

**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 24, 2025**, at 9:19 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
Ashley Hilyard

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

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 9:19 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. Appointment of Individual to Fulfill Board Vacancy in Seat #3 with a Term Ending November 2027

Mr. LeBrun stated that last month the Board had tabled this item and asked if the Board was ready to appoint someone today. There not being anyone to add at this time, this item will be added to the next month's agenda.

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B. Administration of Oath of Office to Newly Appointed Board Member

C. Consideration of Resolution 2025-04 Electing Assistant Secretary

Mr. LeBrun noted Items A, B, and C would be deferred until the next meeting.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the February 27, 2025 Board of Supervisors Meeting

Mr. LeBrun presented the minutes from the February 27, 2025 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 February 27, 2025 Board of Supervisors Meeting, were approved 3-0.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-06 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing

Mr. LeBrun presented the resolution to the Board and summarized its contents. He noted that the Board is approving a proposed budget, setting the highwater-mark for the assessment to be collected for the CDD. The public hearing date will be held at the July 24, 2025 regularly scheduled Board of Supervisor's meeting. This proposed budget shows no increase in assessments for the fiscal year. He offered to answer any Board questions after going through all the budgeted line items. There being no comments, he asked for a motion of approval.

On MOTION by Mr. Foradi, seconded by Ms. Rust, with all in favor, Resolution 2025-06 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing for July 24, 2025, was approved 3-0.

SIXTH ORDER OF BUSINESS

Consideration of Amenity Maintenance Agreements

A. Clean Star Services of Central Florida, Inc.

Mr. Wright recommended Clean Star Services stating they do a very good job in all of the other communities they work with noting their cost effectiveness. The proposal is for three times a week totaling \$850 per month. Other services would increase that price depending on the CDD's

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needs. They will start with the base services and add on as needed. There were no Board questions and there was a motion of approval.

On MOTION by Mr. Foradi, seconded by Ms. Rust, with all in favor, the Proposal from Clean Star Services of Central Florida, Inc. for Amenity Maintenance Agreements, was approved 3-0.

B. Five Star Pro Services LLC

Mr. Wright presented two proposal option for pool maintenance. Five Star Pro Services proposal total \$850 but that cost does not include pool chemicals. The cost for chemicals will vary between \$600 and \$1,000 depending on the time of year.

C. Resort Pool Services

Resort Pools is the District's current vendor with a monthly fee of \$1,350 per month that includes the cost of pool chemicals and is the company

The Board decided to table this item at the moment until they can get additional vendor information. Ms. Rust is requesting additional information on different communities each vendor services, how long they have been in business, and other useful information that will better the decision process for this large investment. This item will be added to the next month's agenda.

SEVENTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2024 Audit Report – ADDED

Mr. LeBrun stated that the final draft was just received from the auditor which is why this item was added onto the agenda. Mr. LeBrun went over the summary of findings from the auditor stating this was a clean audit with no findings. He offered to answer any question and asked the Board to authorize staff to transmit the report to the State. There were no questions and there was a motion to accept the audit report.

On MOTION by Mr. Foradi, seconded by Ms. Rust, with all in favor, Acceptance of the Fiscal Year 2024 Audit Report, was approved 3-0.

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

Mr. Lazarovich noted that at the last meeting, the Board approved a security service agreement with Envera. They have since decided to push back on three of the items district counsel struck through in the proposal. The original proposal was prepared for the developer, and as staff asked that it be in the name of the CDD, they have chosen to keep certain items that the CDD as a governmental entity would not enter into, including sales tax, an indemnification provision, and auto renewals. He has reached out to them concerning the push backs and haven't heard back. He'll keep the Board up to date with any changes if they occur. There being no other questions for District Counsel, the next item followed.

B. Engineer

The District engineer was not in attendance.

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

Mr. LeBrun presented the check register for the month of March totaling \$71,712.42. He offered to answer any Board questions on the check register. There being none, there was a motion of approval.

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

ii. Balance Sheet and Income Statement

Mr. LeBrun presented the unaudited financials through March 31, 2025. There was no action required, and this item was presented for Board information.

D. Field Manager's Report

Mr. Wright noted that in terms of maintenance there is not much going on as the amenities are still being built out. As it is getting ready for turnover, all the maintenance contracts will be in place for and ready to transition into the CDDs insurances. Mr. Wright provided some updated pictures for Board information and stated some concerns.

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NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun adjourned the meeting.

On MOTION by Ms. Rust, 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