

**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, **May 22, 2025**, at 9:19 a.m. at 8 Broadway, Suite 104, Kissimmee, Florida.

Present and constituting a quorum:

Owais Khanani  
Maria Rust  
Maria “MJ” Sanchez

Vice Chairman  
Assistant Secretary  
Assistant Secretary

Also present were:

Jeremy LeBrun  
Jay Lazarovich  
Pete Glasscock  
Jarett Wright  
Ashley Hilyard

District Manager, GMS  
District Counsel, Latham Luna  
District Engineer  
Field Manager, GMS  
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 being no comments, the next item followed.

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### **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 this item is a carry-over from the previous meeting and asked if the Board was ready to appoint someone to the vacant seat. The Board had no one in mind and asked that this item to be pushed to the next Board of Supervisor's meeting.

#### **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 was deferred to the next meeting.

### **FOURTH ORDER OF BUSINESS**

#### **Approval of Minutes of the April 24, 2025 Board of Supervisors Meeting**

Mr. LeBrun presented the minutes from the April 24, 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. Khanani, seconded by Ms. Rust, with all in favor, the Minutes from the April 24, 2025 Board of Supervisors Meeting, were approved 3-0.

### **FIFTH ORDER OF BUSINESS**

#### **Consideration of GMS Proposal for Remote Amenity Management**

Mr. Wright presented the proposal to the Board and stated that this allows the GMS team to do remote amenity management. This would include access control for the key cards, programing, management, and facilitating the process of the amenity uses. There isn't a staff member on site to handle these types of situations, and this is the way GMS is proposing those items be managed. The proposal is for \$858.33 per month with a total of approximately \$10,300 for the year.

On MOTION by Mr. Khanani, seconded by Ms. Rust, with all in favor, the GMS Proposal for Remote Amenity Management, was approved 3-0.

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**SIXTH ORDER OF BUSINESS****Consideration of Security System  
Proposals – ADDED****A. Current Demands****B. Envera**

Mr. LeBrun noted that this item was brought back from a previous meeting. He wanted to be sure there is clarity with what vendor the Board desired to move forward with. Mr. Wright noted that this is a two-part proposal, one for the access control itself and the other is for the camera instillation and remote monitoring. He presented the quotes from Current Demands to install six new readers, and it would depend on the models the Board wanted to move forward with. He added that he doesn't believe they need smart pad readers. The cost for the Current Demands proposal is \$10,289.35. There was no pricing from Envera for comparison. Mr. Wright added that his suggestion is to go with Current Demands over Envera as they have had problems with Envera in the past.

Mr. Wright then presented the proposal for camera instillation. Ten cameras with NVR totals \$9,655 with a remote monitoring package totaling \$220 per month. He also added that a lot of the cost will be placed on the builder and the CDD would cover the additional cameras and the remote monitoring.

On MOTION by Mr. Khanani, seconded by Ms. Rust, with all in favor, the Two Proposals form Current Demands for Camera Install and Accesses Control Install, was approved 3-0.

**SEVENTH ORDER OF BUSINESS****Consideration of Pool Maintenance  
Agreements****A. Five Star Pro Proposals LLC****B. Resort Pool Services**

Mr. Wright presented the proposals for pool maintenance and noted that both vendors do good work and adding that Resort Pool Services has the most experience of the two. Another big difference between the two proposals is that with Five Star Pro, the District will be paying for chemicals separately which he believes makes them more expensive. The proposal is for a three days per week service and pricing for both proposals can be found in the agenda package. The Board made a motion to move forward with Resort Pool Services.

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On MOTION by Mr. Khanani, seconded by Ms. Rust, with all in favor, the Pool Maintenance Agreement with Resort Pool Services, was approved 3-0.

## **EIGHTH ORDER OF BUSINESS**

## **Staff Reports**

### **A. Attorney**

Mr. Lazarovich noted that he had received a request from a resident about utility poles at the entrance that they would like to see pushed back out of the right-of-way. He's asking the Board to authorize staff to draft a temporary utility easement pending approval from the District Engineer. Mr. Lazarovich will gather more information and bring it back to the Board before moving forward with granting a temporary easement in this case.

### **B. Engineer**

There being no comments, the next item followed.

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

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

Mr. LeBrun presented the check register for the month of April totaling \$38,072.44 and offered to answer any Board questions. There being no questions, there was a motion of approval.

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

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

Mr. LeBrun presented the unaudited financials through April 30, 2025. There was no action required, and this item was presented for Board information.

#### **iii. Presentation of Number of Registered Voters – 71**

Mr. LeBrun presented the number of registered voters within the District and that number is 71 as of April 15, 2025.

#### **iv. Designation of November 14, 2025 as the Landowners' Meeting Date**

Mr. LeBrun stated that the Landowners' Meeting will be held on November 14, 2025 and asked for a motion of approval.

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On MOTION by Mr. Khanani, seconded by Ms. Rust, with all in favor, Designation of November 14, 2025 as the Landowners' Meeting Date, was approved 3-0.

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

**Mr. Wright updated the Board on the turnover date and that they will have everything to go for the contracts. The only thing remaining after turnover is a certificate from the Health Department stating that the amenity can open. In order to obtain that certificate from the Health Department, a chair lift for the pool will need to be installed. Staff will check with the builder before moving forward with a proposal from Resort Pool Services.**

#### **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. Khanani, 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