

**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 28, 2025** 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
Ken Turner	Vice Chairman
Eli Garrett	Assistant Secretary
Isabel Hanze <i>by phone</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
Meredith Hammock <i>by phone</i>	District Counsel, Kilinski Van Wyk
Darrin Mossing Jr	GMS

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. Ms. Hanze joined by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

There were only members of the Board and staff present.

Ms. Hanze spoke about the commissioner attending a CDD meeting to speak about future highway plans and having the Mirabella Board members attend. A Board member noted the Mirabella Board is free to ask the commissioner to attend an HOA meeting.

THIRD ORDER OF BUSINESS **Organizational Matters**

A. Appointment of Individual to Fill Seat No. 4

Mr. Showe stated there is a vacancy in seat no. 4. No applications or notices of interest have been received.

FOURTH ORDER OF BUSINESS **Approval of the Minutes of the November 26, 2024 Board of Supervisors Meeting**

Mr. Showe presented the minutes from the November 26, 2024 Board of Supervisors meeting. He offered to take any corrections or changes or a motion to approve.

On MOTION by Mr. Giercyk, seconded by Mr. Turner, with all in favor, the Minutes of the November 26, 2024 Board of Supervisors meeting, were approved.

FIFTH ORDER OF BUSINESS **Discussion of Fiscal Year 2026 Budget Assessments**

Mr. Showe stated each home would be assessed at \$454.96 as well as each apartment unit. Each 1,000 sq. ft. of commercial would be assessed equivalent to a home. The Board liked this approach.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

i. Ethics Training

Mr. Collins and Ms. Hammock reviewed some of the ethics training and covered the prohibition against soliciting or accepting gifts.

B. Engineer

Mr. Malave had nothing to report.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe presented the check register, checks 2305-2316 totaling \$166,933.70. He pointed out a check for about \$104,000 that was a transfer to the debt service 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. There is no action required. The District is performing better than budget actuals and is about 30% collected on assessments.

D. Field Manager

Mr. Scheerer gave an update on the wall repair beginning this week. He will meet with Mr. Giercyk onsite Friday morning to discuss beautification of pond C. He reached out to Creative Signs & Kendal Signs to repair the letters on the Nona Preserve community entry walls. A Board member commented on the height of the beds at entrance to Ziani. Mr. Showe will distribute the rendering of script (font) for the entrance signs in all six communities.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

Mr. Giercyk asked how many years are left on the assessments. Mr. Showe noted the O&M will go forever and bonds another 8 years. He asked about the photographs Peter sent in & what is being done with it. Mr. Scheerer noted a tree was down so they cut it. He is looking to add 3 more wax myrtles to fill in gaps.

Mr. Garrett noted the road in front of the apartments has become a parking lot for semi-trucks and asked if the CDD can do anything. Mr. Scheerer noted it's the City of Orlando.

NINTH ORDER OF BUSINESS


Next Meeting Date – March 25, 2025

Mr. Showe stated the next meeting is March 25, 2025.


TENTH 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