

**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, **March 23, 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
Maria Rust <i>by phone</i>	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Jay Lazarovich	District Counsel, Latham Luna
Shawn Hindle	District Engineer, Hanson Walter & Associates

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint 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 January 26, 2023 Board of Supervisors Meeting and the January 26, 2023 Audit Committee Meeting

Mr. Flint presented the January 26, 2023 Board of Supervisors and Audit Committee meeting minutes and asked for any comments or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Garno, seconded by Mr. Foradi, with all in favor, the Minutes of the January 26, 2023 Board of Supervisors Meeting and the January 26, 2023 Audit Committee Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-01
Approving the Conveyance of Tracts in
Phase 1 & 2**

Mr. Lazarovich stated that Resolution 2023-01 approves the conveyance documents in phase 1 & 2. There is a special warranty deed and bill of sale which transfers the real property of infrastructure improvements. There is also an owner’s affidavit and an agreement regarding taxes. He noted these are contracted between the developer and District that there is no taxes or encumbrances hindering the District’s ability to own the property. He noted there is also a Certificate of District Engineer which is the engineer signing off that everything is line with the original plan. He asked for a motion to approve these documents in substantially final form.

On MOTION by Mr. Garno, seconded by Mr. Foradi, with all in favor, Resolution 2023-01 Approving the Conveyance of Tracts in Phase 1 & 2, was approved in substantially final form.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-02
Conveyance of Utilities to Tohopekaliga
Water Authority – *Added***

Mr. Flint stated Resolution 2023-02 was added and was sent out last night.

Mr. Lazarovich stated Resolution 2023-02 is the conveyance of utilities from Elevation Preston Cove to the District and then simultaneously from the District to Toho Water Authority. He noted similar to the previous conveyance, rather than a special show of warranty deed there are two bills of sale from the developer to the District and then District to the water authority as well as the owner’s affidavit, agreement regarding taxes, and Certificate of Engineer. He noted they were looking for a motion to approve in substantially final form.

On MOTION by Mr. Garno, seconded by Mr. Foradi, with all in favor, Resolution 2023-02 Conveyance of Utilities to Tohopekaliga Water Authority, was approved in substantially final form.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2023-03
Conveyance of Real Property to
Tohopekaliga Water Authority – *Added***

Mr. Lazarovich stated Resolution 2023-03 is the lift station conveyance also to Toho Water Authority so this again has two special warranty deeds and two bills of sale to have the transfer go from the developer to the District and then the District to the water authority as well as an agreement regarding taxes, owner’s affidavit, Certificate of Engineer, and affidavit of nonforeign status which is a requirement of Toho. He asked for a motion to approve these in substantially final form.

On MOTION by Mr. Garno, seconded by Mr. Foradi, with all in favor, Resolution 2023-03 Conveyance of Real Property to Tohopekaliga Water Authority, was approved in substantially final form.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich had nothing further to report.

B. Engineer

Mr. Hindle had nothing for the Board.

C. District Manager’s Report

i. Balance Sheet and Income Statement

Mr. Flint presented the Balance Sheet and Income Statement through February 28th. There was no action required. He stated the direct bill for debt service is still pending and was due on March 1st. He noted there has been communication from the developer that a wire will be made on April 4th. Mr. Flint noted that they have a May 1st debt service payment so they are keeping an eye on that and wanted to bring that to the Board’s attention. He asked for any questions or comments on the financials.

Ms. Rust commented that the wire is a very large amount and she wanted to make sure the information that she received yesterday via PDF gets reviewed by Mr. Flint personally to confirm account numbers. The lender will be sending a very small amount, a \$5 to \$10 check, to test the

account and confirm that it is going to the correct place and after that will issue the payment. She asked George if he could be involved in the process to confirm that it goes into the correct account.

Mr. Flint stated that money is being wired directly to the Trustee, US Bank so Barry who is on those emails is the direct contact at US Bank as well so he would be the key person on that but Mr. Flint stated that he would be happy to do whatever he needed to do to help.

ii. Consideration of Requisitions 57 & 58

Mr. Flint stated they are just going back and picking up some of these requisitions. He noted they are asking the Board to approve requisitions 57 & 58 but will be holding off on actually processing them because of the issue with the lien from John Hall before the balance of the construction account can be released. He stated he would go ahead and get the Board to approve these so it is on record.

Mr. Flint noted 57 is for True Site Services for \$199,152.17 and the pay application is behind that and 58 is for \$257,549.28 for True Site Services, the pay app is attached as well. He asked the Board to approve these and the engineer to review it and then will be processed once the lien issue gets resolved either through posting a bond or resolution to the release of it.

On MOTION by Mr. Foradi, seconded by Mr. Garno, with all in favor, Requisitions 57 & 58, were ratified.

iii. Consideration of Funding Requests #19– #23

Mr. Flint stated Funding Requests #19-#23 were added and submitted to the developer under the Developer Funding Agreement and asking the Board to ratify these, #19 is for legal advertising, #20 is for District Management and District Counsel, #21 is District Management, #22 is Legal Counsel, and #23 is Legal Counsel and Legal Advertising. He asked for any questions on the funding requests, if not asked for a motion to approve them.

On MOTION by Mr. Garno, seconded by Mr. Foradi, with all in favor, Funding Requests 19-23, were approved.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting.

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



Secretary/Assistant Secretary



Chairman/Vice Chairman