

**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 27, 2025**, at 9:06 a.m. at 8 Broadway, Suite 104, Kissimmee, Florida.

Present and constituting a quorum:

Shaman Foradi  
Maria Rust  
Maria “MJ” Sanchez

Chairperson  
Assistant Secretary  
Assistant Secretary

Also present were:

Jeremy LeBrun  
Jay Lazarovich  
Jarett Wright

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. LeBrun called the meeting to order at 9:06 a.m. Three Supervisors were present constituting a quorum. Mr. LeBrun stated that Ms. Maria “MJ” Sanchez had been sworn in before the meeting.

**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 Jeff Garno in Seat #3**

Mr. LeBrun presented the resignation of Mr. Jeff Garno from Seat #3. Mr. Garner had sent an email to their office announcing his resignation. Mr. LeBrun stated that the Board just needed to accept his resignation.

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On MOTION by Mr. Foradi, seconded by Ms. Rust, with all in favor, Accepting the Resignation of Jeff Garno from Seat #3, was approved 3-0.

**B. Appointment of Individual to Fulfill Board Vacancy with a Term Ending November 2027**

Mr. LeBrun stated that the Board could appoint someone to Seat #3 or defer to a later meeting. Board consensus was to defer filling the vacancy to the next meeting.

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

Mr. LeBrun noted this would be deferred until the next meeting.

**D. Consideration of Resolution 2025-04 Electing Assistant Secretary**

Mr. LeBrun noted this would be deferred until the next meeting.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the November 24, 2024, Board of Supervisors Meeting**

Mr. LeBrun presented the minutes from the November 24, 2024, Board of Supervisors meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Foradi, seconded by Ms. Rust, with all in favor, the Minutes from the November 24, 2024 Board of Supervisors Meeting, were approved 3-0.

**FIFTH ORDER OF BUSINESS**

**Public Hearing**

Mr. LeBrun stated that the public hearing was for the rules and rates and amenity facility policies and rates. Mr. LeBrun said that it was advertised per the statutes for public hearings. Mr. LeBrun asked for a motion to open the public hearing.

On MOTION by Ms. Rust, seconded by Mr. Foradi, with all in favor, Opening the Public Hearing, was approved 3-0.

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Mr. LeBrun stated it was a public hearing to review amenity policies and rates. Whenever the Board created or changed the policies or rates there is a requirement to have a public hearing. Mr. LeBrun noted that these policies were sent to the Board and detailed the amenity rules and rates. Mr. LeBrun added that similar communities adopted them. He stated that counsel and GMS staff reviewed everything, added language, and updated things that would apply to their community. Mr. LeBrun stated that was the updated version they were looking at. He noted that the Board could make changes, but that they had to advertise on their public hearing in case something needed to be added or changed.

**A. Consideration of Resolution 2025-03 Adopting Amenity Facility Policies and Rates for the District**

Mr. Lazarovich stated that he had nothing specific unless someone had questions. He added that they had standard precautions and indemnification for the District insurance requirements. He noted that they had detailed plans for the CDD, and if anyone had any issues they could revise those at that time. Mr. LeBrun requested a motion to adopt Resolution 2025-03, Adopting Amenity Facility Policies and Rates for the District.

On MOTION by Mr. Foradi, seconded by Ms. Rust, with all in favor, Resolution 2025-03 Adopting Amenity Facility Policies and Rates for the District, was approved 3-0.

Mr. LeBrun asked to get a motion to close the public hearing.

On MOTION by Mr. Foradi, seconded by Ms. Rust, with all in favor, Closing the Public Hearing, was approved 3-0.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-05  
Opening a State Board of Administration  
Investment Account – ADDED**

Mr. LeBrun noted that this item was added to the agenda. He stated that being partially through the fiscal year, some funds within the District would be in excess of what would be needed. Mr. LeBrun proposed moving unneeded funds to the State Board of Administration Account. He added that at that moment, the funds were in a low interest earning checking account. They would now be moved to the above-listed account designed for public entities, cities, CDDs, and

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government entities that produces a higher interest rate of up to 4%, and there can be transfers back and forth. He noted it was a good way to generate interest.

On MOTION by Mr. Foradi, seconded by Ms. Rust, with all in favor, Resolution 2025-05 Opening a Stated Board of Administration Investment Account, was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Consideration of Security Services Agreement with Envera Systems**

Mr. Lazarovich stated that this was a Security Services Agreement. He noted this was for complete security around the amenity center. He added that there was a term of 36 months with automatic one-year renewals. He noted that their agreement would control any conflict in the proposal. He asked the Board to approve the agreement as their standard insurance language indemnification, public records, and all other requirements they would require from the contractor. He added they would look for an affidavit of anti-human trafficking, which was a new requirement under Florida Law. Another item in the proposal was that they were requiring indemnification of the CDD, something they typically strike through, but they would propose that to them. He noted that the pricing included sales tax.

Mr. Lazarovich noted that within the agreement's text, the contractor agreed that the CDD should not pay the sales tax. Mr. Lazarovich said if there weren't any questions, they were looking for a motion to approve the agreement.

On MOTION by Ms. Rust, seconded by Mr. Foradi, with all in favor, the Security Services Agreement with Envera Systems, was approved 3-0.

## **EIGHTH ORDER OF BUSINESS**

### **Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser**

Mr. LeBrun noted that this agreement directs the CDD not to release any confidential information that might come to them and they have agreed to follow security protocols. He indicated they were looking for a motion to ratify the agreement.

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On MOTION by Mr. Foradi, seconded by Ms. Rust, with all in favor, the Data Sharing and Usage Agreement with Osceola County Property Appraiser, was ratified 3-0.

## **NINTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Lazarovich stated that he had no updates for the Board this month.

#### **B. Engineer**

The District engineer was not in attendance.

#### **C. District Manager's Report**

##### **i. Check Register**

Mr. LeBrun presented the check register for January 2025, from the General Fund checks 134-137 which totaled \$352,881.30. There being no questions, Mr. LeBrun asked for a motion to approve the check register.

On MOTION by Mr. Foradi, seconded by Ms. Rust, with all in favor, the Check Register for January 2025, was approved 3-0.

##### **ii. Balance Sheet and Income Statement**

Mr. LeBrun presented the unaudited financials through January 31, 2025. The Board required no action.

#### **D. Field Manager's Report**

Mr. Wright stated they were getting ready for fertilization treatments to begin in March. He noted they needed to reawaken the ground. Planting will begin in March. He added they were getting necessary maintenance contracts for the amenity center. He stated the landscaping and aquatics contracts were already covered. Mr. Wright noted that they were working with the pool vendor on the pool installation and had pricing from the pool vendor and janitorial services. He noted that the playgrounds are in good shape and ready to go pending permit inspections. He noted that they were getting their contracts in place and would need to get occupancy and pass the pool inspection.

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**TENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

Mr. LeBrun adjourned the meeting.

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

*Jeremy LeBrun*

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Secretary/Assistant Secretary

Signed by:

*Shaman Foradi*

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Chairman/Vice Chairman