

**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 Wednesday, **December 17, 2025**, at 9:51 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  
George Flint  
Jay Lazarovich  
Shawn Hindle  
Michael Candiotti  
James Visconti  
Jarett Wright  
Ashley Hilyard

District Manager, GMS  
District Manager, GMS  
District Counsel, Latham Luna  
District Engineer  
Developer's Counsel  
Elevation Development  
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. Administration of Oath of Office to Newly Elected Supervisors**

Mr. LeBrun noted that he had administered the oath of office to Owais Khanani and Paul Roth prior to the meeting.

**A. Consideration of Resolution 2026-01 Canvassing and Certifying the Results of the Landowners' Election**

Mr. LeBrun stated that this resolution is canvassing and certifying the results of the landowner's election. The results of that election are as follows; Owais Kanani received 100 votes for seat 1. Paul Roth received 100 votes for seat 2. And Loubna Kaboune received 99 votes for seat 5. Mr. Roth and Mr. Khanani will serve four-year terms and Loubna Kaboune will serve a two-year term.

On MOTION by Mr. Khanani, seconded by Ms. Sanchez, with all in favor, Resolution 2026-01 Canvassing and Certifying the Results of the Landowners' Election, was approved 3-0.

**B. Election of Officers**

Mr. LeBrun stated that they have an appointment or an election of officers, they also do a resolution to put those officers in the Chair, Vice Chair, and Assistant Secretary spots.

**C. Consideration of Resolution 2026-02 Electing Officers**

Board consensus was to elect Mr. Khanani as Chairman, Mr. Roth as Vice Chairman, and the remaining three Board members as Assistant Secretaries. Mr. LeBrun asked to keep the other officers the same; Jeremy LeBrun as Assistant Secretary, Jill Burns as Treasurer, Katie Costa and Daring Mossing Sr. as Assistant Treasurers, and then George Flint as Secretary.

On MOTION by Mr. Khanani, seconded by Ms. Sanchez, with all in favor, Resolution 2026-02 Electing Officers as slated above, was approved 3-0.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the September 25, 2025 Board of Supervisors Meeting and Acceptance of Minutes of the November 14, 2025 Landowners' Meeting**

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Mr. LeBrun presented the minutes from the September 25, 2025 Board of Supervisors meeting and the acceptance of the minutes of the November 14, 2025 landowners meeting. He asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Khanani, seconded by Ms. Sanchez, with all in favor, the Minutes of the September 25, 2025 Board of Supervisors Meeting and Acceptance of Minutes of the November 14, 2025 Landowners' Meeting, were approved 3-0.

**FIFTH ORDER OF BUSINESS**

**Ratification of Fencing Services Agreement with All-Rite Fence Services, LLC**

Mr. LeBrun reviewed the Fencing Services Agreement with All-Rite Fence Services, LLC. Mr. Wright stated that this was for fencing that was inside the pool area going around the pool pumps and electrical stuff there so people can't get into it. There's a small area that juts out in the fence that had electrical equipment. We had that fenced off with a gate as well.

On MOTION by Mr. Khanani, seconded by Ms. Sanchez, with all in favor, the Fencing Services Agreement with All-Rite Fence Services, LLC, was ratified 3-0.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Lazarovich stated that two demand letters were sent out: one to the developer and one to the District engineer. They went out yesterday. We were put on notice of a couple deficiencies. Certain turnover tracts in phases one and two. We, in consultation with the District engineer, had these letters sent out. Tax exempt bonds were requisitioned for these improvements. So we believe that it was in the best interest of the District to have these sent out. Prior to the meeting, there was some discussion with the developer and engineer and there should be further discussions on how to remedy these open issues. We just wanted to bring this to the Board's attention. Other than that, just a reminder that your ethics training is due by the end of the year. You'll have to certify that in July. Mr. Flint stated that they had a very productive meeting with the developer and District engineer prior to the Board meeting and believe that they have a path forward to resolve these issues. He stated that they're going to have several follow up meetings in the next week on this.

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**B. Engineer**

Mr. Hindle had nothing additional to report.

**C. District Manager's Report**

**i. Check Register**

Mr. LeBrun presented the check register totaling \$36,387.64 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. Sanchez, with all in favor, the Check Register, was approved 3-0.
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**ii. Balance Sheet and Income Statement**

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

**D. Field Manager's Report**

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

Mr. Wright stated that they are finalizing the deficiency punch list with the builder for the Amenity Center. They had their crew there the week prior doing all the repairs as well as pressure washing. We'll be on site tomorrow to review everything with a planned opening date of the amenity center for Monday of next week as long as there's no major things that stand out to us. If any additional cleanings are needed, just to make the place look nice, we'll have that done on Friday and we should be ready to go for Monday. The access cards were mailed out to the residents who had applied and we still have our signage out there for any residents looking for access, they can send email off to our amenity team.

Mr. Wright stated the ADA chairlift and the fencing were installed and those have been signed off and passed inspections. We did gather some proposals for adjusting the landscaping around the amenity center. Some of it is in rough shape, some of it is not aesthetically pleasing. So we came up with an alternative for a big area that is right in front of the building, you have a big open bed that's just pine straw and it's built on a slope. Anytime it rains, that pine straw washes away and you have open areas where it's just exposed dirt. You also have a wooden gate that leads from the building there. With the gate, I would need to know what our intentions are if do we want

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to keep it as a gate, do we want to seal it to where nobody can go in through it? Right now there's no path to get to it so it really depends on how we want to proceed there. The idea would be to change some of this landscaping out and add some rocks in, some agaves, some plants that don't need a lot of water, and remove a lot of the drip line. That's going to save you money on maintenance down the road, and it's just going to look better. Mr. Roth stated that gate is emergency access only and should be kept locked.

Mr. Wright stated we do have a couple trash cans that we had from another facility that are in good shape. We're going to bring those over and install them around the pool. We did have a question about umbrellas, is there a desire to have those on the pool deck? Right now there are none, if you want six umbrellas with base stands, you're looking at about \$3,000 with installation. Mr. Roth stated if they were not in the original plan, then they don't need to add them.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Mr. LeBrun adjourned 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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DocuSigned by:  
*Owais Khanani*  
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Secretary/Assistant Secretary

Chairman/Vice Chairman