

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 1, 2025 at 3:00 p.m. at 3850 Canoe Creek Road, Saint Cloud, Florida.

Present and constituting a quorum were:

Mike Liquori	Chairman
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 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 September 3, 2025 Meeting

Mr. Flint presented the minutes from the September 3, 2025 meeting and asked for any comments or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, the Minutes of the September 3, 2025 Meeting, were approved.
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FOURTH ORDER OF BUSINESS

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

October 1, 2025

GIR East CDD

Mr. Flint presented the Acquisition of Roadway and Related Improvements, which had been carried over from the previous agenda. The improvements include a potable water main, a reclaim main, and a force (sewer) main, with respective not-to-exceed amounts of \$4 million, \$3.5 million, and \$4 million, for a total of \$11.5 million. Additionally, a separate \$2 million allocation was noted for work products related to Waterland Boulevard off-site utilities, landscaping design, and similar items. The Board authorized acquisition in phases for a total not-to-exceed amount of \$11.5 million, plus the previously approved \$2 million for work products.

On MOTION by Mr. Liquori, seconded by Ms. Summers, with all in favor, the Acquisition of Roadway and Related Improvements, was approved.

FIFTH 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 unaudited financials through the end of August. He noted that the expenses are well under budget with only \$70,000 of the \$142,000 having been submitted for funding requests. There were no questions, and no action is required by the Board.

ii. Ratification of Funding Request #47

Mr. Flint presented Funding Request #47 and asked the Board for ratification. He noted that this is the developer funding agreement to bind the District’s liability insurance for FY26, which began today. The insurance includes both general liability and public officials’ liability coverage, providing protection for the Board. It was also noted that property insurance will be added in the future as assets are conveyed to the district, and that liability costs may increase once merged into the Stewardship District.

On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, Funding Request #47, was ratified.

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SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

EIGHTH 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