

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, November 5, 2025 at 3:00 p.m. at 3850 Canoe Creek Road, Saint Cloud, Florida.

Present and constituting a quorum were:

Mike Liquori	Chairman
David Hulme	Vice Chairman
Chancy Summers	Assistant Secretary
Rob Bonin	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. Four 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

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Supervisors

Mr. Flint administered the oaths of office to Ms. Summers, Mr. Hulme, and Mr. Bonin prior to the meeting.

B. Consideration of Resolution 2026-03 Canvassing and Certifying the Results of the Landowners' Election

Mr. Flint noted that Resolution 2026-03 canvasses and certifies the results of the Landowners' election which was held on November 4, 2025. Ms. Summers received 500 votes,

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Mr. Hulme received 500 votes, and Mr. Bonin received 400 votes. Ms. Summers and Mr. Hulme will serve four-year terms and Mr. Bonin will serve a two-year term.

On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, Resolution 2026-03 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Electing Officers

D. Consideration of Resolution 2026-04 Electing Officers

Mr. Flint noted that the Board is required to elect officers after each election. Mr. Liquori was nominated as Chairman, Mr. Hulme as Vice Chairman, Ms. Summers, Mr. Call and Mr. Bonin as Assistant Secretaries, Mr. Flint as the Secretary, Jill Burns as Treasurer, Katie Costa as Assistant Treasurer, and Darrin Mossing, Sr. as Assistant Treasurer.

On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, Resolution 2026-04 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 1, 2025 Meeting

Mr. Flint presented the minutes from the October 1, 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 October 1, 2025 Meeting, were approved, as presented.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-01 Amending the Fiscal Year 2026 Budget

Mr. Flint presented Resolution 2026-01 which amends the Fiscal Year 2026 budget. He noted that when the Board approved the budget it did not include the Debt Service Fund, and the only change to the amended budget is including the Debt Service Fund.

On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, Resolution 2026-01 Amending the Fiscal Year 2026 Budget, was approved.

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SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-02 Approving Merger Agreement with the Waterlin Stewardship District, Authorizing Further Actions as Are Necessary for Merger Process and Setting a Public Hearing

A. Merger Agreement

Mr. Flint presented Resolution 2026-02 which approved a Merger Agreement with the Waterlin Stewardship District and authorizes actions that are necessary to go through that process. Ms. Rigoni reviewed the Merger Agreement for the Board. She noted that the resolution will also set the public hearing, and they are suggesting that be held on December 3, 2025 at 3:45 p.m. She noted that the meeting will be held at the address for the welcome center at 4695 Fanny Bass Ln., St. Cloud, Florida, 34772.

On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, Resolution 2026-02 Approving Merger Agreement with the Waterlin Stewardship District, Authorizing Further Actions as Are Necessary for Merger Process and Setting a Public Hearing on December 3, 2025 at 3:45 p.m. at 4695 Fanny Bass Ln., St. Cloud, Florida, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni stated that she received a clarifying email regarding the utility acquisition, and she is working on a cost chart to run by the Board for the first phase of the acquisition.

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 and offered to answer any questions.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests

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Mr. Liquori asked if staff made contact with the builder that had another DTS report. Mr. Flint stated yes, but he didn't hear updates back. Their contact from Dream Finders had left the company.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, the meeting was adjourned.

DocuSigned by:
George Flint
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Secretary/Assistant Secretary

Signed by:
M. L.
EAF0C0916C8144F2...
Chairman/Vice Chairman