

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

August 7, 2024

GIR East CDD

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 30th. 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, the Public Hearing was Opened.

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, the Public Hearing was Closed.

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

August 7, 2024

GIR East CDD

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.

August 7, 2024

GIR East CDD

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.

DocuSigned by:
George Flint
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Secretary/Assistant Secretary

Signed by:
Mill L...
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Chairman/Vice Chairman