

Everest GMR Community Development District

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The following is the proposed agenda for the Board of Supervisors' Meeting, Attorney-Client Session, and Auditor Selection Committee Meeting for the Everest GMR Community Development District, to be held **Wednesday, May 13, 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' MEETING AND SHADE MEETING AGENDA

The attorney-client session, which is closed to the public, will be held to discuss ongoing litigation entitled Everest GMR Community Development District v. WBA Portfolio Owner, et al., Osceola County Circuit Court Case No. 2024-CA-003324ED. This meeting is being held pursuant to Section 286.011(8), Florida Statutes, and will be confined to discussion of settlement negotiations and strategy related to litigation expenditures. The following persons are anticipated to be in attendance: Jonathan Johnson, David Portwood Sr., Noelle Morzan, Sean Palmer, Raquel Martel-Lluberes, David Reed, Jane Gaarlandt, Kwame Jackson, Thomas Callan, Dan Langley, and a court reporter. The attorney-client session, which is expected to last 45 minutes, will be opened during the public meeting, at which time the individuals identified above will meet in private. The attorney-client session shall be recorded by the court reporter and made part of the public record upon conclusion of the litigation. The board will reconvene the regular public meeting at the conclusion of the attorney-client session.

- 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 Ongoing Litigation**

Administrative Matters

- 2. Consideration of the Minutes of the April 8, 2026, Board of Supervisors' Meeting**
- 3. Consideration of Resolution 2026-02, Designating a Date, Time and Location for the 2026 Landowners' Election Meeting** [Suggested Date, November 18, 2026]
- 4. Review of Letter from Supervisor of Elections, Osceola County**

Business Matters

5. **Consideration of Resolution 2026-03, Approving Fiscal Year 2026-2027 Proposed Budget and Setting a Public Hearing Date** [Suggested Date: August 12, 2026]
6. **Consideration of Resolution 2026-04, Setting Public Hearing Date on Rules of Procedure** [Suggested Date: August 12, 2026]
7. **Ratification of Funding Request Nos. 109 – 110**
8. **Ratification of Requisition Nos. 127 & 129 – 132 Paid Through Bond Funds**
9. **Review of Monthly Financials**

Other Business

10. **Staff Reports**
 - **District Counsel**
 - **District Engineer**
 - **District Manager**
 - **Next Meeting: June 10, 2026**
11. **Supervisor Requests and Audience Comments**

Adjournment

AUDITOR SELECTION COMMITTEE MEETING AGENDA

- **Call to Order**
- **Roll Call**
- **Public Comment Period** *[for any members of the public desiring to speak on any proposition before the Committee]*

Audit Matters

1. **Review and Approval of Audit Documents**
 - a. **Audit RFP Notice**
 - b. **Instructions to Proposers**
 - c. **Evaluation Criteria – With and Without Price**
2. **Adjournment**

Adjournment