

**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 27, 2026** 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 <i>by phone</i>	Assistant Secretary
Eli Garrett	Assistant Secretary

Also present were:

Jason Showe	District Manager, GMS
Alan Scheerer	Field Manager, GMS
Chace Arrington <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 in person constituting a quorum and Ms. Hanze joined via Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Showe stated for the record that there were no members of the public present for public comment and the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Individual to Fill Vacant Seat No. 4**
- B. Administration of Oath of Office to Newly Appointed Supervisor**
- C. Consideration of Resolution 2026-01 Electing Officers**

Mr. Showe stated there is a vacancy in seat #4. He noted the District has not received any interested parties, but they can open it up for any nominations at this time or they can continue to keep it available. Board direction was to keep the seat available and this item will be placed on the next Board of Supervisor's meeting agenda.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the November 18, 2025 Board of Supervisors Meeting

Mr. Showe presented the minutes from the November 18, 2026 Board of Supervisors meetings and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Giercyk, seconded by Mr. Turner, with all in favor, the Minutes of the November 18, 2025 Board of Supervisors Meetings, were approved.

FIFTH ORDER OF BUSINESS

Public Hearing

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 2026-03 Adopting Amended District Rules of Procedure

Mr. Collins noted that they are bringing forward changes to the District's Rules of Procedure to comply with the state's 2025 legislation session and highlighted the changes for the Board. A copy of the amended District rules was provided in the agenda package for review. Board discussion followed. After all questions were answered, there was a motion of approval.

On MOTION by Mr. Turner, seconded by Mr. Giercyk, with all in favor, Resolution 2026-03 Adopting Amended District Rules of Procedure, 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.

SIXTH ORDER OF BUSINESS

Discussion of Fiscal Year 2027 O&M

Mr. Showe led the Board in discussion of the O&M assessments and the process the Board was requesting of looking into a different way to assess the homes. He highlighted the positives and negatives of each approach. Currently there is an assessment based on the debt service that has already been approved and vetted. If the Board chooses to change that, there will need to be a new methodology and the engineer will need to work on supporting what level of the infrastructure supports each of the product types throughout the community. Mr. Showe summarized the costs associated with going through that process. Board discussion followed. Mr. Showe stated that his recommendation would be to not go through with a reassessment only because he isn't sure the process would warrant the cost. Board direction was to take no action and table this for the time being.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins had nothing further for the Board and offered to answer any questions.

B. Engineer

Mr. Arrington had no report for the Board and offered to answer and questions.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe presented the check register which was provided in the agenda package for review totaling \$107,727.29. There were questions on landscaping and irrigation budget costs followed by a motion of approval.

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. No action was required from the Board and the next item followed.

D. Field Report

i. Discussion of Sign Proposals

Mr. Scheerer presented proposals from Kendal Signs which is included in the agenda package for review. The total for the Mirabella sign is \$12,980 and the Ziani sign \$9,682. Another proposal for the monument work is the replacement of the letters with ¼ inch aluminum totaling \$7,878. All three totals would be less the tax amount. Board discussion followed and Mr. Scheerer answered questions. The Board wants to be sure that Nona Preserve approves the design and it was suggested approving this proposal subject to Nona Preserve approval as well. Board direction is to review the signs in the other communities and look for lighting options that do not involve power.

On MOTION by Ms. Giercyk, seconded by Mr. Turner, with all in favor, the Sign Proposals from Kendal Signs, was approved subjected to Nona Preserve HOA approving proposal and District Counsel review.

Mr. Scheerer noted the upcoming cold weather and turning the water off as to not damage plant material. Mr. Scheerer updated the Board on the wall repair and it is still in progress.

EIGHTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Supervisors Requests

The Board asked that the new District Commissioner, Tom King, be invited to the next meeting to establish a relationship and ask about the current status of the road coming into Econ Trail.

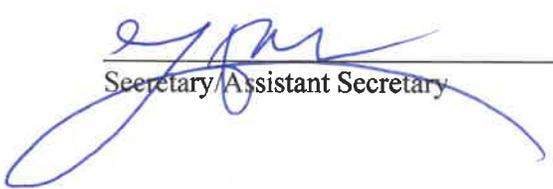
TENTH ORDER OF BUSINESS Next Meeting Date – March 24, 2026

Mr. Showe stated the next meeting is March 24, 2026.

ELEVENTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman