

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, October 2, 2024 at 3:00 p.m. at 3850 Canoe Creek Rd., St. Cloud, Florida.

Present and constituting a quorum were:

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| Mike Liquori | Chairman |
| Chancy Summers | Assistant Secretary |
| Tripp Berlinsky | Assistant Secretary |

Also present were:

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| George Flint | District Manager |
| Michelle Rigoni <i>by phone</i> | 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 there were no members of the public present to provide comment.

THIRD ORDER OF BUSINESS

Approval of Minutes of the September 4, 2024 & September 11, 2024 Meetings

Mr. Flint presented the minutes of the September 4, 2024 and September 11, 2024 meetings. He asked for any comments or corrections. Hearing no comments.

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| On MOTION by Mr. Liquori, seconded by Mr. Berlinsky, with all in favor, the Minutes of the September 4, 2024 and September 11, 2024 Meetings, were approved, as presented. |
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FOURTH ORDER OF BUSINESS

Financing Matters

- A. Consideration of Revised Engineer's Report – Under Separate Cover**
- B. Consideration of Revised Assessment Methodology Report – Under Separate Cover**

September 4, 2024

GIR East CDD

- C. Consideration of Supplemental Assessment Methodology Report – Under Separate Cover**
- D. Consideration of Resolution 2025-01 Amending Resolution 2024-04 Declaring Special Assessments**
- E. Consideration of Resolution 2024-05 Resetting the Public Hearing for Assessments**
- F. Consideration of Bond Delegation Resolution 2025-03 for Assessment Area One & Exhibits**
 - i. Exhibit A: Form of Purchase Contract**
 - ii. Exhibit B: Forms of Master Indenture and Supplemental Indenture**
 - iii. Exhibit C: Form of Preliminary Limited Offering Memorandum**
 - iv. Exhibit D: Form of Continuing Disclosure Agreement**
 - v. Exhibit E: Forms of Ancillary Documents**
 - 1. Acquisition Agreement**
 - 2. Completion Agreement**
 - 3. Collateral Agreement**
 - 4. True-Up Agreement**
 - 5. Declaration of Consent**

Mr. Flint asked the Board to continue these items at the end of this meeting. He asked the Board to continue the meeting for purposes of taking up the items identified under Item 4. They haven't received the Engineer's Report but should receive it by the end of day Friday. He asked to continue the meeting to a week from today at 3:00 p.m. in this location.

FIFTH ORDER OF BUSINESS

Consideration of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2024

Mr. Flint noted the Board picked Grau & Associates as their independent auditor.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2024, was approved.

SIXTH ORDER OF BUSINESS

A. Attorney

Ms. Rigoni had nothing to report but offered to answer any questions from the Board.

B. Engineer

Mr. Flint noted there is no Engineer's report.

C. District Manager's Report

i. Balance Sheet & Income Statement

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Mr. Flint presented the unaudited financials through the end of August. He asked for any questions, otherwise no action is required.

ii. Ratification of Funding Request #33

Mr. Flint stated funding request #33 was transmitted to the developer under the funding agreement. Part of that is the liability insurance that went into effect yesterday.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, Funding Request #33, was ratified.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Flint asked for a motion to continue this meeting to October 9, 2024 at 3:00 p.m.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the meeting was continued to October 9, 2024 at 3:00 p.m.

DocuSigned by:

George Flint

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Secretary/Assistant Secretary

Signed by:

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Chairman/Vice Chairman