

MINUTES OF MEETING

EVEREST GMR COMMUNITY DEVELOPMENT DISTRICT

SPECIAL BOARD OF SUPERVISORS' MEETING

Monday, December 29, 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
Emy Orellana	Assistant Secretary
David Reed	Vice Chairperson

Also Present:

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)
Eliza Sweeny	Gray Robinson	(via phone)
Daniel Langley	Fishback Dominick LLP	(via phone)
Tom Callan	Callan Law Firm, P.A.	(via phone)

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order to Confirm Quorum

Mr. Jackson called the meeting to order at approximately 11:10 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

Staff Reports

District Counsel – Mr. Johnson noted that the District is a party to litigation in the eminent domain case in the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida, Case No. 2024-CA-003324 ED. He noted that he is requesting an attorney-client session to obtain the Board's advice and direction related to litigation expenditures and settlement strategy issues. The proposed date is

January 14, 2026, to coincide with the scheduled Board Meeting. The meetings would be noticed in the newspaper as required by statute. The attorney-client session would be closed to the public and proposed attendees would be named in the legal notice.

ON MOTION by Mr. Portwood, seconded by Mr. Reed, with all in favor, the Board approved noticing an attorney-client session to coincide with the January 14, 2026 Board Meeting starting at 11:00 a.m.

District Engineer – Not present.

District Manager – No report.

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 December 29, 2025, Special Board of Supervisors' Meeting for the Everest GMR Community Development District was adjourned at approximately 1:16 a.m.

Secretary / Assistant Secretary

Dave B Portwood
Chairman / Vice Chairman