

**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 Tuesday, **February 3, 2026** at 10:30 a.m. at 8 Broadway, Suite 104, Kissimmee, Florida.

Present and constituting a quorum:

Owais Khanani
Paul Roth
Maria “MJ” Sanchez

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Jeremy LeBrun
Jay Lazarovich
Shawn Hindle
Jarett Wright

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

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 10:30 a.m. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the December 17,
2025 Board of Supervisors Meeting**

Mr. LeBrun presented the minutes from the December 17, 2025 Board of Supervisors meeting. He asked for any comments, corrections, or changes. The Board had no changes to the minutes.

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On MOTION by Mr. Khanani, seconded by Ms. Sanchez, with all in favor, the Minutes of the December 17, 2025 Board of Supervisors Meeting, were approved 3-0.

FOURTH ORDER OF BUSINESS**Discussion Related to Status of Completion Items**

Mr. LeBrun stated this item is a discussion related to the status of completion items. He noted there was an inspection done recently on Phase Three. Mr. Wright stated some of the items have been completed but there's still a substantial amount that needs to go through, particularly in regards to Tract 10 where the volleyball court is. He noted all the sod and the sidewalk still needs to be corrected. He stated they had the fence vendor out there reviewing to add on the extensions for the dog park. He pointed out that Tracts 10 and 17 still need sidewalks and work done there for sod. He explained that they realized Tracts 61, 62, and 63 end caps aren't built yet and there's not sod there, so they were added. He explained that this was not part of the initial turnover walkthrough with Sloan. It was noted that under the plans common area tract, typically the common area is built by the developer; however, because the sidewalks are short between two lots, it made more sense to have the developer do those instead of the builder as a 20 foot or 30 foot section. It was explained that on one side of the road where they put the sidewalk in, it's completely broken up. It was noted that the CDD has to spend CDD funds to fix something that the developer should have put in anyways. It was further explained that the home builder stopped at the property line on both sides and didn't build the small piece of sidewalk in between, so at this point, if the home builder is not going to build that sidewalk and the county or city inspectors do not make him do it, then as a CDD, they need to go in and put sidewalk in. But it was noted that they don't put those little segments in because they get destroyed every time they do it and it doesn't make sense to spend money and then go back and spend money again. After discussion, Mr. Lazarovich stated if they can get confirmation from the builders that they're not going to do it, then they can add it to the list and the CDD will take care of it. Mr. Wright also noted that these items are on the updated tracker in the agenda package on page 87 and will be emailed out.

Mr. Lazarovich stated the other item under this section would be the escrow agreement. He explained that they received comments from D.R. Horton this morning. He stated from the District's perspective, they went through them and were comfortable with them. He noted two minor comments that they will send back to the whole group for review. Then a few additional comments came in right before this meeting, which he hasn't had a chance to review yet. He stated

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they are comfortable with the comments from D.R. Horton, so they are comfortable with the Board approving the agreement subject to finalization. He added that if material changes do happen after the developer’s review of those comments, they would need to come back to the Board. He stated he would look for a motion to approve the escrow agreement in substantial form, subject to Chair, counsel, and staff sign off with the condition that if material or substantial changes are provided by the developer, it would need to come back for Board approval.

On MOTION by Mr. Khanani, seconded by Ms. Sanchez, with all in favor, Escrow Agreement Subject to Chair, Counsel and Staff Sign Off with the Condition that if Material or Substantial Changes are Provided by the Developer it will Come Back for Board Approval, was approved in substantial final form 3-0.

FIFTH ORDER OF BUSINESS

Discussion of South Florida Water Management District Consent Order

Mr. Lazarovich stated this previously came before the Board and it is just an update to push the date out. He explained that they weren’t able to have the transfer within the allotted timeframe. He noted this is the same exact consent order just pushing that date out.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-03 Approving Conveyance of Phase 3

Mr. LeBrun presented Resolution 2026-03. Mr. Lazarovich stated this is their standard conveyance and it includes special warranty deed, a bill of sale going from the developer to the CDD, an agreement regarding taxes, an owner’s affidavit, and a certificate of District Engineer. He explained that this includes all of Phase Three tracts that were dedicated to the CDD on the plat. He further explained that they prepared the resolution; however, they then learned of a couple additional items in Phase Three that were added to the tracking list. He stated they are just looking for approval so they can revise the resolution to note inclusion of the post-closing requirements that were discussed in the escrow agreement regarding the Phase Three tracts. He also noted that this is a requirement tied to the escrow agreement, so they look for approval subject to all parties entering into the escrow agreement.

On MOTION by Mr. Khanani, seconded by Ms. Sanchez, with all in favor, Resolution 2026-03 Approving Conveyance of Phase 3 with Updated Deficiency Tracker Item List and Subject to All Parties Entering into the Escrow Agreement, was approved 3-0.

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SEVENTH ORDER OF BUSINESS

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

Mr. LeBrun stated they enter this agreement every year and with the county. The agreement says they are not going to share any confidential information that they provide them through the property appraiser’s database. He noted he has already signed this on behalf of the District and they do it every year.

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

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich had nothing further to report to the Board.

B. Engineer

Mr. Hindle stated they have been on site and are pleased with the progress on the tracking report and District deficiencies. He stated they are seeing continued progress.

C. District Manager’s Report

i. Check Register

Mr. LeBrun presented the check register from December 1, 2025 to December 31, 2025 totaling \$20,683.75. The check numbers are 207 through 212. He offered to answer any questions. There being no questions, there was a motion of approval.

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

ii. Balance Sheet and Income Statement

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

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D. Field Manager’s Report

i. Consideration of Proposal for Clubhouse Landscaping Enhancement from Blade Runners

Mr. Wright presented the field manager’s report. He stated the amenity center was open for public access starting on December 22, 2025. He noted they conducted multiple site reviews with site contractors to review pending issues. For the contracted services, he noted the landscape maintenance, and aquatics maintenance are performing as expected, janitorial services have started at the amenity center, they received proposals for landscaping enhancements around the clubhouse to improve aesthetics, they are scheduling mulch installations and fertilization treatments in February, and they are scheduling propane vendor to restore services to the clubhouse. He reviewed the site items listed in the report, which include new French drains that will need to be installed at the Preston Cove Drive entrance to reduce sidewalk flooding concerns, the playground French drains will need to be extended to the sidewalk for proper flow and to reduce flooding in the area, and they are gathering quotes to install a rubber gym floor and fitness equipment in the fitness center.

Mr. Wright presented a proposal for the clubhouse landscaping enhancement from Blade Runners. It was decided to table this proposal for now.

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 asked for a motion to adjourn the meeting.

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

Signed by:
Jeremy LeBrun
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Owais Khanani
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Secretary/Assistant Secretary

Chairman/Vice Chairman