

**MINUTES OF MEETING  
NARCOSSEE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Narcoossee Community Development District was held Tuesday, January 23, 2024 at 3:00 p.m. at the Offices of GMS-CF, LLC, 6200 Lee Vista Boulevard, Suite 300, Orlando, Florida.

Present and constituting a quorum were:

Steve Giercyk	Chairman
Isabel Hanze	Assistant Secretary
Eli Garrett	Assistant Secretary

Also present were:

Jason Showe	District Manager
Meredith Hammock	District Attorney
Rey Malave	District Engineer <i>by telephone</i>
Alan Scheerer	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Showe called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the September 26,  
2023 and November 28, 2023 Meetings**

On MOTION by Ms. Hanze seconded by Mr. Giercyk with all in favor the minutes of the September 26, 2023 and November 28, 2023 meetings were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Presentation of Reserve Study Completed by Reserve Advisors**

Mr. Showe stated you can take some time to digest this but this is the first edit of the reserve study. You have six months from the time you receive it to review and they will make one set of changes. Towards the middle of the report is what they suggest we allocate on an annual basis and it is anywhere from \$30,000 in 2024 to \$113,000 in 2053.

If you are going to use this as a guidepost to set aside reserves you need to look at the next five to ten years and set a benchmark that will cover you for that length of time. You will be looking at between \$46,000 to \$48,000 for the first ten years. We will bring this back to your March meeting and get feedback from the board after you have had a chance to review it.

Ms. Hanze stated the public comment period. Obviously, nobody was here from any communities. I have a question. Can I bring stuff up about Mirabella being in this position or do I not have the floor when our public comment period is open?

Mr. Showe stated you can go over it now.

Ms. Hanze stated I have a question for Steve, did you do the facelift on Ziani?

Mr. Giercyk stated yes, it is done.

Ms. Hanze stated I don't see that much of a difference. I'm asking because we want to do something like this for Mirabella. I'm having an issue with everybody coming to give me quotes. How much can we do? We just want to beautify that sign. We can paint the letters white, so they are brighter. That sign has not been touched since it was built.

Mr. Scheerer stated the letters are black. It is tile on the wall and decorative brick around the border, black letters. Just change the tile on the wall and redo your lettering.

Ms. Hanze asked is that something you would expense or not?

Mr. Scheerer stated we can get proposals; it would be up to the board to approve them. I will reach out to a contractor we use and tell him you want a more modern look and see what he comes up with.

Mr. Giercyk stated I would like to see some lighting around the white block and have the lettering backlit.

Mr. Scheerer stated you are going to contribute more than \$40,000 to your reserve next year. That backlit lettering is not cheap.

Ms. Hanze stated even lighting.

Mr. Scheerer stated there are landscape lights that you installed; they are your lights. If you want brighter lights, put bigger lights in.

Ms. Hanze stated I will send examples of what we want.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-01  
Appointing an Assistant Treasurer**

On MOTION by Ms. Hanze seconded by Mr. Garrett with all in favor Resolution 2024-01 adding Darrin Mossing, the president of GMS, as an assistant treasurer was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

**i. Review of Training Memo**

Ms. Hammock stated I sent an email last week with the memorandum that is in your agenda. It covers two new requirements. This year you will be required to complete four hours of ethics training and you have until the end of the calendar year to finish those four hours of training. There are links in the memorandum that take you to the ethics training the state has put out. If you want us to provide additional training as part of your meetings, I am happy to do that.

You used to submit a hard cope of the form 1 to the supervisors of elections. Your form 1 is now going to be filed electronically with the commission on ethics. There is a link in the memorandum that I emailed to you. Those are due no later than July 1<sup>st</sup> and you are reporting on 2023. When you come to the ethics question it does not apply for 2023, but next year when you file the form 1 you will report the ethics training you take this year. You will complete the ethics training this year, report it next year and do the form 1 online going forward.

**B. Engineer**

There being no comments, the next item followed.

**C. Manager**

**i. Approval of Check Register**

On MOTION by Mr. Gieryk seconded by Mr. Garrett with all in favor the check register was approved.

**ii. Balance Sheet and Income Statement**

A copy of the balance sheet and income statement were included in the agenda package.

