

MINUTES OF MEETING

EVEREST GMR COMMUNITY DEVELOPMENT DISTRICT RESCHEDULED BOARD OF SUPERVISORS' MEETING

Wednesday, June 4, 2025, at 11:00 a.m.

***8298 W Irlo Bronson Memorial Hwy,
Kissimmee, FL 34747***

Board Members present at roll call:

David Portwood Sr.	Chairperson	
Sean Palmer	Assistant Secretary	
David Reed	Vice Chairperson	
Raquel Marte-Llubes	Assistant Secretary	(via phone)

Also Present:

Jane Gaarlandt	PFM Group Consulting LLC	
Kwame Jackson	PFM Group Consulting LLC	(via phone)
Verona Griffith	PFM Group Consulting LLC	(via phone)
Jonathan Johnson	Kutak Rock LLP	(via phone)
Jordan Draper	Kimley-Horn	(via phone)

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order to Confirm Quorum

Ms. Gaarlandt called the meeting to order at approximately 11:15 a.m. The Board Members and District staff in attendance are outlined above.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public comments at this time.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the March 12, 2025, Board of Supervisors' Meeting

The Board reviewed the minutes.

On MOTION by Mr. Palmer, second by Mr. Portwood, with all in favor, the Board approved the Minutes of the March 12, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

Review of Letter from Supervisor of Elections, Osceola County

Ms. Gaarlandt noted that as of April 15, 2025, there are no registered voters in the District.

Mr. Johnson gave an overview of what a registered voter is and what that means for the Board.

FIFTH ORDER OF BUSINESS

Business Matters

Consideration of Frank Kruppenbacher, P.A. Engagement Letter for Eminent Domain Special Counsel Services

Mr. Johnson stated that District has received no additional communication from Eminent Domain Counsel and cannot advise moving forward at this time. He has sent a letter requesting billing be provided through Mr. Callen's office.

The Board noted they would like pricing regarding this. There was discussion regarding these services and the invoices received.

This item will be deferred until the next meeting.

SIXTH ORDER OF BUSINESS

Consideration of VGlobalTech Website Maintenance Proposed Fee Increase

Ms. Gaarlandt noted this is for a \$10.00 a month increase from \$160.00 to \$170.00 and is already included in the proposed budget and is the first increase since 2021.

On MOTION by Mr. Palmer, seconded by Mr. Portwood, with all in favor, the Board approved the VGlobalTech Website Maintenance Proposed Fee Increase.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Approving Fiscal Year 2025/2026 Proposed Budget and Setting a Public Hearing Date

Ms. Gaarlandt recommended August 13, 2025, for the public hearing. She noted the overall budget has not significantly changed. She reviewed the additional optional insurance.

The Board reviewed the proposed budget and discussed the optional insurance.

Ms. Gaarlandt will follow up on the fraud insurance policy details.

It was noted that this budget runs through September 2026 and is Developer funded at this time.

There was discussion regarding the engineering cost.

Ms. Griffith noted the Engineering line item is for the daily District Engineer operating cost. Construction and eminent domain expenses are under different line items.

On MOTION by Mr. Reed, seconded by Mr. Palmer, with all in favor, the Board approved Resolution 2025-07, Approving Fiscal Year 2025/2026 Proposed Budget and Setting a Public Hearing Date for August 13, 2025 at 11:00 a.m. at the current location.

EIGHTH ORDER OF BUSINESS

Consideration of Mohsen T Faraji, PA Invoice Nos. 2866 & 2946

Mr. Draper gave an overview of the invoices. These relate to the costs of defining what was required for electricity and gas.

Mr. Johnson recommended these be invoiced to Kimley-Horn and paid through the District Engineer Agreement.

On MOTION by Mr. Palmer, seconded by Mr. Reed, with all in favor, the Board authorized payment of Mohsen T. Faraji, PA Invoice Nos. 2866 and 2946 under a Kimley-Horn requisition, upon receipt of required paperwork.

NINTH ORDER OF BUSINESS

Ratification of Drainage Easement Agreement

Mr. Johnson gave an overview of the status of this agreement. There have been no changes to the agreement, but it is awaiting communication regarding the timing of payment. No further Board review is needed.

TENTH ORDER OF BUSINESS

Consideration of Funding Request Nos. 85 – 90

The Board reviewed the funding requests. Ms. Gaarlandt noted these are standard District expenses.

On MOTION by Mr. Palmer, seconded by Mr. Portwood, with all in favor, the Board approved Funding Request Nos. 85 – 90.

ELEVENTH ORDER OF BUSINESS

Review of Monthly Financials

Ms. Gaarlandt noted that the financials were through April 30, 2025, and approximately \$53,000.00 of the budget has been expended.

There was no action required by the Board.

TWELFTH ORDER OF BUSINESS

Staff Reports

District Counsel – The Board requested an update on the eminent domain taking. Mr. Johnson gave an update and noted the parties are entering into mediation, which is scheduled for June 24th, 2025.

District Engineer – An update on the Market Street Deductive Change Order was requested. It was noted that it is still tied up in the Estimating Department.

There was discussion as to what would be holding up the process. The cost has already been forecasted in the estimation. This would account for \$10.5 million.

Mr. Johnson has spoken with Mr. Baker but has not received an update yet.

Mr. Reed provided construction updates and an overview. It was noted the retaining wall project should be submitted to Osceola County for their approval. Mr. Draper will review.

District Manager – Ms. Gaarlandt reminded the Board of the July 1 deadline for their Form 1 filing and reviewed the annual required Ethics Training due by December 31. District Management will resend links for the training to the Board.

THIRTEENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

There were no further requests or comments at this time.

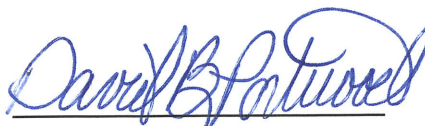
FOURTEENTH ORDER OF BUSINESS

Adjournment

There was no further business to discuss.

ON MOTION by Mr. Palmer, seconded by Mr. Reed with all in favor, the June 4, 2025, Board of Supervisors' Meeting for the Everest GMR Community Development District was adjourned at approximately 11:55 a.m.


Secretary / Assistant Secretary


Chairman / Vice Chairman