

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, December 3, 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	Assistant Secretary
Chancy Summers	Assistant Secretary
Rob Bonin <i>by phone</i>	Assistant Secretary

Also present were:

George Flint	District Manager
Michelle Rigoni	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 November 5, 2025 Meeting and Acceptance of Minutes of the November 4, 2025 Landowners' Meeting

Mr. Flint presented the minutes from the November 5, 2025 Board of Supervisors meeting and the November 4, 2025 Landowners' meeting and asked for any comments or corrections. The Board had no changes to the minutes.

December 3, 2025

GIR East CDD

On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, the Minutes of the November 5, 2025 Meeting were approved and the Minutes of the November 4, 2025 Landowners' Meeting, were accepted.

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

Ms. Rigoni stated that after the merger hearing and merger assuming the merger goes through, there shouldn't be a need to meet for the Board after today for GIR East absent there being follow up or additional administrative need to do so. She noted that technically the merger will be final and complete once the Osceola County, upon receipt of all of our merger documents, adopt a non-emergency ordinance dissolving GIR East CDD.

Mr. Liquori asked if there is any risk if something went wrong at the validation hearing that they would have an issue where they would need to still have GIR East CDD exist?

Ms. Rigoni stated that they should not because the Stewardship District validation is the stewardship's own validation and it has nothing to do with GIR East. She noted that in their pleadings and supporting documents prior to filing the validation complaint that this marginal process is ongoing and that it is anticipated to be completed or near completion by the time we go to validation hearing in March. She noted that the court is aware and that this is relatively routine from the court's perspective.

Ms. Rigoni stated there are outstanding acquisitions for the water utilities as well as the work product. Do we want to aim to finalize the first portion of the improvements in the work products prior to going to the county to dissolve the CDD, or do we want to just update our documents? Mr. Liquori stated it would be prudent to finalize those before they close the CDD out.

Ms. Rigoni stated that there were two separate authorizations related to work product acquisition. Would there be any interest in combining the two so that it's just one work product acquisition package and one utility acquisition package? Mr. Liquori stated their intent was only to have one work product one and then one water main one.

B. Engineer

Mr. Smith had nothing to report at this time.

C. District Manager's Report

December 3, 2025

GIR East CDD

i. Approval of Check Register

Mr. Flint presented the check register and offered to answer any questions.

On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through November 30, 2025 and offered to answer any questions.

Mr. Liquori asked if they received everything required from the builders for their direct bills? Mr. Flint stated they do not have Dream Finders or Perry Homes.

iii. Ratification of Funding Request #48

Mr. Flint presented funding request #48, he noted that is for District management and District Counsel.

On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, the Check Register, was approved.

FIFTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SIXTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

SEVENTH 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:
[Signature]
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Chairman/Vice Chairman