

**MINUTES OF MEETING
NARCOSSEE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Narcoossee Community Development District was held Tuesday, **November 26, 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
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
Patrick Collins	District Counsel, Kilinski Van Wyk
Meredith Hammock <i>by phone</i>	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.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Supervisors

**This agenda item was moved up and taken out of order.*

Mr. Showe stated that both Steve Giercyk and Eli Garrett were recently elected through the landowners' election process. He performed the oath of office to both new members.

B. Appointment of Individual to Fulfill Seat 4 Vacancy

Mr. Showe stated there was a vacancy in Seat #4. He asked the Board if they wanted to nominate someone or continue to keep searching. The Board decided to continue looking.

C. Election of Officers

Mr. Showe stated after every election with new members there is a requirement to elect officers. He reviewed the current officers as Mr. Giercyk as Chair, Mr. Wong as Vice Chairman and the other members as Assistant secretaries along with staff and other officers.

D. Consideration of Resolution 2025-01 Electing Officers

Mr. Giercyk agreed to serve as Chair but asked to change Mr. Wong to Assistant Secretary and nominated Mr. Turner as Vice Chairman. Mr. Turner agreed to serve as Vice Chairman.

Mr. Showe stated the new officers were Mr. Giercyk as Chair, Mr. Turner as Vice-Chair, Mr. Wong, Mr. Flint, Mr. Garrett and Ms. Hanze as Assistant Secretaries, Jason Showe as Treasurer, Ms. Katie Costa and Mr. Darrin Mossing as Assistant Treasurer.

On MOTION by Mr. Giercyk, seconded by Mr. Garrett, with all in favor, Resolution 2025-01 Electing Officers with Mr. Giercyk as Chair, Mr. Turner as Vice Chairman, Mr. Wong, Mr. Garrett Mr. Flint, and Ms. Hanze as Assistant Secretaries, Mr. Showe as Treasurer, Ms. Katie Costa and Mr. Darrin Mossing as Assistant Treasurer, was approved.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the September 24, 2024 Board of Supervisors Meeting

Mr. Showe asked for any corrections or changes to the September 24, 2024 Board of Supervisors meeting minutes.

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

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-02
Amending Fiscal Year 2024 Adopted Budget**

Mr. Showe stated this item is for amending the Fiscal Year 2024 adopted budget. He stated this was a housekeeping item due to an over expenditure in line item and allows them to keep a clean audit and a balance budget. It was noted a change in wording was needed to reflect “bonded.”

On MOTION by Mr. Giercyk, seconded by Mr. Turner with all in favor, Resolution 2025-02 Amending the Fiscal Year 2024 Adopted Budget, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Nona Crest Wall Repair
Proposals**

Mr. Showe stated the next item is consideration of the proposal of the Nona Crest wall repair. He noted this is a follow-up from the last meeting and was a capital expenditure. Mr. Scheerer reviewed the proposals from Dehlinger and the requested estimated pricing at \$350 a linear foot based on 3 foot wide and 12 inch deep with reinforced matting with #5 bars on each side if needed. He added photos were included in the package. He reviewed the description. UCC \$140, 922 and Dehlinger was at \$111,037.50.

The Board asked if both sets of photos were compared apples to apples. He noted tree trimming may need to be added to the total costs. Mr. Showe stated that District counsel would draft an agreement. The Board asked if the proposer had been used before. Mr. Scheerer stated he had worked with UCC group and added that one other vendor declined the job based on review. Mr. Malave made comments on using Dehlinger, differences in the two vendors, the scope of work, and the materials were discussed.

Mr. Showe stated the budget was at \$111,000 and there were funds to cover the costs. Mr. Scheerer commented on wall repairs, and UCC work as opposed to Dehlinger. Discussion ensued on the trees being too close to the wall, uprooting trees, if this process would kill a tree, the process of the work, root issues, and removal of trees if needed.

After discussion the Board decided to award Dehlinger.

On MOTION by Mr. Giercyk, seconded by Mr. Turner with all in favor, the Proposal from Dehlinger for Nona Crest Wall Repair Subject to Counsel Drafting an Agreement and Staff Review, was approved.

Mr. Scheerer reviewed other field items including mulching, and grass growth. Board member commented on the height of the mulch was covering the sidewalks. Mr. Scheerer noted he will investigate the area of concern. It was also noted the hedges and bushes have pushed out into the sidewalk area. Mr. Scheerer stated he will investigate, and they may need to trim or replace. Other concerns were noted on the gate hinges that need replacing.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins stated the ethics training needs to be completed by December 31st. He reminded the Board of public records laws and media concerns. He added for next year they will offer adding review and time at each meeting to meet the requirements of the ethics training.

B. Engineer

Mr. Malave stated there was nothing further to report.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe presented the check register, checks 2285- 2304 for \$123,671.23 and noted that a summary of invoices follows. He asked for any questions or a motion to approve.

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. There is no action required. He added some invoices may still come in and this would change the balance.

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

Next Meeting Date – January 28, 2025

Mr. Showe stated the next meeting is January 28, 2025.

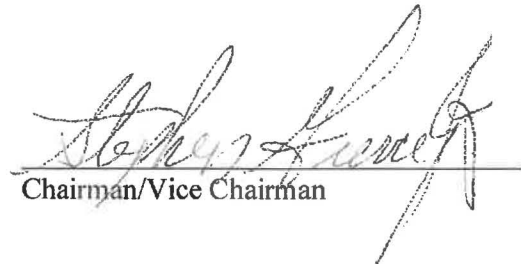
ELEVENTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman