

**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, **October 24, 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  
Shawn Hindle  
Jarett Wright

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. LeBrun called the meeting to order at 9:45 a.m. Three Supervisors were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There were no members of the public present, just Board and staff.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation of Michael Rich, Seat #4**

Mr. LeBrun presented Michael Rich's resignation from seat #4.

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On MOTION by Mr. Khanani, seconded by Mr. Foradi, with all in favor, Accepting Resignation of Michael Rich from Seat #4, was approved 3-0.

**B. Appointment of Individual to Fulfill Board Vacancy in Seat #4**

Ms. Rust nominated Maria Sanchez to fill seat #4.

On MOTION by Ms. Rust, seconded by Mr. Foradi, with all in favor, the Appointment of Maria Sanchez to Seat #4, was approved 3-0.

**C. Administration of Oath of Office to Newly Appointed Board Member**

Mr. LeBrun noted Ms. Sanchez is not in attendance today so the oath of office will be administered before the next meeting that she attends.

**D. Consideration of Resolution 2025-02 Electing Assistant Secretary**

Mr. LeBrun stated the Board can redo all of the offices or appoint Ms. Sanchez into the Assistant Secretary that was filled by Michael Rich.

On MOTION by Mr. Khanani, seconded by Mr. Foradi, with all in favor, Resolution 2025-02 Appointing Maria Sanchez as Assistant Secretary, was approved 3-0.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the April 25, 2024 Board of Supervisors Meeting and August 27, 2024 Emergency Meeting**

Mr. LeBrun presented the minutes from the April 25, 2024 Board of Supervisors meeting and August 27, 2024 emergency meeting. He offered to take any questions or comments, if not, looking for a motion to approve the minutes.

On MOTION by Mr. Foradi, seconded by Ms. Rust, with all in favor, the Minutes from the April 25, 2024 Board of Supervisors and August 27, 2024 Emergency Meetings, was approved 3-0.

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**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-01  
Ratifying the Actions of the District  
Manager and Chairman in Resetting and  
Noticing the Public Hearing**

Mr. Lazarovich noted this resolution is ratifying all actions taken by the District Manager and Chairman in resetting the public hearings and scheduling the emergency meeting as well as all actions taken at the emergency meeting. Attached as an exhibit to this resolution is an affidavit of the District Manager. Jeremy was present at the original scheduled public hearing and made sure no one from the public was present. If someone were to show up, he was going to take down their comment so the District would be abiding by statute. No one was present so this affidavit is attesting to that information.

On MOTION by Mr. Khanani, seconded by Mr. Foradi, with all in favor, Resolution 2025-01 Ratifying the Actions of the District Manager and Chairman in Resetting and Noticing the Public Hearing, was approved 3-0.

**SIXTH ORDER OF BUSINESS**

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

Mr. Foradi noted he has a conflict of interest so abstaining from voting on this item. Mr. Lazarovich stated the Board accepted a temporary construction easement with Cap 5 Development. They were alerted that Cap 5 was no longer working on that project so wanted to clear title with this termination. There will be a new temporary construction easement with another contractor.

On MOTION by Mr. Khanani, seconded by Ms. Rust, with all in favor, the Termination of Temporary Construction Easement Agreement with Cap 5 Development, LLC, was approved 2-0 – Mr. Foradi abstained due to conflict, form submitted.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Non-Exclusive  
Temporary Construction Easement  
Agreement with Luxer Development, LLC**

Mr. Lazarovich stated this is the same form as the previous temporary construction easement just with Luxer Development, LLC. It is for a term of 12 months and would automatically

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terminate at that point. This will be recorded in the public records. He offered to take any questions. Mr. Foradi noted he will abstain from voting on this item due to a conflict of interest.

On MOTION by Mr. Khanani, seconded by Ms. Rust, with all in favor, the Non-Exclusive Temporary Construction Easement Agreement with Luxer Development, LLC, was approved 2-0 – Mr. Foradi abstained due to conflict, form submitted.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Request to Transfer Permit**

Mr. Lazarovich stated he looked at this and had no issues with this permit transfer. Mr. Hindle noted it is something the Water Management District is doing with their permits now. Its cleaning up the records to put the permits into the name of the current ownership.

On MOTION by Mr. Khanani seconded by Mr. Foradi, with all in favor, the Request to Transfer Permit, was ratified 3-0.

**NINTH ORDER OF BUSINESS**

**Ratification of the Estoppel Agreement**

Mr. Lazarovich stated his office prepared an Estoppel Agreement. There were some unpaid invoices from Elevation Preston Cove, LLC. This agreement was put together to make sure any outstanding invoices were all cleared within 10 days. He understands everything has been cleared and leans have been released.

On MOTION by Mr. Khanani, seconded by Mr. Foradi, with all in favor, the Estoppel Agreement, was ratified 3-0.

