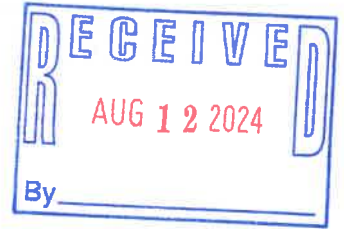
UNPAID INVOICES:

May 29, 2024 Invoice No. 3396527 496.50

June 28, 2024 Invoice No. 3411626 869.00

TOTAL DUE \$1,863.00

**Attendance Confirmation  
for  
BOARD OF SUPERVISORS**



**District Name:** GIR East CDD

**Board Meeting Date:** August 7, 2024

	<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

8/7/24  
Date

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



**Invoice Details**

Billed Account Name: Gir East Cdd  
Billed Account Number: CU80151522  
Invoice Number: 097356369000  
Invoice Amount: \$586.86  
Billing Period: 07/01/24 - 07/31/24  
Due Date: 08/30/24

**INVOICE**

Page 1 of 2

**Invoice Details**

Date	trunc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
✓07/16/24	OSC97356369	Classified Listings, Online				
✓07/24/24		Public Hearing/Bid/Misc_Legal				586.86
		7664093				

RECEIVED  
AUG 12 2024  
GMS-CP, LLC

Invoice Total: \$586.86

**Account Summary**

Current	1-30	31-60	61-90	91+	Unapplied Amount
586.86	0.00	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.

**Remittance Section**

Billed Period: 07/01/24 - 07/31/24  
Billed Account Name: Gir East Cdd  
Billed Account Number: CU80151522  
Invoice Number: 097356369000

**Return Service Requested**

3894000111 PRESORT 111 1 SP 0.690 P3C1 <B>  
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



# Orlando Sentinel

MEDIA GROUP

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 16, 2024; Jul 24, 2024.

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



Signature of Affiant

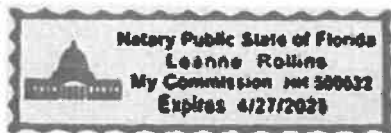
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 25 day of July, 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

7664093

**NOTICE OF PUBLIC HEARING TO CONSIDER  
THE ADOPTION OF THE FISCAL YEAR  
2025 PROPOSED BUDGET AND NOTICE  
OF REGULAR BOARD OF SUPERVISORS  
MEETING.**

The Board of Supervisors ("Board") of the G1R East Community Development District ("District") will hold a public hearing and regular meeting as follows:

**DATE:** August 7, 2024  
**TIME:** 3:00 P.M.  
**LOCATION:** 3850 Canoe Creek Road  
St. Cloud, Florida 34772

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above 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, Governmental Management Services, LLC, 219 East Livingston Street, Orlando, Florida 32801, Phone (407) 841-5524 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://g1reastcdd.com/>

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/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and 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.

District Manager  
7/16/2024 7/24/2024 7664093

7664093