

MINUTES OF MEETING

**EVEREST GMR COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD OF SUPERVISORS' MEETING**

Monday, November 24, 2025, at 1:00 p.m.

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

Board Members present at roll call:

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| David Portwood Sr. | Chairperson |
| Emy Orellana | Assistant Secretary |
| David Reed | Vice Chairperson |

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) |
| Zafir Rashid | Everest Group | (via phone) |
| Ana Orozco | Gray Robinson | |
| Filiz Sendio | Veritext | |

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order to Confirm Quorum

Ms. Gaarlandt called the meeting to order at approximately 1:04 p.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
September 10, 2025, Board of
Supervisors' Meeting**

The Board reviewed the minutes.

On MOTION by Mr. Portwood, second by Mr. Reed, with all in favor, the Board approved the Minutes of the September 10, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

Business Matters

Discussion of Eminent Domain Matters

a. Proposal for Eminent Domain Counsel Services

Mr. Johnson gave an overview. He noted that the current Eminent Domain Counsel is on medical leave. A case management conference has been scheduled for the current litigation, and the District needs to review the proposal for new Eminent Domain Counsel services. The recommendation is to approve the proposal.

There was brief discussion regarding the proposal.

On MOTION by Mr. Portwood, seconded by Mr. Reed, with all in favor, the Board approved the Proposal for Eminent Domain Counsel Services.

FIFTH ORDER OF BUSINESS

Ratification of Funding Request Nos. 97 – 100

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

On MOTION by Mr. Portwood, seconded by Mr. Reed, with all in favor, the Board ratified Funding Request Nos. 97 – 100.

SIXTH ORDER OF BUSINESS

Review of Monthly Financials

Ms. Gaarlandt noted that the financials were through October 2025.

There was no action required by the Board.

SEVENTH ORDER OF BUSINESS

Staff Reports

District Counsel – Mr. Johnson reminded the Board of the required annual Ethics Training that is due December 31, 2025. Please send completion confirmation to District Management for District records.

District Engineer – No report.

District Manager – Ms. Gaarlandt noted the next Board meeting is scheduled for December 10. Meeting adjustments can be made as needed.

EIGHTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments


There were no further requests or comments at this time.

NINTH ORDER OF BUSINESS

Adjournment

There was no further business to discuss.

ON MOTION by Mr. Portwood, seconded by Mr. Reed, with all in favor, the November 24, 2025, Special Board of Supervisors' Meeting for the Everest GMR Community Development District was adjourned at approximately 1:15 p.m.



Secretary / Assistant Secretary

Chairman / Vice Chairman