

**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 Monday, **April 20, 2026** at 10:00 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
Juan Bornas
Ashley Hilyard
Josh Valantasas *by phone*
Lou Owelli *by phone*

District Manager, GMS
District Counsel
Field Manager, GMS
D.R. Horton
D.R. Horton

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 10:00 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 #5**
- B. Administration of Oath of Office to Newly Appointed Board Member**
- C. Consideration of Resolution 2026-04 Electing Assistant Secretary**

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Mr. LeBrun stated if the Board wanted to appoint someone to that vacancy in seat #5 they have the opportunity to do that at this time. The Board made no nominations, and Mr. LeBrun noted this item would be tabled to a future meeting agenda.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the March 26, 2026 Board of Supervisors Meeting

Mr. LeBrun presented the minutes from the March 26, 2026 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 Mr. Roth, with all in favor, the Minutes of the March 26, 2026 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Ratification of License Agreement with D.R. Horton, Inc.

Mr. LeBrun noted this license agreement has already been signed by the Chairman and counsel has already reviewed it.

On MOTION by Mr. Khanani, seconded by Mr. Roth, with all in favor, the License Agreement with D.R. Horton, Inc., was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-06 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing

Mr. LeBrun presented Resolution 2026-06. He explained that this approves a proposed Fiscal Year 2027 budget and sets a public hearing for the June 25, 2026 meeting to adopt the budget. After discussion, the Board decided to push the public hearing date to August 27, 2026. Mr. LeBrun reviewed the budget, which started on page 38 of the agenda package. He stated everything is relatively similar to what has been in place this year. There is no assessment increase.

On MOTION by Mr. Khanani, seconded by Mr. Roth, with all in favor, Resolution 2026-06 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing for August 27, 2026, was approved.

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SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Bornas had nothing to report.

B. Engineer

There being no comments, the next item followed.

C. District Manager's Report

i. Check Register

Mr. LeBrun presented the check register from March 1, 2026 through March 31, 2026, checks #233 through #242 totaling \$27,695.22.

On MOTION by Mr. Khanani, seconded by Mr. Roth, with all in favor, Check Register was approved.

ii. Balance Sheet and Income Statement

Mr. LeBrun presented the balance sheet and income statement. No action is required from the Board.

D. Field Manager's Report

Ms. Hilyard presented the field manager's report. She noted for the landscape, they are removing the dead plant material, and they expect the install to be completed by the end of next week for the new replacements. For security, she noted the previously approved agreement, they are working to confirm the terms of that agreement, which they should have done shortly. She pointed out that they had a fire that was set in the men's restroom sink. She explained that they are sorting through the camera footage to identify who set the fire. She stated the sink is still in operating function but has burn marks through the bottom of it. She stated the handle on the inside of the door is missing in the men's restroom as well.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

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NINTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun asked for a motion to adjourn the meeting.

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

Signed by:

Jeremy LeBrun

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Secretary/Assistant Secretary

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Owais Khanani

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Chairman/Vice Chairman