

**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, **February 22, 2024**, at 9:00 a.m. at 8 Broadway, Suite 104, Kissimmee, Florida.

Present and constituting a quorum:

Shaman Foradi  
Owais Khanani *by phone*  
Jeff Garno  
Maria Rust

Chairperson  
Vice Chairman  
Assistant Secretary  
Assistant Secretary

Also present were:

Jeremy LeBrun  
Jay Lazarovich  
Shawn Hindle  
Jarrett Wright

District Manager, GMS  
District Counsel, Latham Luna  
District Engineer  
GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. LeBrun called the meeting to order and noted that Maria Rust was sworn in prior to the meeting. Three Board members were present in person and one on the 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**

**Approval of Minutes of the January 25,  
2024 Board of Supervisors Meeting**

Mr. LeBrun presented the minutes from the January 25, 2024 Board of Supervisors meeting and asked for any comments or corrections. The Board had no changes to the minutes.

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On MOTION by Mr. Garno, seconded by Mr. Foradi, with all in favor, the Minutes of the January 25, 2024 Board of Supervisors Meeting, were approved 4-0.

**FOURTH ORDER OF BUSINESS**

**Consideration of Temporary Construction Easement Agreement with Cap 5 Development, LLC**

Mr. LeBrun stated this is on page 12 of the electronic agenda. Mr. Lazarovich noted the developer reached out regarding a temporary construction agreement. He stated they added some standard language, indemnification, repair language and shortened the term to 12 months with standard public records information. The developer’s counsel agreed to all of their comments. Mr. Khanani asked if that was to the east or west side. Mr. Lazarovich answered it is to the west.

*\*Mr. Foradi abstained from voting due to being part of the entity asking for that easement.*

On MOTION by Mr. Garno, seconded by Ms. Rust, with all in favor, the, the Temporary Construction Easement Agreement with Cap 5 Development, LLC was approved 3-0.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

**i. Discussion of South Florida Water Management District Violation**

Mr. Lazarovich stated they were put on notice from South Florida Water Management District of a violation with one of the ponds. He discussed with Shawn and sent out the appropriate notices. They responded to the water management district and put Elevation on notice of the violation. They received a response from Elevation which he believes is appropriate. This is included in the agenda. This issue has been taken care of for now with no additional response from the water management district. Mr. Garno noted they did retreat the pond and are substantially below the 29 cpm for discharge. He noted once he receives the test report he will circulate it to the Board. Mr. Hindle noted some of the ownerships have transferred per the property appraiser. He noted there are different property owners on the parcels so they will have to do a transfer of the permit to those entities. If they can get to a point where they are ready to convert the ponds to operation and maintenance by the CDD that would be the better way to do it. He noted there will be a fine but Ryan will recommend the lowest level of fine on the Districts behalf and then he can reduce that by 50%. He has made a call to request for a reduction of fine. Mr. Garno noted there

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is a monitoring system in place now so every 30 days there will be testing of the ponds and will make sure the ponds stay at or below the discharge level at all times.

**ii. Discussion of Deed Dedication – Added**

Mr. Lebrun noted this was added so typically public comments would be taken but there are no members of the public present. Mr. Lazarovich stated the county sent over their form of dedication of deed. He has slightly revised it to bring it into compliance with the statutory requirements and will send it back to the county for their review and approval. It is taking care of open space tract 51 that a portion needs to be dedicated to the public to connect to the subdivision to the left of Preston Cove.

*\*Mr. Foradi abstained from the vote due to conflict of interest.*

On MOTION by Mr. Garno, seconded by Ms. Rust, with all in favor, the, the Deed Dedication, was approved 3-0.

**B. Engineer**

Mr. Hindle asked Jay to send him a copy of the modified deed in word format.

**C. District Manager’s Report**

**i. Check Register**

Mr. LeBrun presented the check register including checks 82-87 for approval. The total is \$154,441.61. Behind that is the detailed check register.

On MOTION by Mr. Garno, seconded by Ms. Rust, with all in favor, the, the Check Register totaling \$154,444.61, was approved 4-0.

**ii. Balance Sheet and Income Statement**

Mr. LeBrun presented the unaudited financials through January 31, 2024. There is no action required by the Board.

**iii. Ratification of Series 2022 Requisitions #63-64**

Mr. LeBrun asked for Ratification of Series 2022 Requisitions #63-64. These have already been signed off and approved by the Engineer and responsible officers.

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On MOTION by Mr. Garno, seconded by Ms. Rust, with all in favor, the Series 2022 Requisitions #63-64, were ratified.

**SIXTH ORDER OF BUSINESS**

**Other Business**

Mr. Wright stated that they try to get prepared for field operations as soon as possible especially with new development properties. He asked for a timeline of when the Board thinks the ponds will go into operation and maintenance. Mr. Garno stated as soon as they get the test results, they can submit to South Florida Water Management District for conversion so maybe two to three weeks. Mr. Wright noted he would have Blade Runners and Aquatic Weed Management (the cheapest and best) go over and look at Preston Cove in terms of turnover and will get quotes to decide if they want to proceed. He asked if the entire phase is ready for turnover. Mr. Garno noted all of Phase 1 which also includes 2 & 3 because they are all interconnected so they are having 90% of the system turned over.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Mr. LeBrun adjourned the meeting.

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

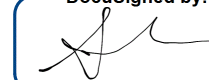
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