

**MINUTES OF MEETING
NARCOSSEE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Narcoossee Community Development District was held Tuesday, **July 30, 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
Peter Wong <i>by phone</i>	Vice Chairman
Eli Garrett	Assistant Secretary
Ken Turner	Assistant Secretary

Also present were:

Jason Showe	District Manager, GMS
Alan Scheerer	Field Manager, GMS
Rey Malave <i>by phone</i>	District Engineer
Meredith Hammock	District Counsel, Kilinski Van Wyk

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll. There were three Board members present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were only members of the Board and staff present.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the May 28, 2024
Board of Supervisors Meeting**

Mr. Showe asked for any corrections or changes to the May 28, 2024 Board of Supervisors meeting minutes. The Board had no changes to the minutes.

On MOTION by Mr. Turner, seconded by Mr. Giercyk, with all in favor, the Minutes of the May 28, 2024 Board of Supervisors meeting were approved.

FOURTH ORDER OF BUSINESS Public Hearing

Mr. Showe stated the public hearing is for the budget. Mr. Showe asked for a motion to open the public hearing.

On MOTION by Mr. Giercyk seconded by Mr. Turner, with all in favor, Opening the Public Hearing was approved.

A. Consideration of Resolution 2024-04 Adopting the Fiscal Year 2025 Proposed Budget and Appropriating Funds

Mr. Showe stated this resolution is for the annual budget and includes an increase and notices were provided to the residents. He noted the increase ranges from \$123 to \$172 per home and varies by size of home.

Mr. Showe stated the increase is due to \$51,000 being added to the reserves. He noted this was recommended by the reserve study to make sure the infrastructure is completed. He noted landscaping was added for taking care of trees for each community.

Mr. Showe asked for any public comments.

Resident stated no one is happy with a budget increase.

Mr. Showe asked for Board comments.

Mr. Giercyk asked about irrigation, and it was noted there was no landscaping on that area in G – Tract B. The explanation was provided on who was responsible for that area to include the gas line and the ponds. Other specific areas were explained.

Mr. Showe noted the CDD is only responsible for a certain amount of construction of roadways. There is an interlocal agreement for this.

Mr. Showe asked for a motion to approve the budget.

On MOTION by Mr. Garrett, seconded by Mr. Giercyk, with all in favor, Resolution 2024-04 Adopting the Fiscal Year 2025 Proposed Budget and Appropriating Funds, was approved.

B. Consideration of Resolution 2024-05 Imposing Fiscal Year 2025 Special Assessments and Certifying Assessment Roll

Mr. Showe stated this resolution is for the part of the levying of the adopted budget and the roll which is transmitted to the county for the tax bill.

On MOTION by Mr. Turner, seconded by Mr. Giercyk, with all in favor, Resolution 2024-05 Imposing Fiscal Year 2025 Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Showe asked for a motion to close the public hearing.

On MOTION by Mr. Turner, seconded by Mr. Giercyk, with all in favor, Closing the Public Hearing was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-06 Declaring Seat No. 4 Vacant

Mr. Showe stated this resolution is for declaring Seat #4 vacant as of the end of the term, which ends on November 19th. He stated Mr. Wong did not qualify for the seat and there is no one qualifying for the seat. He explained the process for continuing in the seat if no one is qualified.

On MOTION by Mr. Giercyk, seconded by Mr. Garrett with all in favor, Resolution 2024-06 Declaring Seat No. 4 Vacant, was approved.

SIXTH ORDER OF BUSINESS

Discussion of CDD Emails for Board Members

Mr. Showe stated this is a concern from a Board member about SPAM emails going around. He explained the process of having emails for the Board set up by GMS. He added it is a Board decision. Mr. Showe noted this will be \$100/month for opening five emails. He added the Board members can change their emails at any time. A specific situation was discussed on fraud situation.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock reminded the Board members to complete the ethics training by the end of the year. Board member asked about options. Ms. Hammock explained they can provide a Zoom, video, or workshop for 2-hour sessions for a total of 4 hours. She added there is also a link that will meet the requirements as well. She will re-circulate the link for Board members.

B. Engineer

Mr. Malave stated he had nothing further to report.

Board member asked about retention ponds and the lake inspections for hurricane preparation. Mr. Malave provided an update on the inspections and culvert crossing. He noted no further action needs to be taken.

Mr. Giercyk asked about an application that was submitted for a dock. Mr. Scheerer noted there was a request and this was inspected, and Mr. Malave reported a dock was not allowed on that lake. Mr. Malave noted this lake was a stormwater lake. He added it was looked at thoroughly

A question was asked on the rain and flooding area. It was explained the work was completed to clean out the area to help with the median flooding.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe presented the check register. In the general fund, they have checks 2256 through 2270 for \$77,332.81. There was a summary of the invoices following the general fund.

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

ii. Balance Sheet and Income Statement

Mr. Showe presented the balance sheet and income statement. He added there is no action, and the district is in great shape. He added there is \$298,000 in capital. He noted they are 90% collected.

iii. Adoption of Fiscal Year 2025 Goals & Objectives

Mr. Showe stated this new regulation House Bill 7013 which requires each district to adopt measurable goals and objectives. He noted these must be approved and on the district’s website by October 1st. He added GMS has provided a draft of goals that can be accepted or modified for the district. He asked for a motion to approve.

On MOTION by Mr. Turner, seconded by Mr. Garrett, with all in favor, the Fiscal Year 2025 Goals and Objectives, were approved.

iv. Approval of Fiscal Year 2025 Meeting Schedule

Mr. Showe presented the 2025 meeting schedule for approval.

On MOTION by Mr. Garrett, seconded by Mr. Turner, with all in favor, the Fiscal Year 2025 Meeting Schedule, was approved.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Scheerer presented the proposals for wall repair and vendor #1 is for \$140,922 and DTE for \$111,037.50. He noted the difference is footage on the wall prepare. All are excluding root damage. Discussion was held on the scope of work, wall repairs, tree root permits, damage to trees, and estimates of extra groundwork. It was noted there were comparison concerns in the proposals. Specific area concerns with trees and walls were discussed.

After discussion it was decided to have Mr. Scheerer to go back for more details from each vendor, revise the costs, and he costs of extra groundwork. He will bring back information and further details to the board.

NINTH ORDER OF BUSINESS

Supervisors Requests

Board noted there were two cypress trees of concern. Mr. Scheerer stated he was already aware of these concerns and will have proposals for this issue.

A resident asked about an area and wanted direction as to where to go for guidance with on-going construction work and noise.

TENTH ORDER OF BUSINESS

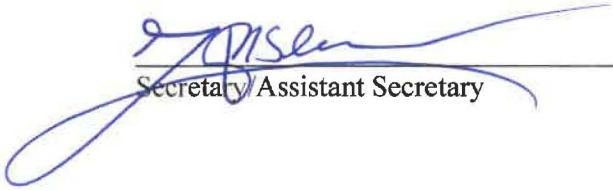
Next Meeting Date – September 24, 2024

Mr. Showe stated the next meeting is September 24, 2024.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Giercyk, seconded by Mr. Garrett, with all in favor, the meeting adjourned.



Secretary Assistant Secretary



Chairman/Vice Chairman