MINUTES OF MEETING
NARCOSSEE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Narcoossee Community Development District was held Tuesday, **March 24, 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
Eli Garrett	Assistant Secretary

Also present were:

Jason Showe	District Manager, GMS
Alan Scheerer	Field Manager, GMS
Karly Chambers	Field Manager, GMS
Chace Arrington *by phone*	District Engineer
Patrick Collins	District Counsel, Kilinski Van Wyk
Tom Keen	City of Orlando Commissioner, District 1

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**

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 **Discussion with Commissioner Keen**

Mr. Showe introduced the City of Orlando Commissioner, Tom Keen. Commissioner Keen stated that one of his purposes today is to start to learn the differences of each community and how they can better serve this CDD. He discussed the electric bike, scooter, and dirt bike situation. Also discussed was the increase of people fishing in ponds. trespassing into lake areas, speeding, request for more police presence in this community, the decrease in crime across the city, the new substation for police opening later this fall, the library, and the fire station. Commissioner Keen concluded his discussion. The Board thanked Commissioner Keen for his time.

A resident presented a proposal to add a monument wall on Solvino for the Board's consideration. Property ownership for this area was discussed. District staff is going to confirm property ownership and will follow up with an update on this matter. The resident thanked the Board for their time and consideration. The Board discussed signage. The Board noted that they still want to move forward and complete the projects they already started. Mr. Showe explained that the monument wall proposal just discussed is a different situation than the ones the Board approved at the last meeting. The budget and how it relates to the possible new monument wall project was discussed. Mr. Showe explained that if the project comes out of the capital reserve, it shouldn't increase their assessment. It was noted that there could be a small increase for maintenance of the project.

FOURTH 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 still a vacancy in Seat #4. He explained that the District has not received any expressions of interest, so they will continue to keep it available, and it will be placed on the next Board of Supervisor's meeting agenda.

FIFTH ORDER OF BUSINESS Approval of the Minutes of the January 27, 2026 Board of Supervisors Meeting

Mr. Showe presented the minutes from the January 27, 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. Turner, seconded by Mr. Giercyk, with all in favor, the Minutes of the January 27, 2026 Board of Supervisors Meetings, were approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-04 Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing to Adopt**

Mr. Showe presented Resolution 2026-04. He explained that this resolution does several things. First, it sets the proposed budget, which is attached for review. Second, it sets a public hearing, which they have set for the regular July 15, 2026 meeting. He added that this resolution also directs staff to post it on the website as well as transmit it to Orange County, which is a requirement. He noted that on the budget, they made no changes to the assessment and they are using the same O&M assessments. He explained that they were able to balance a budget this year, so they felt comfortable with that after looking at all the numbers. He pointed out that the tree trimming is still in there, so whenever they need to do that, that funding is contained. He continued to briefly review and explain the budget. He stated that they believe the budget is in good shape with no assessment increase. He offered to take any questions or comments from the Board.

On MOTION by Mr. Giercyk, seconded by Mr. Turner, with all in favor, Resolution 2026-04 Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing to Adopt, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-05 Relating to the General Election and Qualifying Period Procedures**

Mr. Showe presented Resolution 2026-05. He explained that this resolution is announcing the general election seats that are coming up for election. He noted they currently have Seat #3, which is Ms. Hanze's, as well as Seat #5, which is Mr. Turner's. He further explained that this resolution really lays out the qualification process, which is set by Florida statutes for both of those seats. He noted the qualifying period runs from noon on June 8 through noon on June 12. He pointed out that typically if they go down there now, they could probably go ahead and qualify. He stated this is more of a housekeeping item that they have to do. He noted they also place an ad in the newspaper. There was a noted correction to the resolution where it says, 'Osceola County,' and it should say, 'Orange County.'

On MOTION by Mr. Giercyk, seconded by Mr. Garrett, with all in favor, Resolution 2026-05 Relating to the General Election and Qualifying Period Procedures, was approved as amended.

EIGHTH ORDER OF BUSINESS **Presentation of Series 2013A Arbitrage Rebate Report**

Mr. Showe presented the Series 2013A Arbitrage Rebate Report. He explained that they are required to complete this annually to make sure that they are not collecting more interest than they are legally allowed to on their bonds. He stated there is no rebate and they are all in compliance.

NINTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Collins introduced their new associate, Megan, who joined the meeting by phone today. He stated they will do a more formal introduction at the next meeting.

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. He stated they have checks #2394 and #2406, as well as autopay, for a total of $69,645.01.

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

D. Field Report

i. Consideration of Proposals for Wall Repairs – Mirabella & Ziani

Mr. Scheerer presented the field report. He also presented proposals for Mirabella and Ziani from Dehlinger Construction, LLC, with both proposals totaling $21,500 for the Board's consideration. The Board agreed to both proposals.

> On MOTION by Mr. Turner, seconded by Mr. Giercyk, with all in favor, the Proposals for Wall Repairs – Mirabella & Ziani, was approved.

Mr. Scheerer stated he met with Ken and a gentleman from the HOA and there were some suggestions made and they are implementing those. Mr. Showe asked the Board if there was any opposition if they move forward with the other two signs. The Board agreed to keep those moving. Mr. Showe stated they will have the attorney draft or revise that contract so that it's only the first two. Mr. Scheerer introduced Karly Chambers who is a new associate with GMS training as a field manager. Mr. Scheerer concluded his field manager report.

TENTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS **Supervisors Requests**

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS **Next Meeting Date – May 26, 2026**

Mr. Showe stated the next meeting is May 26, 2026.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman