

**MINUTES OF MEETING  
PRESTON COVE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Preston Cove Community Development District was held Thursday, **June 23, 2022** at 9:02 a.m. at 8 Broadway, Suite 104, Kissimmee, Florida.

Present and constituting a quorum:

Owais Khanani	Vice Chairman
Shaman Foradi	Assistant Secretary
Maria Rust <i>via phone</i>	Assistant Secretary
Mike Rich	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Kristen Trucco	District Counsel
Jay Lazarovich	Latham Luna
Shawn Hindle	District Engineer
Jeff Garno	Elected as Assistant Secretary

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order. Three Board members were present and one Board member participated by phone constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There were no members of the public present for the meeting.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation of Dan Eshleman**

Mr. Flint noted that Dan Eshleman had submitted his resignation.

On MOTION by Mr. Khanani, seconded by Mr. Foradi, with all in favor, Accepting the Resignation of Dan Eshleman, was approved.

**B. Appointment of Individual to Fulfill Board Vacancy with Term Ending November 2023**

Mr. Flint noted that the vacancy would have to be filled, and the Board nominated Jeff Garno to fill the seat.

On MOTION by Mr. Rich, seconded by Mr. Khanani, with all in favor, Appointment of Jeff Garno to Fulfill the Board Vacancy with a Term Ending November 2023, was approved.

**C. Administration of Oath of Office to Newly Elected Board Members**

Mr. Flint gave the oath of office to Jeff Garno and all future action includes the participation of Mr. Garno. Ms. Trucco reviewed the duty of governmental officials under Florida law.

**D. Consideration of Resolution 2022-12 Electing Assistant Secretary**

Mr. Flint presented the resolution and stated that the seat Mr. Garno was elected to was for Assistant Secretary. After discussion the Board decided to keep the seat as presented.

On MOTION by Mr. Khanani, seconded by Ms. Rust, with all in favor, Resolution 2022-12 Electing Jeff Garno as Assistant Secretary, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of April 28, 2022 Board of Supervisors Meeting**

*\*This item was taken out of order*

Mr. Flint asked the Board if they had any comments or corrections to the minutes to the Board of Supervisor’s meeting held on April 28, 2022. The Board had minor changes to the minutes.

On MOTION by Mr. Khanani, seconded by Mr. Rich, with all in favor, Approval of the Minutes of the April 28, 2022 Board of Supervisors Meeting, were approved as amended.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-13  
Authorizing the Use of Electronic  
Documents and Signatures**

Mr. Flint noted that this resolution was regarding the use of electronic signatures for documents. Ms. Trucco specifically stated that something not permitted for electronic signatures would be deeds due to Florida statutes.

On MOTION by Mr. Rich, seconded by Mr. Foradi, with all in favor, Resolution 2022-13 Authorizing the Use of Electronic Documents and Signatures, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-14  
Approving Phase 1A Plat**

Ms. Trucco noted that this plat was not finalized in time for the meeting and there were still modifications being made to the Phase 1A plat. She stated that the form of the plat attached to the resolution was almost final. She offered to answer any questions the Board had.

On MOTION by Mr. Khanani, seconded by Mr. Rich, with all in favor, Resolution 2022-14 Approving Phase 1A Plat, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Agreement with Osceola  
County Tax Collector**

Mr. Flint noted that it was required under Chapter 197 for them to be able to use the tax bill as the collection method. It contemplates that the District would enter into agreements with the tax collector and property appraiser. The agreement is with the tax collector, and indicates that they will get 2% of what is collected as commission for administering the collection of those assessments. The fees are nonnegotiable per the statutes.

On MOTION by Mr. Rich, seconded by Mr. Foradi, with all in favor, the Agreement with Osceola County Tax Collector, was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco had nothing further to report.

**B. Engineer**

Mr. Hindle had nothing further to report.

**C. District Manager’s Report**

**i. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials. There was no action required from the Board.

**ii. Ratification of Series 2022 Requisitions 23-24, 27-42 and 45**

Mr. Flint presented requisitions 23-24, 27-42 and 45. The requisitions had been processed and transmitted to the trustee in accordance with the trust indenture. The Board had no questions on the requisitions.

On MOTION by Mr. Foradi, seconded by Mr. Rich, with all in favor, the Series 2022 Requisitions 23-24, 27-42 and 45, were ratified.

**iii. Ratification of Funding Request #9**

Mr. Flint presented funding request #9 and has been transmitted to the developer under the funding agreement. There being no questions, Mr. Flint asked for a motion to ratify.

On MOTION by Mr. Foradi, seconded by Mr. Rich, with all in favor, Funding Request #9, was ratified.

**D. Presentation of Registered Voters – 2**

Mr. Flint stated that the number of registered voters residing in the District as of April 15 was 2 per the Supervisor of Elections.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisors Requests**

There being none, the next item followed.

June 23, 2022

Preston Cove CDD

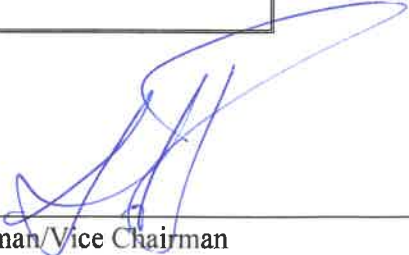
**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint adjourned the meeting.

On MOTION by Mr. Foradi, seconded by Mr. Rich, with all in favor,  
the meeting was adjourned.

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman