

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, May 7, 2025 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 other than Board and staff.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 5, 2025 Meeting

Mr. Flint presented the minutes from the March 5, 2025 meeting and asked for any comments or corrections. 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 March 25, 2025 Meeting, were approved, as presented.

May 7, 2025

GIR East CDD

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2025-06
Approving the Proposed Fiscal Year 2026
Budget and Setting a Public Hearing**

Mr. Flint stated the Board is required to approve a proposed budget each year and set a date for the public hearing to be able to adopt this budget. He recommended the Board use the August 6, 2025 meeting date as the public hearing date. He added the budget currently only consists of an admin budget with a developer funding agreement as the funding source. He noted the budget must be approved by June 15, 2025.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, Resolution 2025-06 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing to Adopt on August 6, 2025, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-07
Ratifying the Sale of Series 2025 Bonds**

Ms. Rigoni presented the resolution to the Board. She stated this resolution sets the date to close the bonds and ratifies the action taken by staff

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, Resolution 2025-07 Ratifying the Sale of Series 2025 Bonds, was approved.

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

Ms. Rigoni noted the new District is waiting to be sent to the Governor to be put into effect.

B. Engineer

Mr. Smith had nothing additional to report.

C. District Manager's Report**i. Balance Sheet and Income Statement**

Mr. Flint presented the balance sheet that is included in the agenda packet. No action was required at this time.

ii. Ratification of Funding Request #41 – #42

Mr. Flint presented Funding Requests #41 and #42. He asked for any questions, comments, or corrections. Hearing no questions, he asked for a motion to approve.

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On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, Funding Requests #41-#42, were ratified.

iii. Presentation of Number of Registered Voters – 0 (Added)

Mr. Flint stated there are currently no registered voters in the District.

iv. Designation of November 4, 2025 as the Landowners' Meeting Date

Mr. Flint asked the Board members if November 4, 2025 works for the Landowners' meeting. The Board had no issues with this date.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the Designation of November 4, 2025 as the Landowners' Meeting Date, was approved.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Flint asked for any other business. Hearing 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

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:

Mr. L.

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Chairman/Vice Chairman