

**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, **June 26, 2025**, at 9:00 a.m. at 8 Broadway, Suite 104, Kissimmee, Florida.

Present and constituting a quorum:

Shaman Foradi
Owais Khanani
Maria “MJ” Sanchez

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Jeremy LeBrun
Jay Lazarovich
Shawn Hindle
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 9:00 a.m. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present for comment and the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Individual to Fulfill Board Vacancy in Seat #3 with a Term Ending November 2027**

June 26, 2025

Preston Cove CDD

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 tabled 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 May 22, 2025
Board of Supervisors Meeting**

Mr. LeBrun presented the minutes from the May 22, 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 Mr. Khanani, with all in favor, the Minutes from the May 22, 2025 Board of Supervisors Meeting, were approved 3-0.

FIFTH ORDER OF BUSINESS

**Consideration of Temporary Construction
Easement Agreement for Powerline
Setback**

Mr. Lazarovich noted that this was brought up at the last meeting regarding the utility poles that are in the county's right-of-way and because they serve the District, the county is looking to push them back into the District's property. It would affect tracts 51 and 58. Counsel has confirmed with the Engineer that there should not be any issue with the request and District Counsel prepared a temporary construction easement with Highland Homes and OUC. According to the Highland Homes representative, both parties would be responsible for the cost or the relocation of the poles and OUC would then maintain them after they are on the District property. Mr. Lazarovich asked the Board to approve this agreement in substantial form.

On MOTION by Mr. Khanani, seconded by Mr. Foradi, with all in favor, the Temporary Construction Easement Agreement for Powerline Setback, was approved in substantial form 3-0.

June 26, 2025

Preston Cove CDD

SIXTH ORDER OF BUSINESS

Consideration of License and Maintenance Agreement with OUC – ADDED

Mr. Lazarovich presented the license and maintenance agreement with OUC as they will be maintaining the powerline poles. He asked the Board to approve this agreement in substantial form and offered to answer any questions. There being no questions from the Board, there was a motion of approval.

On MOTION by Mr. Foradi, seconded by Mr. Khanani, with all in favor, the License and Maintenance Agreement with OUC, was approved in substantial form 3-0.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich had no other updates for the Board and offered to answer any questions. There being none, the next item followed.

B. Engineer

i. Consideration of Proposal for Professional Service Rate for District Engineer

Mr. Hindle presented the updated rate schedule to the Board and offered to answer any questions.

On MOTION by Mr. Khanani, seconded by Mr. Foradi, with all in favor, the Proposal for Professional Service Rate for District Engineer, was approved 3-0.

C. District Manager's Report

i. Check Register

Mr. LeBrun presented the check register for the month of May totaling \$320,351.29 and offered to answer any Board questions. There being no questions from the Board, there was a motion of approval.

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

June 26, 2025

Preston Cove CDD

ii. Balance Sheet and Income Statement

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

iii. Reminder of Form 1 Filing Deadline – July 1st

Mr. LeBrun reminded the Board to file their Form 1 that is due on July 1, 2025.

D. Field Manager's Report

Ms. Hilyard gave the Board a brief amenity update and offered to answer any Board questions. A copy of the Field Manager's report can be found in the agenda package for review.

Mr. Hindle stated the cell service in the area is weak and there is a tower for cellphone and WIFI service being proposed on Narcoossee Road. It is coming up in the August City Council meeting and they are asking for letters and attendance in support of this project.

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**

Mr. LeBrun adjourned the meeting.

On MOTION by Mr. Khanani, seconded by Mr. Foradi, with all in favor, the meeting was adjourned.

Signed by:



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Secretary/Assistant Secretary

Signed by:



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Chairman/Vice Chairman