

**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, **September 25, 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
Jawaad Khanani

Chairman
Vice Chairman
Assistant Secretary
Appointed as Assistant Secretary

Also present were:

Jeremy LeBrun
Jay Lazarovich
Pete Glasscock
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 9:00 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

Organizational Matters

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

Mr. LeBrun asked if there were any nominations to fill Seat #3. Mr. Owais Khanani made a motion to appoint Jawaad Khanani to seat #3.

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On MOTION by Mr. Owais Khanani, seconded by Mr. Foradi, with all in favor, the Appointment of Jawaad Khanani to fill Vacant Seat #3, was approved 3-0.

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

Mr. LeBrun administered the oath of office to Jawaad Khanani.

**Mr. Owais Khanani left the meeting at this time.*

C. Consideration of Resolution 2025-04 Electing Assistant Secretary

Mr. LeBrun stated this will elect Jawaad Khanani as an Assistant Secretary and allow the Board to make any changes to the current officers.

On MOTION by Mr. Jawaad Khanani, seconded by Ms. Sanchez, with all in favor, Resolution 2025-04 Electing Jawaad Khanani as an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the June 26, 2025 Board of Supervisors Meeting

Mr. LeBrun presented the minutes of the June 26, 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. Jawaad Khanani, seconded by Mr. Foradi, with all in favor, the Minutes of the June 26, 2025 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-07 Ratifying the Actions of the District Manager and Chairman in Resetting and Noticing the Public Hearing

Mr. Lazarovich presented Resolution 2025-07 to the Board and stated the public hearing was previously set for July 24, 2025 and subsequently August 28, 2025, however it had to be rescheduled to September 25, 2025, due to lack of quorum. He added this will ratify the actions taken by the District Manager and the Chair in resetting those.

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On MOTION by Mr. Foradi, seconded by Mr. Jawaad Khanani, with all in favor, Resolution 2025-07 Ratifying the Actions of the District Manager and Chairman in Resetting and Noticing the Public Hearing, was approved.

SIXTH ORDER OF BUSINESS

Public Hearing

Mr. LeBrun asked for a motion to open the public hearing.

On MOTION by Mr. Foradi, seconded by Mr. Jawaad Khanani, with all in favor, Opening the Public Hearing, was approved.

A. Consideration of Resolution 2025-08 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations

Mr. LeBrun presented Resolution 2025-08 to the Board on page 21 of the agenda package. He stated the Revenues are on page 23 of the package that also shows the developer contribution. He added the General Administrative costs are the costs of the District and are similar to the current year's numbers. He continued onto page 24 with the Maintenance Budget. He noted these are field expenditures and are taken from the actuals of the current year. He added they will slowly start to see the amenity numbers as they have just opened their Amenity Center. He stated there is no increase in assessments for this fiscal year. He noted the explanations for each line item are on page 25 of the agenda package.

On MOTION by Mr. Foradi, seconded by Mr. Jawaad Khanani, with all in favor, Resolution 2025-08 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2025-09 Imposing Special Assessments and Certifying an Assessment Roll

Mr. LeBrun presented Resolution 2025-09 to the Board and stated this resolution will fund the budget the Board just adopted.

On MOTION by Mr. Foradi, seconded by Mr. Jawaad Khanani, with all in favor, Resolution 2025-09 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

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Mr. LeBrun asked for a motion to close the public hearing.

On MOTION by Mr. Foradi, seconded by Mr. Jawaad Khanani, with all in favor, Closing the Public Hearing, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Fiscal Year 2026 Deficit Funding Agreement with Elevation Preston Cove LLC

Mr. Lebrun presented the FY26 Deficit Funding Agreement with Elevation Preston Cove LLC. He stated the Developer Contribution line in the budget is only if the deficit of the assessments does not cover the full amount of the budget and this agreement will allow Elevation Preston Cove LLC to cover the costs. He noted they do not predict needing the Developer Contribution.

On MOTION by Mr. Foradi, seconded by Mr. Jawaad Khanani, with all in favor, the Fiscal Year 2026 Deficit Funding Agreement with Elevation Preston Cove LLC, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Auditing Services Agreement with Grau & Associates for Fiscal Year 2025

Mr. Lebrun presented the Auditing Services Agreement with Grau & Associates and stated this will allow them to perform the FY 2025 audit.

On MOTION by Mr. Jawaad Khanani, seconded by Mr. Foradi, with all in favor, the Auditing Services Agreement with Grau & Associates for Fiscal Year 2025, was approved.

