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, March 4, 2026 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
Rob Bonin *by phone*	Assistant Secretary

Also present were:

George Flint	District Manager
Alyssa Wilson *by phone*	District Counsel
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Flint called the meeting to order and called the roll. Three Supervisors were present in person and one Supervisor by phone 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 December 3, 2025 Board of Supervisors Meeting and Merger Hearing**

Mr. Flint presented the minutes from the December 3, 2025 Board of Supervisors meeting and merger hearing 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 December 3, 2025 Board of Supervisors Meeting and Merger Hearing, were approved, as presented.

FOURTH ORDER OF BUSINESS **Ratification of Disclosure of Public Financing**

Mr. Flint stated this is a ratification of a public financing disclosure document. This document, which has already been prepared and recorded, informs potential property buyers within the District about the issuance of bonds, associated assessments, and provides contact information for further questions.

On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, the Disclosure of Public Financing, was ratified.

FIFTH ORDER OF BUSINESS **Ratification of Acquisition of Work Product (Assessment Area One Project)**

Ms. Wilson stated this is done in accordance with the Acquisition Agreement that is in place with the Series 2025 bonds. This is just acknowledging that the use of the bond proceeds was spent to acquire this work product. It was in accordance with the acquisition agreement already in place.

On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, Acquisition of Work Product (Assessment Area One Project), was ratified.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-06 Expressing Intent to Operate and Maintain Certain Portions of the Surface Water Management System and Wetland Mitigation Areas – Added**

Ms. Wilson stated this resolution formally documents that the Water Management District will be responsible for operating and maintaining stormwater and conservation area improvements, as requested. The resolution follows the District's standard format.

On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, Resolution 2026-06 Expressing Intent to Operate and Maintain Certain Portions of the Surface Water Management System and Wetland Mitigation Areas, was approved.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Wilson noted that Michelle is working on filing the merger items with the County. It should be finalized soon and will be able to move forward with the Stewardship District.

B. Engineer

There being no comments, the next item followed.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint presented the check register from December 1st through January 26th for $140,999.61 and the detail is in the agenda behind the summary. He noted that there is a check to the Trustee for $128,000 for the debt service assessment revenue.

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 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

There being no comments, the next item followed.

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:
EAFC0916C8144F2...

Chairman/Vice Chairman