

**MINUTES OF MEETING
NARCOOSSEE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Narcoossee Community Development District was held Tuesday, **September 24, 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	Vice Chairman
Eli Garrett	Assistant Secretary
Ken Turner <i>joined late</i>	Assistant Secretary
Isabel Hanze <i>joined late</i>	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll. Three Board members were 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 July 30, 2024
Board of Supervisors Meeting**

Mr. Showe asked for any corrections or changes to the July 30, 2024 Board of Supervisors meeting minutes. Mr. Showe noted that a name was spelled wrong and that would be corrected.

On MOTION by Mr. Giercyk, seconded by Mr. Wong, with all in favor, the Minutes of the July 30, 2024 Board of Supervisors meeting, were approved as amended.

FOURTH ORDER OF BUSINESS

Consideration of Non-Ad Valorem Agreement with Orange County Property Appraiser

Mr. Showe stated next is the annual agreement with the Orange County Property Appraiser. This agreement is signed annually to use the tax roll services to collect assessments.

On MOTION by Mr. Giercyk, seconded by Mr. Garrett, with all in favor, the Non-Ad Valorem Agreement with Orange County Property Appraiser, was approved.

**Mr. Turner joined the meeting at this time.*

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Nona Crest Wall Repair

Mr. Showe stated this is carry forward from last month as Alan has additional information on the wall repair. Mr. Scheerer presented proposals from UCC Group and Dehlinger. Mr. Wong asked if these numbers will get updated when they actually go onsite and do the repair, will they adjust? Mr. Scheerer noted no, this is what they are telling me. Obviously, it could get worse by finding out more problems. The photos in the agenda were taken at the time of the initial visit and since then, nothing has really changed. Mr. Wong asked if Dehlinger provided pictures. Mr. Scheerer stated they did not. Those are UCC Groups photos. Mr. Malave noted they have used Dehlinger on another CDD and they did a really good job. Mr. Wong asked if Rey has used UCC before. Mr. Malave noted he has not. Mr. Scheerer is satisfied with UCC's work in other communities. Mr. Wong stated they both have references and they both seem to be good. The difference between the two bids seems to be the linear footage. He likes UCC because they included pictures so they can check to make sure the work they indicated faulty would be repaired. If we can get something similar from Dehlinger at least we would have something to compare otherwise everything is all equal except the difference in

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins has nothing else unless the Board has any questions.

B. Engineer

Mr. Malave had nothing to report unless there are any questions.

C. District Manager’s Report

i. Approval of Check Register

Mr. Showe presented the check register, checks 2271-2284 for \$79,794.85, and noted that a summary of invoices follows. He asked for any questions or a motion to approve.

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

ii. Balance Sheet and Income Statement

Mr. Showe presented the balance sheet and income statement. There is no action required. They are pretty much on target in the general fund and over 100% collected on assessments.

NINTH ORDER OF BUSINESS

Other Business

Mr. Showe asked Alan for any other field updates. He has nothing further to report. He is there every Friday if anybody needs anything. He noted they did get the gray stones around the storm drain put back up.

TENTH ORDER OF BUSINESS

Supervisors Requests

Ms. Hanze asked if the Board has heard anything about the construction of the highway and wall that is going up. Update on ECON Trail. Mr. Showe stated no, it’s going up at some point in the future. Mr. Malave noted there are plans for everything internally. It’s the last piece they want to do and there are no review submittals on it. Their preliminary plans show it in the future. A Board member asked if they are aware that Ziani would like to have walls along the retention pond and Mirabella needs walls along it as well. Mr. Malave doesn’t know if they

know that. The moment they submit something, they can critique that and meet with the city and say this is some other requirements. He will email the person to contact to Board members.

ELEVENTH ORDER OF BUSINESS Next Meeting Date – November 26, 2024

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

TWELFTH 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