

Everest GMR Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817; 407-723-5900
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The following is the proposed agenda for the Board of Supervisors' Special Meeting and Attorney-Client Session Meeting for the Everest GMR Community Development District, to be held **Wednesday, January 14, 2026, at 11:00 a.m. at 8298 W Irlo Bronson Memorial Hwy, Kissimmee, FL 34747**. Questions or comments on the Board Meeting or proposed agenda may be addressed to Jane Gaarlandt at gaarlandtj@pfm.com or (407) 723-5900. A quorum will be confirmed prior to the start of the Board Meeting.

To attend the meeting by phone, please use the below conference call information:

Phone: 1-844-621-3956

Access Code: 2539 895 0958

PROPOSED BOARD OF SUPERVISORS' SPECIAL MEETING AND SHADE MEETING AGENDA

The attorney-client session, which is closed to the public, is being conducted to discuss settlement negotiations or strategy related to litigation expenditures concerning the ongoing litigation entitled Everest GMR Community Development District v. WBA Portfolio Owner NLP Galaxy, LLC, et. al., Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida, Case No. 2024-CA-003324 ED. The following persons are anticipated to attend such attorney-client session: Jane Gaarlandt, Kwame Jackson, Johnathan Johnson, Dan Langley, Tom Callan, David B. Portwood, Sr., Emy Orellana, Sean Palmer, Raquel Marte-Lluberes, David Reed, and a court reporter. The attorney-client session is expected to last approximately thirty minutes.

- Roll Call to Confirm Quorum
- Public Comment Period *[for any member of the public desiring to speak on any proposition before the Board]*

Attorney-Client Session Matter

1. **Attorney-Client Session Meeting Discussion on Settlement Negotiations or Strategy Related to Litigation Expenditures**

Administrative Matters

2. **Review and Acceptance of Emy Orellana's Letter of Resignation from the Board of Supervisors**
3. **Nominations for Vacant Seat 2 (Term expires 11/2026)**
4. **Consideration of the Minutes of:**
 - a. **November 24, 2025, Board of Supervisors' Special Meeting**
 - b. **December 29, 2025, Board of Supervisors' Special Meeting**

Business Matters

5. **Ratification of 2026 Data Sharing and Usage Agreement with Property Appraiser**



6. Ratification of Fiscal Year 2025 Auditor Engagement Letter
7. Ratification of Funding Request No. 101
8. Ratification of Requisition Nos. 116, 117 & 119 – 121 Paid Through Bond Funds
9. Review of Monthly Financials

Other Business

10. Staff Reports

- District Counsel
- District Engineer
- District Manager
 - Next Meeting: February 11, 2026

11. Supervisor Requests and Audience Comments

Adjournment