**TENTH ORDER OF BUSINESS**

**Review and Acceptance Fiscal Year 2023 Audit Report**

Mr. LeBrun noted each year Districts are required to undergo an independent third-party audit. Grau & Associates was selected as the District’s auditor and completed the FY2023 audit. It was a clean audit with no current or prior year findings.

On MOTION by Mr. Khanani, seconded by Mr. Foradi, with all in favor, Acceptance of Fiscal Year 2023 Audit Report, was approved.

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**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

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

Mr. Lazarovich updated the Board that the items in the letter date June 10<sup>th</sup> have been taken care of. Elevation paid the fine from the water management district. This matter is closed.

**ii. Memorandum Regarding Recently Enacted Legislation**

Mr. Lazarovich updated the Board on recent enacted legislation. He noted the Board approved a Deed of Dedication with the county and he is moving forward with recording that deed. He noted the deadline for ethics training is in December 2024 and is reported on Form 1 in 2025. Mr. LeBrun will resend ethics training links to the Board.

**B. Engineer**

Mr. Hindle had nothing to report.

**C. District Manager's Report**

**i. Check Register**

Mr. LeBrun presented the check register from April 1<sup>st</sup> through May 31<sup>st</sup> from the general fund checks 93-94 & 95-98 totaling \$281,601.37. The check register from July 1<sup>st</sup> through July 31<sup>st</sup> general fund checks 106-109 for \$23,909.88. On page 140 of the agenda is the check register from August 1<sup>st</sup> through August 31<sup>st</sup> checks 110-112 & 113-115 totaling \$27,111.32 and line-by-line register follows. He offered to take any questions.

On MOTION by Mr. Khanani, seconded by Mr. Foradi, with all in favor, the Check Registers, were approved 3-0.

**ii. Balance Sheet and Income Statement**

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

**iii. Approval of Fiscal Year 2025 Meeting Dates**

Mr. LeBrun presented the FY25 meeting dates on page 155 of the agenda package. It is the fourth Thursday of the month with exception of the week of Thanksgiving.

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On MOTION by Mr. Khanani, seconded by Mr. Foradi, with all in favor, the Fiscal Year 2025 Meeting Dates, were approved 3-0.

**iv. Presentation of Number of Registered Voters – 0**

Mr. LeBrun noted as of April 15, 2024 there were 0 registered voters in the CDD.

**v. Consideration of Proposal for Field Operations Management Agreement**

Mr. LeBrun stated currently the Board is contracted with GMS for District Management Services. This is adding on the field management aspect and formalizes the agreement.

On MOTION by Mr. Foradi, seconded by Mr. Khanani, with all in favor, the Proposal of Proposal for Field Operations Management Agreement, was approved.

**D. Field Manager’s Report**

**Mr. Wright presented the Field Managers Report on page 164 of the agenda package.**

**i. Consideration of Proposals for Landscape Maintenance**

- 1. Blade Runners Commercial Landscaping Orlando – \$132K/year**
- 2. CLI Professional Landscaping - \$125,352/year**
- 3. D’ Best Lawn Care - \$146,710/year**
- 4. Exalt Outdoor Services - \$125,292/year**

Mr. Wright noted he does not have any issues with Exalt the current vendor. They are local with quick response time and address things as needed. The only concern is this is their first CDD and the property isn’t as good as he would like to see it. He recommended Blade Runners overall.

On MOTION by Mr. Khanani, seconded by Mr. Foradi, with all in favor, the Proposal from Blade Runners for Landscape Maintenance, was approved 3-0.

**ii. Consideration of Proposals for Aquatic Maintenance**

- 1. Aquatic Weed Management - \$950/month**
- 2. Exalt Outdoor Services - \$1,200/month**
- 3. Solitude Lake Management - \$900/month**

Mr. Wright presented proposals for aquatic maintenance which covers all 5 ponds. He recommended Aquatic Weed Management. Their performance and standards are better.

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On MOTION by Mr. Khanani, seconded by Ms. Rust, with all in favor, Aquatic Weed Management for Pond Maintenance & Board, Staff and Chair to Execute Agreements, was approved 3-0.

**iii. Consideration of Proposals for Pond Bank Erosion Repair**

**1. Exalt Outdoor Services Tract 25 Repair**

**2. Exalt Outdoor Services Tract 31 Repair**

Mr. Wright presented proposals from Exalt for pond bank erosion. Tract 25 repair for \$2,750 and tract 31 repair for \$3,550.

On MOTION by Mr. Khanani, seconded by Mr. Foradi, with all in favor, the Exalt Proposal for Pond Bank Erosion Repair – Tracts 25 & 31, was approved 3-0.

**TWELFTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisors Requests**

There being no comments, the next item followed.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

Mr. LeBrun adjourned the meeting.

On MOTION by Mr. Khanani, seconded by Ms. Rust, 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