

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, July 2, 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
David Hulme	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

Organizational Matters

A. Acceptance of Resignation of Tripp Berlinsky and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2025

Mr. Flint asked for a motion to accept the resignation of Tripp Berlinsky.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, Accepting the Resignation of Tripp Berlinsky, was approved.

July 2, 2025

GIR East CDD

Mr. Flint noted that any time there is a vacancy during the term of office, the remaining Board Members appoint a replacement to fill the vacancy through the end of the term and asked the Board for any nominations. The Board nominated David Hulme and Mr. Flint asked for a motion of approval.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, Appointing David Hulme to Fulfill the Board Vacancy with a Term Ending November 2025, was approved.

B. Administration of Oath of Office to Newly Appointed Board Member

Mr. Flint administered the oath of office to the newly appointed Board Member and summarized the CDD onboarding process for Mr. Hulme.

C. Consideration of Resolution 2025-10 Electing an Assistant Secretary

Mr. Flint asked if they would like to make Mr. Hulme an Assistant Secretary just as his predecessor was. The Board agreed and there was a motion of approval. Ms. Rigoni asked that the motion include the removal of Tripp Berlinsky as an Assistant Secretary and the Board agreed.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, Resolution 2025-10 Removing Tripp Berlinsky as an Assistant Secretary and Appointing David Hulme as an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the May 7, 2025 Meeting

Mr. Flint presented the minutes from the May 7, 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 May 7, 2025 Meeting, were approved, as presented.

FIFTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2024 Audit Report

Mr. Flint presented the Fiscal Year 2024 audit report from Grau & Associates and summarized the report for the Board stating that it was a clean audit and offered to answer any questions. There were no questions and Mr. Flint asked the Board to ratify the transmittal of the audit report to the State of Florida.

July 2, 2025

GIR East CDD

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, Acceptance of Fiscal Year 2024 Audit Report, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-08 Amending Resolution 2025-06 Approving the Proposed Fiscal Year 2026 Budget

Mr. Flint noted that the Board had set the public hearing to accept the proposed budget for the August meeting and this resolution changes that hearing to the September 3, 2025 regularly scheduled Board of Supervisors meeting. Attached is a revised proposed budget and the primary reason for the modification is that the prior budget contemplated a developer contribution as the funding source that included O&M assessments and O&M costs. The new budget assesses residents, and Mr. Flint reported the different amounts for the different product types. The new proposed budget was included in the agenda package. Mailed notice will be sent out based on the budget. Mr. Flint offered to answer any questions for the Board and discussion followed.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, Resolution 2025-08 Amending Resolution 2025-06 Approving the Proposed Fiscal Year 2026 Budget, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-09 Declaring Special Assessments to Fund the Proposed Fiscal Year 2026 Budget

Ms. Rigoni presented the resolution to the Board stating that because the CDD is levying O&M assessments for the first time this starts the process for declaring special assessments to hold the assessment hearing in conjunction with the budget adoption hearing.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, Resolution 2025-09 Declaring Special Assessments to Fund the Proposed Fiscal Year 2026 Budget, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Update on Stewardship District and Merger

Ms. Rigoni stated that they are working on the merger of the CDD with the Stewardship District and she gave an update to the Board. There were no questions for District Counsel and the next item followed.

B. Engineer

July 2, 2025

GIR East CDD

Mr. Smith had nothing for the Board and the next item followed.

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

Mr. Flint presented the check register through May 31st and that information can be found in the agenda package. No action was need form the Board on this item.

ii. Ratification of Funding Requests #43 – #44

Mr. Flint presented funding requests #43 and #44 and asked for Board ratification.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, Funding Requests #43 – #44, were ratified.

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.

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Secretary/Assistant Secretary

Signed by:



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Chairman/Vice Chairman