

MINUTES OF MEETING

**EVEREST GMR COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD OF SUPERVISORS' MEETING & ATTORNEY-CLIENT SESSION**

Wednesday, January 14, 2026, at 11:00 a.m.

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

Board Members present at roll call:

David Portwood Sr.	Chairperson
David Reed	Vice Chairperson
Sean Palmer	Assistant Secretary

Also Present:

Jane Gaarlandt	PFM Group Consulting LLC	
Kwame Jackson	PFM Group Consulting LLC	
Verona Griffith	PFM Group Consulting LLC	(via phone 2 nd session)
Jonathan Johnson	Kutak Rock LLP	
Jordan Draper	Kimley-Horn	(via phone)
Eliza Sweeny	Gray Robinson	(via phone 2 nd session)
Daniel Langley	Fishback Dominick LLP	
Tom Callan	Callan Law Firm, P.A.	
Pamela Hardy	Court Reporter	

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order to Confirm Quorum

Ms. Gaarlandt called the meeting to order at approximately 11:21 a.m. The Board Members, District staff and audience in attendance are outlined above.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Johnson requested an additional agenda item following the Attorney-Client Session: "Action Items following Attorney-Client session".

ON MOTION by Mr. Portwood, seconded by Mr. Reed, with all in favor, the Board approved the additional agenda item, Action Items following Attorney-Client session. The agenda was amended as stated.

There were no members of the general public present.

THIRD ORDER OF BUSINESS

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

Mr. Johnson gave an overview.

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 versus 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: Jane Gaarlandt, Kwame Jackson, Jonathan Johnson, Dan Langlely, Tom Callan, David B. Portwood, Sr., Sean Palmer, David Reed, and a court reporter. The session will be transcribed and will be confidential during the term of the litigation. Once litigation is concluded, it will be public record. The attorney-client session is expected to last approximately 30 minutes.

ON MOTION by Mr. Portwood, seconded by Mr. Reed, with all in favor, the Board opened the Attorney-Client Meeting Discussion on Settlement Negotiations or Strategy Related to Litigation Expenditures.

The Board meeting was closed at 11:24 a.m. to facilitate the Attorney-Client Meeting.

The Board meeting was reconvened at 12:54 p.m.

FOURTH ORDER OF BUSINESS

**Review and Acceptance of Emy
Orellana's Letter of Resignation from
the Board of Supervisors**

Mr. Johnson reviewed the resignation for the Board.

ON MOTION by Mr. Palmer, seconded by Mr. Reed, with all in favor, the Board accepted Emy Orellana's Letter of Resignation from the Board of Supervisors.

FIFTH ORDER OF BUSINESS

**Nominations for Vacant Seat 2 (Term
expires 11/2026)**

Ms. Gaarlandt called for nominations.

ON MOTION by Mr. Reed, seconded by Mr. Palmer, with all in favor, the Board nominated Ms. Noelle Morzan to Vacant Seat 2, with a term expiring in November 2026.

Ms. Gaarlandt noted that Ms. Morzan will be sworn in prior to the next meeting and District Management will provide her with pertinent Board Member information.

SIXTH ORDER OF BUSINESS

Consideration of the Minutes of:

- a. **November 24, 2025, Board of Supervisors' Special Meeting**
- b. **December 29, 2025, Board of Supervisors' Special Meeting**

The Board reviewed the minutes.

ON MOTION by Mr. Portwood, seconded by Mr. Reed, with all in favor, the Board approved Minutes of the November 24, 2025, Board of Supervisors' Special Meeting and the December 29, 2025, Board of Supervisors' Special Meeting.

SEVENTH ORDER OF BUSINESS

Action Items from Attorney-Client Session

Mr. Johnson reviewed the proposed settlement with American Pet Hospital.

The Board reviewed the settlement.

ON MOTION by Mr. Portwood, seconded by Mr. Reed, with all in favor, the Board approved the Proposed Settlement Agreement with American Pet Hospital.

EIGHTH ORDER OF BUSINESS

Ratification of 2026 Data Sharing and Usage Agreement with Property Appraiser

Ms. Gaarlandt noted this is an annual agreement and provides the necessary information for the tax roll. This was executed outside of a meeting due to time constraints and is solely for ratification.

ON MOTION by Mr. Portwood, seconded by Mr. Palmer, with all in favor, the Board ratified the 2026 Data Sharing and Usage Agreement with the Property Appraiser.

NINTH ORDER OF BUSINESS

Ratification of Fiscal Year 2025 Auditor Engagement Letter

Ms. Gaarlandt noted this was executed outside of a meeting due to time constraints and is solely for ratification.

ON MOTION by Mr. Palmer, seconded by Mr. Reed, with all in favor, the Board ratified the Fiscal Year 2025 Auditor Engagement Letter.

TENTH ORDER OF BUSINESS

Ratification of Funding Request No. 101

Ms. Gaarlandt noted this is for standard District expenses.

ON MOTION by Mr. Palmer, seconded by Mr. Reed, with all in favor, the Board ratified Funding Request No. 101.

ELEVENTH ORDER OF BUSINESS

Ratification of Requisition Nos. 116, 117 & 119 – 121 Paid Through Bond Funds

The Board reviewed the requisitions.

ON MOTION by Mr. Portwood, seconded by Mr. Palmer, with all in favor, the Board ratified Requisition Nos. 116, 117, and 119-121 Paid Through Bond Funds.

TWELFTH ORDER OF BUSINESS

Review of Monthly Financials

The Board reviewed the financials as of December 2025.

No action was required.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

District Counsel – Mr. Johnson gave an overview of the current legislative session. The updates are sent out each week, and all Board members should be on the distribution list. Any questions can be sent to District Counsel.

District Engineer – Not present.

District Manager – Ms. Gaarlandt noted the next Board meeting is scheduled for February 11, 2026.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no further requests or comments at this time.

FIFTEENTH ORDER OF BUSINESS

Adjournment

There was no further business to discuss.

ON MOTION by Mr. Portwood, seconded by Mr. Palmer, with all in favor, the January 14, 2026, Special Board of Supervisors' Meeting for the Everest GMR Community Development District was adjourned at approximately 1:03 p.m.


Secretary / Assistant Secretary


Chairman / Vice Chairman