

**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, **November 21, 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:

Monica Virgen  
Jay Lazarovich  
Jarett Wright

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Virgen called the meeting to order at 9:01 a.m. Three Supervisors were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There were no members of the public present.

**THIRD ORDER OF BUSINESS**

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

Ms. Virgen presented the minutes from the October 24, 2024 Board of Supervisors meeting. The minutes have been reviewed by staff. Ms. Virgen asked for any comments or corrections.

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On MOTION by Mr. Khanani, seconded by Mr. Foradi, with all in favor, the Minutes of the October 24, 2024 Board of Supervisors Meeting, was approved 3-0.

**FOURTH ORDER OF BUSINESS****Consideration of Service Agreements for Lighting Services with Orlando Utilities Commission**

Ms. Virgen stated these agreements are putting the streetlights into the CDD's name for the areas that have been conveyed. These can be found on pages 13-56 of the agenda package. Phase 1A, 1B and Phase 2 are listed. Mr. Lazarovich reviewed these and have no issues with it.

On MOTION by Mr. Khanani, seconded by Mr. Foradi, with all in favor, the Service Agreements for Lighting Services with Orlando Utilities Commission, was approved 3-0.

**FIFTH ORDER OF BUSINESS****Ratification of Aquatic Plant Management Agreement with Aquatic Weed Management**

Ms. Virgen noted the Board directed staff to enter into an agreement with Aquatic Weed Management at the last meeting. This memorializes that and the fees are included in the budget.

On MOTION by Mr. Khanani, seconded by Ms. Rust, with all in favor, the Aquatic Plant Management Agreement with Aquatic Weed Management, was ratified 3-0.

**SIXTH ORDER OF BUSINESS****Ratification of Landscape Management Agreement with Blade Runners**

Ms. Virgen noted this agreement with Blade Runners was approved at the last meeting so needs ratification by the Board. The yearly fees are included in the FY2025 adopted budget.

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

**SEVENTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Mr. Lazarovich had no updates for the Board but offered to take questions.

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**B. Engineer**

Ms. Virgen noted the engineer is not in attendance today.

**C. District Manager's Report**

**i. Check Register**

Ms. Virgen presented the check register from September 1<sup>st</sup> through September 31<sup>st</sup> from the general fund checks 116-119 totaling \$20,992.42. Immediately following is the detailed run summary with line by line of the checks that were cut. She offered to take any questions.

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

**ii. Balance Sheet and Income Statement**

Ms. Virgen presented the unaudited financials through September 30, 2024. These financials reflect the District funds as of the end of the Fiscal Year 2024. They are provided for informational purposes. She offered to take any questions.

**D. Field Manager's Report**

Mr. Wright had no major updates other than transitioning into the new maintenance programs with the different vendors. The process for filling in the erosion areas on pond 3 & 4 has been started. Access to the pond in Phase 2 was blocked off so sodding is still an ongoing project. The pond in Phase 1 across from the amenity center is finished.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Virgen adjourned the meeting.

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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

Signed by:

*Shaman Foradi*

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Chairman/Vice Chairman