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 22, 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
Isabel Hanze	Assistant Secretary

Also present were:

Jason Showe	District Manager, GMS
Alan Scheerer	Field Manager, GMS
Chace Arrington *by phone*	District Engineer
Patrick Collins	District Counsel, Kilinski Van Wyk
Meredith Hammock *by phone*	District Counsel, Kilinski Van Wyk
Julie Topin	Mirabella HOA

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Showe called the meeting to order and called the roll. Three Board members were present in person constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

There were only members of the Board and staff present.

THIRD ORDER OF BUSINESS **Organizational Matters**

A. Appointment of Individual to Fill Seat No. 4

B. Administration of Oath of Office to Newly Appointed Supervisor

C. Consideration of Resolution 2025-03 Electing Officers

Mr. Showe stated there is a vacancy in seat #4. They have not received any information from anyone who would like to be considered for that seat.

FOURTH ORDER OF BUSINESS **Approval of the Minutes of the March 25, 2025 Board of Supervisors Meeting**

Mr. Showe presented the minutes from the March 25, 2025 Board of Supervisors meetings and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

> On MOTION by Ms. Hanze, seconded by Mr. Giercyk, with all in favor, the Minutes of the March 25, 2025 Board of Supervisors Meetings, were approved.

FIFTH ORDER OF BUSINESS **Public Hearing**

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

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

A. Consideration of Resolution 2025-05 Adopting the Fiscal Year 2026 Approved Budget and Appropriating Funds

Mr. Showe presented Resolution 2025-05. The proposed budget is attached to this resolution which will also include whatever changes the Board decides to make today. The proposed budget provided is very close to what you saw as your proposed budget earlier in the year when it was approved. There was an increase in insurance cost. There are some inflationary proposed increases on the maintenance side and some additional costs for utilities are included. Assessments will remain level.

Mr. Turner asked if wall repair is included in the budget. Mr. Showe stated there is $8K for wall repairs. Mr. Scheerer noted they can do general maintenance items like that. Ms. Hanze noted the right side of Ziani has no lights. The expense for lettering in Mirabella is in the capital project fund. That will be brought back in September or October. Mr. Showe asked for a motion to approve Resolution 2025-05.

> On MOTION by Ms. Hanze, seconded by Mr. Giercyk, with all in favor, Resolution 2025-05 Adopting the Fiscal Year 2026 Approved Budget and Appropriating Funds, was approved.

B. Consideration of Resolution 2025-06 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe presented Resolution 2025-06 which actually levies the assessments on the individual tax bills of the property owners within the District. Attached to this resolution is exhibit A, which will be the adopted budget you just approved and exhibit B is included in your agenda. For recording purposes, there are only members of the Board and staff present, so it will go back to the Board for any questions or a motion to approve.

> On MOTION by Mr. Turner, seconded by Mr. Giercyk, with all in favor, Resolution 2025-06 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

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

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

SIXTH ORDER OF BUSINESS **Discussion of Monument Sign**

Mr. Sheerer discussed the options for the monument walls. Mr. Giercyk noted it's the responsibility of the HOA to connect power.

Julie Tobin (9943 Shadow Creek Dr. in Mirabella) has been on the HOA Board on and off since 2000. She spoke about her likes and dislikes of Mirabella. She asked about the open Board position in the CDD. She currently serves on the Mirabella HOA Board.

SEVENTH ORDER OF BUSINESS **Acceptance of the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award**

Mr. Showe stated the audit committee ranked DiBartolomeo, McBee, Hartley and Barnes as the #1 ranked vendor. He asked for a motion to accept that recommendation.

> On MOTION by Mr. Giercyk, seconded by Mr. Turner, with all in favor, the Acceptance of the Ranking of DMHB #1 for Auditing Services, was approved.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney

i. Ethics Training

Mr. Collins stated after running the numbers with the rest of the meeting dates left, it looks like they are probably going to come up an hour short of the requirement. We can let you finish an hour on your own and there is a free video we can play or we can notice another meeting and come back and do a virtual presentation. The Board agreed to do the one hour on their own and Mr. Colins will send the links. He discussed public records law and public meeting law which fall under the Sunshine amendment.

Mr. Showe noted if Board members haven't done their Form 1 yet, they will not be fined until September 1st.

B. Engineer

There being no comments, the next item followed.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe presented the check register with checks 2344-2352 for $55,925.44. He offered to take any questions on the invoices or a motion to approve.

On MOTION by Ms. Hanze, 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 performing better than budget actuals and are 90% collected on assessments.

iii. Approval of the Fiscal Year 2026 Meeting Schedule

Mr. Showe presented the FY2026 meeting schedule. The November meeting will be pushed up a week to November 18th.

On MOTION by Mr. Giercyk, seconded by Mr. Turner, with all in favor, the FY2026 Meeting Schedule as Amended, was approved.

iv. District Goals and Objectives

a. Adoption of Fiscal Year 2026 Goals & Objectives

Mr. Showe stated the District is required annually by Florida Statutes to complete goals & objectives. GMS has prepared a set of goals for 2026 which mirror the same goals in 2025.

> On MOTION by Mr. Turner, seconded by Mr. Giercyk, with all in favor, Adopting the Fiscal Year 2026 Goals & Objectives, was approved.

b. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing the Chair to Execute

Mr. Showe stated all of FY2025 goals have been met as of today and asked for a motion to authorize the Chair to execute the 2025 goals when the fiscal year is complete. They will be posted on the District's website.

> On MOTION by Mr. Turner, seconded by Mr. Giercyk, with all in favor, Accepting the FY2025 Goals & Objectives and Authorizing the Chair to Execute, was approved.

D. Field Report

Mr. Scheerer reviewed the Field Manager's report.

The Board discussed kids sneaking over the wall at Nona Preserve across from North Lake Park into Ziani and driving in and parking tailgating. Mr. Scheerer noted the police can be called and they get trespassed, and the next time they're arrested. As long as you have your no trespassing signs up, you are good to go. A Board member asked to put up a no fishing, boating or swimming sign.

NINTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS **Supervisors Requests**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS Next Meeting Date – September 23, 2025

Mr. Showe stated the next meeting is September 23, 2025.

TWELFTH 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