

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, December 4, 2024 at 3:00 p.m. at 3850 Canoe Creek Road, Saint 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 <i>by phone</i>	District Counsel
Strickland Smith <i>by phone</i>	District Engineer

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 there were no members of the public present to provide public comment.

THIRD ORDER OF BUSINESS

Approval of Minutes of the October 2, 2024 and October 23, 2024 Meetings

Mr. Flint presented the minutes of the October 2, 2024 and the October 23, 2024 meetings. There were corrections from Ms. Rigoni and Mr. Flint asked for Board approval of the minutes subject to District Counsel's corrections.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the Minutes of the October 2, 2024 and the October 23, 2024 Meetings, were approved, as amended.
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FOURTH ORDER OF BUSINESS

Public Hearing

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Mr. Flint asked for a motion to open the public hearing.

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

A. Consideration of Assessment Area One Engineer's Report

Mr. Flint noted the Engineer's report had not changed. Ms. Rigoni stated the report had not changed since the October meeting. Ms. Rigoni added the engineer had noted the costs seemed reasonable and proper and there is no reason the District cannot carry out the improvements of the program.

Mr. Liquori added comments later noting this was back when Phase 7 was not included. He noted it was 729 units, and we have now added Phase 7, and it should reflect 811 units. Mr. Flint noted this is the September report and should be dated October. The Engineer's report was updated in October, and it was used to prepare the Master's Methodology report and should reflect added units. He added the report was updated and included the mailed notice is correct. Ms. Rigoni stated it was an administrative mistake, and it should be noted to have a motion to approve the corrected report. Mr. Flint noted the old version was in the agenda, but it has been updated and used for the mailed notice and the public hearing.

Mr. Flint asked for a motion to reconsider and the approval of the Engineer's Report and to adopt the October version.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the Master Assessment Area One Engineer's Report corrected version dated October, was approved.

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

Mr. Flint stated this has not changed since the meeting it was originally presented at. He asked for any questions from the Board. There were no Board questions. Ms. Rigoni added comments on the District's precautionary measures. She noted the allocation was updated to include allowing the District to develop any product types and develop the ERU accordingly.

Ms. Rigoni noted the corrected version as presented at the October meeting does include Phase 7 and the updated product type to include the updated units of 811 to include utilities, and townhomes to total \$31,190.612.

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After the corrected version of the Engineer's report was made, Mr. Flint noted the Master Assessment Methodology Table 1 reflects the 811 units with an assigned ERUs resulting in 747.72 ERUs. He added the cost estimates are \$34,190.612 and matches the revised Engineers' report from October. Table 3 is the preliminary bond sizing based on the costs and resulting in a par amount of \$41,700,000. He reviewed the remainder of Tables and noted Table 7 now reflects the 4 Landowners. This report has been revised.

Ms. Rigoni reviewed the questions about revised project receiving special benefits from the project, and will the benefits be equal to or in excess of the assessments, and are they reasonably proportioned to the land. Mr. Flint answered yes to all questions.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the Master Assessment Methodology Report for Assessment Area One, was approved, as amended with Revision of Table 7.
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C. Public Comment and Testimony

Mr. Flint stated there were no public members present at the meeting to provide or testimony.

D. Consideration of Resolution 2025-04 Levying Assessments

Mr. Flint stated this resolution was for levying assessments. Ms. Rigoni reviewed the resolution. She noted findings and final assessment resolution confirming the reports and the recording in the county. Mr. Liquori asked if anything changed due to the four landowners and if any further action needs to occur. Ms. Rigoni noted this does not change the resolution and noted the bond would make them aware before recording occurs. Mr. Liquori asked for the landowners to be notified. This is standard wording for the resolution. He asked if they proposed a resolution subject to sending this around so other landowners could see if one objected. Ms. Rigoni stated that this is reflected in closing. He wanted to make sure any other landowners were aware.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, Resolution 2025-04 Levying Assessments, was approved.

Mr. Flint asked for a motion to close the public hearing.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the Public Hearing was closed.
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FIFTH ORDER OF BUSINESS**Consideration of Assessment Area One,
Series 2024 Bonds Financing Items****A. Presentation of Final Supplemental Assessment Methodology Report**

Mr. Flint noted this section is on hold anticipating a continued meeting once the bonds are marketed and priced. The Board will need to have another meeting before they close. Since they have not been priced this agenda will be considered by the Board before the closing. He noted they would like to add the Engineer's report and one of the items. He noted that 5A and Assessment Area 1 Engineer's Report and all other items would be shifted down. He added a draft is included and is the pre-pricing version and is subject to review. This reflects the sale to the three builders and has not been circulated and reviewed.

Mr. Flint asked that the Board decide on a date for a continued meeting based on the pricing date and timeframe. Dates were discussed. Mr. Flint attempted to reach the underwriter by phone for a date. The Board suggested December 19, 2024 at 3:00 p.m. assuming all items are completed from the builders.

B. Consideration of Resolution 2025-05 Supplemental Assessment Resolution – *Under Separate Cover***C. Consideration of Supplemental Notice of Imposition – *Under Separate Cover***

Mr. Flint noted there was no action on these items.

SIXTH ORDER OF BUSINESS**Consideration of Acquisition of Work
Product – *Under Separate Cover***

Mr. Flint noted this is consideration of acquisition of work product. Ms. Rigoni presented this topic and a description of estimated costs with a not to exceed amount. The Engineer reviewed the specifics of what was needed and noted they were looking for reimbursing of what is done to date. He noted there were estimates and recommended a not to exceed amount of \$2,000,000.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the Acquisition of the Work Product with a Not to Exceed Amount of \$2,000,000, was approved.

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

Ms. Rigoni noted they will determine quotes and action after the continued meeting and then closing.

B. Engineer

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Mr. Smith had nothing further to report.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint stated the financial statements were through October 31st. He noted there was no action required.

ii. Ratification of Funding Requests #34 – #36

Mr. Flint stated this is for ratification of funding requests #34-36. He added they have been sent to the developer.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, Funding Requests #34-#36, were ratified.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Flint asked for any other business. Hearing no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the meeting was continued to December 19, 2024 at 3:00 p.m.

DocuSigned by:

George Flint

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Secretary/Assistant Secretary

Signed by:

MM L.

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Chairman/Vice Chairman