

MINUTES OF MEETING
GIR EAST
COMMUNITY DEVELOPMENT DISTRICT

The continued meeting of the Board of Supervisors of the GIR East Community Development District was held Wednesday, September 11, 2024 at 3:39 p.m. at 3850 Canoe Creek Rd., St. Cloud, Florida.

Present and constituting a quorum were:

Mike Liquori	Chairman
Rob Bonin <i>by phone</i>	Assistant Secretary
Chancy Summers	Assistant Secretary
Tripp Berlinsky	Assistant Secretary

Also present were:

George Flint	District Manager
Michelle Rigoni <i>by phone</i>	District Counsel
Strickland Smith <i>by phone</i>	District Engineer
Alyssa Wilson <i>by phone</i>	District Counsel

The following is a summary of the discussions and actions taken at the September 11, 2024 GIR East Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Three Supervisors were present in person constituting a quorum and one Supervisor joined via phone.

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

Financing Matters

A. Consideration of Assessment Area One Engineer's Report

Ms. Rigoni stated this is the start of the assessment process to get the District ready for bond issuance related to the Assessment Area One project. Ms. Rigoni noted that the Engineer's report is limited to the portion of the District's project area related to Assessment Area One. Ms. Rigoni also noted for the record that she believes cost estimates are conservative and that currently the Engineer's Report contemplates that unreimbursed costs may be completed and/or funded by developer or further financed by additional series of bonds secured by other assessment areas as all master improvements being funded generally benefit the lands within the District as system of improvements.

September 11, 2024

GIR East CDD

Mr. Smith reviewed the Engineer’s Report and noted that there are 729 units in Assessment Area One. The estimated cost estimate for Assessment Area One Project is \$19,935,341.

Ms. Rigoni asked Mr. Smith if it was his professional opinion that the costs are reasonable and proper. Mr. Smith answered yes. Ms. Rigoni asked Mr. Smith if he was aware of any reason the District could not carry out the improvement plan as detailed in the report. Mr. Smith answered he was not aware of any reason.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the Assessment Area One Engineer’s Report, was approved in substantial form.

B. Consideration of Master Assessment Methodology Report for Assessment Area One

Mr. Flint stated the Master Assessment Methodology Report for Assessment Area One is on page 24 of the agenda package. He reviewed the development plan for Assessment Area One with 729 planned units. The units are comprised of townhomes and single-family product types. There are 700.5 ERUs. Table 2 shows the infrastructure cost estimates. Table 3 shows the conservative bond sizing. Table 4 shows the allocation of benefit based on the improvement costs. Table 5 shows the allocation of benefit based on the pard debt per unit. Table 6 shows the net and gross annual assessments per product type. Table 7 shows the preliminary assessment report. The report shows the preliminary assessment roll including WS-GIR, LLC owning all property in Assessment Area One.

Ms. Rigoni asked Mr. Flint if in his professional opinion do the lands subject to the assessments receive special benefits from the Assessment Area One Project. Mr. Flint answered yes. Ms. Rigoni asked Mr. Flint if the benefits the land receive be equal to or in excess of the special assessments levied on the lands. Mr. Flint answered yes. Ms. Rigoni asked Mr. Flint if the special assessments are reasonably apportioned amongst the lands subject to the assessments. Mr. Flint answered yes.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the Master Assessment Methodology Report for Assessment Area One, was approved, in substantial form.

Consideration of Resolution 2024-04 Declaring Special Assessments

Mr. Flint noted that this resolution declares the Board’s intent to levy special assessments.

September 11, 2024

GIR East CDD

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, Resolution 2024-04 Declaring Special Assessments, was approved.

C. Consideration of Resolution 2024-05 Setting a Public Hearing for Assessments

Mr. Flint stated the public hearing will be held on October 23, 2024 at 3:30 p.m. at the same location.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, Resolution 2024-05 Setting a Public Hearing for Assessments on October 23, 2024 at 3:30 p.m. at 3850 Canoe Creek Road, Saint Cloud, FL 34772, was approved.

FOURTH ORDER OF BUSINESS

Other Business

Ms. Rigoni noted there will be a regular October meeting and a special October meeting.

FIFTH ORDER OF BUSINESS

Supervisor's

Requests There being no comments, the next item followed.

SIXTH 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:
M. Liquori
EAF0916C8144F2...

Chairman/Vice Chairman