

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, September 3, 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 <i>by phone</i>	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
Alan Scheerer	GMS

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.

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 July 2, 2025 Meeting

Mr. Flint presented the minutes from the July 2, 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 July 2, 2025 Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS

Public Hearing

September 3, 2025

GIR East CDD

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

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the Public Hearings were Opened.

A. Consideration of Resolution 2025-10 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations

Mr. Flint presented Resolution 2025-10. He stated that the Board previously approved a proposed budget and the Board set today as the public hearing for the final consideration. He noted the proposed budget that is included in the agenda package has been brought down in light of the fact that they project that they are only going to be maintaining the infrastructure for a portion of the year. Mr. Flint stated there is no members of the public present to provide comment or testimony.

Mr. Flint stated attached to the resolution is the proposed budget. He briefly reviewed and discussed the proposed budget. He noted that the funding for the budget is contemplated to be assessments. He pointed out that the 623 units and the current phases that are under development would receive the full O&M assessment for administrative and maintenance costs. Then the balance of the project would receive an administrative assessment only.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, Resolution 2025-10 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2025-11 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint presented Resolution 2025-11. He noted there are two exhibits to this resolution. The first is the budget they just approved. The second exhibit is the assessment roll that mirrors the per unit amounts that were just discussed during the budget hearing. Mr. Flint noted that there are no members of the public present to provide comment or testimony on the assessments.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, Resolution 2025-11 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

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

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On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the Public Hearings were Closed.

FIFTH ORDER OF BUSINESS

Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2025

Mr. Flint stated the Board just bid out independent auditing services and selected Grau & Associates as their independent auditor. He noted they enter into an engagement with them annually. He pointed out that this is for FY 2025 which ends at the end of this month. The fee is a not to exceed of \$5,600.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2025, was approved.

SIXTH ORDER OF BUSINESS

District Goals and Objectives

A. Adopting the Fiscal Year 2026 Goals and Objectives

Mr. Flint noted the Fiscal Year 2026 goals and objectives are basically the same as they were for Fiscal Year 2025. He reviewed the goals and objectives.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the Fiscal Year 2026 Goals and Objectives, were Adopted.

B. Presentation of the Fiscal Year 2025 Goals and Objectives and Authorization to Chairman to Execute

Mr. Flint noted that at the end of Fiscal Year 2025 they need to report on how they did on the goals and objectives since the Fiscal Year is not over yet. He stated they are asking the Board to consider authorizing the Chair to execute the final report, which will be placed on the District's website and will be brought back to be ratified at a future meeting.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, Accepting the Fiscal Year 2025 Goals and Objectives and Delegating Authority to Chairman to Execute, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Acquisition of Roadway and Related Improvements – *Under Separate Cover*

Mr. Liquori will work with Ms. Rigoni's office to put something together and will bring this item back to a future meeting for Board consideration.

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EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni had nothing additional to report to the Board.

B. Engineer

Mr. Smith had nothing to report.

C. District Manager’s Report

i. Balance Sheet and Income Statement

Mr. Flint presented the check register through the end of July and that information can be found in the agenda package. No action is required by the Board.

ii. Ratification of Funding Requests #45 – #46

Mr. Flint presented Funding Requests #45 and #46 and asked for Board ratification.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, Funding Requests #45 – #46, were ratified.

iii. Approval of Fiscal Year 2026 Meeting Schedule

Mr. Flint presented the Fiscal Year 2026 proposed meeting schedule, which is the first Wednesday of the month at 3:00 p.m.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the Fiscal Year 2026 Meeting Schedule, was approved.

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

September 3, 2025

GIR East CDD

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:

Will L.

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Chairman/Vice Chairman