**D. Field Report**

Mr. Scheerer stated I meet weekly with Lathan, we review all the communities. I have already sent an email to UCC Group that did the coping at the Mirabella entrance with the brick work, and they have a pretty good rendering facility and once we get all the information on what you would like to see on those entries we will get a couple ideas for you and circulate them, then we can get a cost for that.

Ms. Hanze stated I overheard someone in a Mirabella board meeting and I don't recall the conversation coming up here. What is going to go through our lake at Mirabella? There is a street or some sort of passageway or something.

Mr. Scheerer stated it is Econlockhatchee Trail is going to connect to Dowden Road from the east side of your pond.

Ms. Hanze asked how much of the pond is going?

Mr. Malave responded that was a plan that was reviewed when they actually approved the easement going through there. They will have to replace that pond equally and take care of all the drainage resolved because of that plus the roadway.

Ms. Hanze asked we are no longer going to have a pond? We spent \$14,000 for a fountain in the middle of that pond and now it is broken, and the current board doesn't want to fix it. Are you completely taking that lake out or not?

Mr. Malave stated they will be doing modifications to it. I have not seen a final plan from the city and the developer and once I get that I will be able to share that with you. They will do some modifications to that pond. There is a wetland on the other side, they are planning to take that out also. It is going to be a combination of roadway and drainage, pond, lakes that still have to take care of Mirabella no matter what from a drainage standpoint in addition to that roadway.

Mr. Garrett asked are they also going to be putting in noise walls to prevent additional sound from this roadway affecting the houses in Mirabella and Capri?

Mr. Malave stated I have not heard that they would include that. I will check once I get the plans. The advantage we have from an engineering standpoint is any permits and approvals to go across the expressway authority has to come to our office. Our office has engineers that are

the engineers for the expressway authority. Once those plans come to them to get approved, they are supposed to share those with me.

Ms. Hanze stated now that we have brought that up, is it something you can put on your radar to discuss as far as the noise walls that need to go up if that is something that is going to happen, that they are going to put this highway through there? We are literally right there.

Mr. Malave stated we can suggest and ask the city for things we want. They are probably going to say you don't have noise walls along Dowden and the roadway they are putting in is going to be just like Dowden. That is the argument I see them making. It is worth following up and making sure we tell them what our suggestion is especially on the side of Mirabella.

Mr. Giercyk stated also on the Capri side, we would like to have those walls because of headlights coming into houses. That is not acceptable.

Ms. Hanze stated Capri, Ziani and Mirabella are going to be quite affected by that if they don't do any of that. Do we have any city meetings coming up that residents could attend to bring this up.

Mr. Malave stated I suggest having a meeting as we have done before and invite Commissioner Gray. He has always been very good friends with the district and always willing to meet and make him aware that is what we want so he can make sure the staff knows.

Ms. Hanze stated I will take care of that.

Mr. Garrett asked do we know if there is a light going in there?

Mr. Malave stated in the beginning it would not be justified, it depends on what the city agreements will be. It is based on traffic counts, kid safety, the volume of cars, there are a lot of factors.

Mr. Garrett asked have we looked into any impacts on our budget having additional traffic on the roads?

Mr. Showe stated we don't maintain the roads.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests**

Mr. Giercyk asked we were supposed to be fixing a gate on a fence.

Mr. Scheerer stated yes, I got it fixed. It was fully operational last week.

Mr. Giercyk stated it is broken. You are fixing the wrong thing.

Mr. Scheerer stated it is on the far right as you face your community, that was the only one that was done. Maybe it got hit again. Lathan and I were there last week and the gate was up and fully functional.

**NINTH ORDER OF BUSINESS**

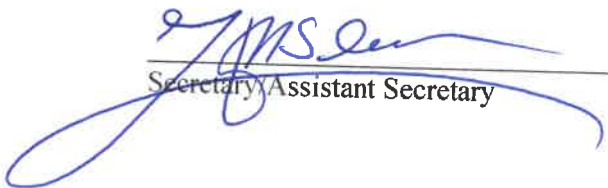
**Next Meeting Date – March 26, 2024**

Mr. Showe stated the next meeting is March 26, 2024.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Giercyk seconded by Mr. Garrett with all in favor the meeting adjourned at 3:25 p.m.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman