MINUTES OF MEETING

EVEREST GMR COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Wednesday, August 13, 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

Also Present:

Jane Gaarlandt	PFM Group Consulting LLC	
Kristin Lasky	PFM Group Consulting LLC	(via phone)
Verona Griffith	PFM Group Consulting LLC	(via phone)
Jonathan Johnson	Kutak Rock LLP	(via phone)
Eliza Sweeny	Gray-Robinson	(via phone)
Emy Orellana	Everest Place Development	

FIRST ORDER OF BUSINESS **Administrative Matters**

Call to Order to Confirm Quorum

Ms. Gaarlandt called the meeting to order at approximately 11:17 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 June 4, 2025, Board of Supervisors' Meeting**

The Board reviewed the minutes.

On MOTION by Mr. Palmer, second by Mr. Reed, with all in favor, the Board approved the Minutes of the June 4, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS — **Consideration of Resolution 2025-08, Setting a Regular Meeting Schedule for Fiscal Year 2025/2026**

Ms. Gaarlandt reviewed the annual meeting schedule and noted meetings will remain on the same schedule, which is the second Wednesday of the month, at 11:00 a.m., at the current location. Meetings can be added, cancelled, or rescheduled as needed.

On MOTION by Mr. Portwood, seconded by Mr. Reed, with all in favor, the Board approved Resolution 2025-08, Setting a Regular Meeting Schedule for Fiscal Year 2025/2026.

FIFTH ORDER OF BUSINESS — **Consideration of Resolution 2025-09, Adopting Goals, Objectives, and Performance Measures and Standards**

Ms. Gaarlandt noted this is an annual statutory requirement that began last year. A report is placed on the District's website at the end of the year. There are nosuggested changes to the goals and objectives In place for the current year.

Mr. Johnson recommended approval.

On MOTION by Mr. Portwood, seconded by Mr. Palmer, with all in favor, the Board approved Resolution 2025-09, Adopting Goals, Objectives, and Performance Measures and Standards.

SIXTH ORDER OF BUSINESS — **<u>Business Matters</u>**

Public Hearing on the Adoption of the District's Fiscal Year 2025/2026 O&M Budget

- **Public Comments and Testimony**

• Board Comments

a. Consideration of Resolution 2025-10, Adopting Fiscal Year 2025/2026 Budget and Appropriating Funds

Ms. Gaarlandt noted the Public Hearing was noticed per statutory requirements.

On MOTION by Mr. Palmer, seconded by Mr. Portwood, with all in favor, the Board opened the Public Hearing on the Adoption of the District's Fiscal Year 2025/2026 O&M Budget.

There were no members of the public present.

On MOTION by Mr. Palmer, seconded by Mr. Portwood, with all in favor, the Board closed the Public Hearing on the Adoption of the District's Fiscal Year 2025/2026 O&M Budget.

There were no Board comments at this time.

Ms. Gaarlandt noted the budget is Developer funded and there have been no changes to the proposed budget previously approved by the Board .

On MOTION by Mr. Portwood, seconded by Mr. Reed, with all in favor, the Board approved Resolution 2025-10, Adopting Fiscal Year 2025/2026 Budget and Appropriating Funds.

SEVENTH ORDER OF BUSINESS **Consideration of Fiscal Year 2025/2026 Budget Funding Agreement**

Ms. Gaarlandt noted this is an agreement between the District and the Developer to fund the FY26 O&M budget just approved by the Board. The agreement is in the same form as the one in place for the current year.

On MOTION by Mr. Portwood, seconded by Mr. Reed, with all in favor, the Board approved the Fiscal Year 2025/2026 Budget Funding Agreement.

EIGHTH ORDER OF BUSINESS | **Consideration of Funding Request Nos. 91 – 94**

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. 91 – 94.

NINTH ORDER OF BUSINESS | **Review of Monthly Financials**

Ms. Gaarlandt noted that the financials were through June 2025, and approximately $67,000.00 of the budget has been expended. The new fiscal year budget begins October 1, 2025.

There was no action required by the Board.

TENTH ORDER OF BUSINES | **Staff Reports**

District Counsel – No report.

District Engineer – No report.

District Manager – Ms. Gaarlandt noted the ease of filing the Form 1 online and reminded the Board of the annual required Ethics Training due by December 31. The next meeting is currently scheduled for September 10th.

ELEVENTH ORDER OF BUSINESS | **Supervisor Requests and Audience Comments**

Mr. Portwood noted he had received additional requisitions from Jr Davis and will review those.

There were no further requests or comments at this time.

TWELFTH 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 August 13, 2025, Board of Supervisors' Meeting for the Everest GMR Community Development District was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman