

**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, **April 25, 2024**, at 9:00 a.m. at 8 Broadway, Suite 104, Kissimmee, Florida.

Present and constituting a quorum:

Shaman Foradi  
Owais Khanani  
Maria Rust

Chairperson  
Vice Chairman  
Assistant Secretary

Also present were:

Jeremy LeBrun  
Jay Lazarovich  
Jarrett Wright  
Shawn Hindle

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. LeBrun 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 February 22,  
2024 Board of Supervisors Meeting**

Mr. LeBrun presented the minutes from the February 22, 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. Foradi, seconded by Mr. Khanani, with all in favor, the Minutes of the February 22, 2024 Board of Supervisors Meeting, were approved 3-0.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-05  
Approving the Proposed Fiscal Year 2025  
Budget and Setting a Public Hearing**

Mr. LeBrun reviewed the proposed Fiscal Year 2025 budget on page 10 of the electronic agenda. He noted that the public hearing was scheduled for July 25, 2024 at 9:00 a.m. He explained that it was similar to last year’s budget. He stated this resolution is accepting the proposed budget and setting the public hearing for July.

On MOTION by Mr. Khanani, seconded by Mr. Foradi, with all in favor, the, Resolution 2024-05 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing for July 25, 2024 at 9:00 a.m., was approved 3-0.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

**i. Discussion of Response to Claim of Lien from Fortiline, Inc.**

Mr. Lazarovich stated the District received a lien from Fortiline, Inc. regarding materials related to waterworks. The lien was on all the District’s property within Phases 1 and 2. The first letter in the agenda is their demand that they remove the lien. They have been in communication with their counsel, and it seems that there is an agreement between the District and Fortiline, Inc. They have sent a demand letter to Elevation to put them on notice and they have not yet received a response. They are also working with the engineer to look into the outstanding invoices. As of now, there aren’t any major updates. They responded to Fortiline, Inc’s counsel for a payment bond; the District doesn’t have one, so that is also included in the agenda. He noted that they just wanted to bring this to the Boards attention.

**ii. Memorandum Regarding Annual Reminder on Florida Laws for Public Officials**

Mr. Lazarovich noted they sent their annual ethics reminder. He stated if the Board has any questions, they can reach out to himself or Mr. LeBrun and they can answer any questions.

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**B. Engineer**

Mr. Hindle stated they had two issues with South Florida that affected the project. One issue was an illicit discharge into the creek that ended up in Center Lake. He noted that typically they wouldn't have been fined at all; it was a one-day issue and was resolved, but politically they decided to fine the District. He explained that they fined \$2,500 for the discharge. They also had an item on there for working without a permit because the land ownership transferred. This was an \$8,000 fine. He noted that because there was a different ownership group, the permit had to be transferred. He stated they have to do a permit transfer to work under that permit. He explained that they can dispute the permit with their attorney directly. He recommended that they contact Nicole at South Florida and request that the transfer is already in process. It has already been accepted by South Florida and it's just in process of being documented. He noted that Ryan Higgins said that he felt that they would be agreeable to remove that. He also said that they were allowed on a violation to reduce it up to 50%. He added that at the same time, he would ask they because it was a one-day item that is normally not fined, they would ask that they reduce that fine by that term.

**C. District Manager's Report****i. Check Register**

Mr. LeBrun presented the check register including checks 88 and 89 for approval. The total is \$14,520.03. Behind that is the detailed check register.

On MOTION by Mr. Khanani, seconded by Ms. Rust, with all in favor, the, the Check Register totaling \$14,520.03, was approved 3-0.
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**ii. Balance Sheet and Income Statement**

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

**iii. Ratification of Series 2022 Requisitions #65**

Mr. LeBrun asked for Ratification of Series 2022 Requisitions #65. These have already been signed off and approved by the Engineer and responsible officers.

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On MOTION by Mr. Khanani, seconded by Ms. Rust, with all in favor, Series 2022 Requisition #65, was ratified 3-0.

**SIXTH ORDER OF BUSINESS**

**Other Business**

Mr. Wright stated that their budget was really good. They didn't make many changes. He pointed out that there was one line item that was dedicated for sidewalk and asphalt. They just converted that into their general repairs and maintenance to give them a little more flexibility. He asked if they had any idea when a turnover period or turnover walkthrough is expected. The response was that they were hoping in about 2 to 3 weeks and worst case by another month. Mr. Wright stated that other than that, they are maintaining how the progress is going for everything and keeping an eye on the amenity center developments, so they are to go for all of that. The question was asked if there were any changes to the amenities that are going to be there or what was going to be included. The response was they will have to check with Jeff and see, but there was nothing substantial; it is pretty consistent with what they signed off with the contractors.

**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. Khanani, seconded by Mr. Foradi, with all in favor, the meeting was adjourned.

Signed by:

*Jeremy LeBrun*

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Secretary/Assistant Secretary

DocuSigned by:

*Shaman Foradi*

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Chairman/Vice Chairman