NINTH ORDER OF BUSINESS

Ratification of Utility Easement Agreement with OUC

Mr. Lazarovich stated they can take item 9 and 10 together.

TENTH ORDER OF BUSINESS

Ratification of Temporary Construction Easement Agreement with Clayton Properties Group, Inc.

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Mr. Lazarovich presented items 9 and 10 to the Board. He stated they had received an agreement from Clayton Properties, who is an adjacent company of OUC, to help with the utility construction. He noted these have already been executed and they need a motion to ratify.

On MOTION by Mr. Foradi, seconded by Mr. Jawaad Khanani, with all in favor, the Utility Easement Agreement with OUC and the Temporary Construction Easement Agreement with Clayton Properties Group, Inc., were ratified.

ELEVENTH ORDER OF BUSINESS District Goals and Objectives

A. Adoption of Fiscal Year 2026 Goals and Objectives

Mr. Lebrun stated the state requires Special Districts to adopt a set of goals and objectives each year. He noted the FY26 goals and objectives are identical to the ones they have currently, and all align with the state statute.

On MOTION by Mr. Foradi, seconded by Mr. Jawaad Khanani, with all in favor, the Adoption of Fiscal Year 2026 Goals and Objectives, was approved.

B. Presentation of Fiscal Year 2025 Goals and Objectives and Authorizing Chair to Execute

Mr. Lebrun stated this item will allow the Chair to execute the goals and objectives when the fiscal year is done.

On MOTION by Mr. Foradi, seconded by Mr. Jawaad Khanani, with all in favor, the Fiscal Year 2025 Goals and Objectives and Authorizing Chair to Execute, was approved.

TWELFTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Lazarovich stated they received a request from the developer’s counsel to go forward with a few properties. He added they will bring the resolutions to the Board when they are ready.

B. Engineer

There being no comments, the next item followed.

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

Mr. LeBrun presented the check register for the month of August totaling \$20,683.29 and offered to answer any Board questions. There being no questions, there was a motion of approval.

On MOTION by Mr. Foradi, seconded by Mr. Jawaad Khanani, with all in favor, the Check Register for April 2025, was approved.

ii. Balance Sheet and Income Statement

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

iii. Approval of Fiscal Year 2026 Meeting Dates

Mr. LeBrun presented the FY26 Meeting Dates to the Board. He noted there are a few exceptions to the schedule, one being a Landowner's meeting on November 14, 2025 and the meeting in December was moved up a week, due to it falling on a holiday. He stated they currently hold the meetings at 9:00 a.m. and asked the Board if they would like to move the time of the meeting. The Board decided to keep the meetings at 9:00 a.m.

On MOTION by Mr. Foradi, seconded by Mr. Jawaad Khanani, with all in favor, the Fiscal Year 2026 Meeting Dates, were approved.

D. Field Manager's Report

Mr. Wright presented the Field Manager's Report. He stated both ponds were bushhogged and maintained and they will be performing this task on a regular basis, starting now. He noted they will have to adjust the contract when Phase 3 is ready to be maintained, because it was not in the original contract. He stated they were starting to see issues with draining in the community and noted both playgrounds are holding water for long amounts of time. He added when this happens in other communities, they have to take the mulch out and add French drains under the mulch. Tract 27 has also become a problem and Mr. Wright learned Crossings was supposed to add in a drainage system, but it never happened. Because of this, the engineer is working to get the drains installed.

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Mr. Wright stated they have all permitting for the pool ready, however they are still working on fencing to go around the pool pumps. He added he has not heard a recent update on the installation of the ADA Chair in the pool but will get one as soon as possible.

i. Consideration of Proposal for Access System Installation from Current Demands

Mr. Wright presented the proposal from Current Demands to install an access system. He stated this will replace the old system with a much more user-friendly system that will make it easier for the residents and the District.

On MOTION by Mr. Foradi, seconded by Mr. Jawaad Khanani, with all in favor, the Proposal for Access System Installation from Current Demands, was approved.

THIRTEENTH ORDER OF BUSINESS Other Business

Mr. Wright stated because of the construction at the main entrance sign, there were plants that were damaged, and they are working on fixing the plants. He added because they changed the plant-bed size, he would like to do a full re-style and will be bringing proposals back for the Board. He noted because the beds are small, it will be inexpensive.


FOURTEENTH ORDER OF BUSINESS Supervisors Requests

There being no comments, the next item followed.

FIFTEENTH ORDER OF BUSINESS Adjournment

Mr. LeBrun adjourned the meeting.

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

Signed by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman