

**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, **January 26, 2023** at 9:05 a.m. at 8 Broadway, Suite 104, Kissimmee, Florida.

**Present and constituting a quorum:**

Shaman Foradi	Chairperson
Jeff Garno	Assistant Secretary
Mike Rich	Assistant Secretary

**Also present were:**

Tricia Adams	District Manager, GMS
Jay Lazarovich	District Counsel, Latham Luna
Pete Glasscock	District Engineer

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order. Three Board members were present in person 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**

**Approval of Minutes of the October 27, 2022 Board of Supervisors Meeting and the October 27, 2022 Audit Committee Meeting**

Ms. Adams presented the October 27, 2022 Board of Supervisor and Audit Committee meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Foradi, seconded by Mr. Rich, with all in favor, the Minutes of the October 27, 2022 Board of Supervisors Meeting and the October 27, 2022 Audit Committee meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Acceptance of Audit Committee Recommendation and Selection of the #1 Ranked Firm to Provide Auditing Services for the Fiscal Year 2022**

Ms. Adams noted that the audit committee met prior to the Board meeting and ranked Grau & Associates #1 with 96.38 points and DiBartolomeo #2 with 80 points. She noted that the District would enter into a multi-year audit service agreement with the prices in the proposal, then each year the Board will be presented with an authorization letter for the annual audit.

On MOTION by Mr. Garno, seconded by Mr. Foradi, with all in favor, the Accepting the Audit Committee Recommendation and Selection of Grau & Associates as the #1 Ranked Firm to Provide Auditing Services for the Fiscal Year 2022, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Osceola County Property Appraiser Agreement**

Ms. Adams stated that this is an annual agreement that is presented to each District in Osceola County. Ms. Adams noted that Florida has very broad public records laws, however there were some exemptions available for certain classifications of citizens such as law enforcement personnel, judges, etc. This agreement says that those records that Osceola County holds exempt, the CDD will also hold exempt.

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

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Lazarovich had nothing further to report.

**B. Engineer**

Mr. Glasscock had nothing additional for the Board.

**C. District Manager’s Report**

**i. Balance Sheet and Income Statement**

Ms. Adams presented the unaudited financials through November 30<sup>th</sup>. There was no action required from the Board.

**ii. Ratification of Funding Requests #16 – #19**

Ms. Adams stated that these funding requests were submitted to the developer under the current Developer Funding Agreement.

On MOTION by Mr. Rich, seconded by Mr. Garno, with all in favor, Funding Requests 16-19, were ratified.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests**

There being none, the next item followed.


**NINTH ORDER OF BUSINESS**

**Adjournment**

Ms. Adams adjourned the meeting.

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

  
Secretary Assistant Secretary

  
Chairman Vice Chairman