

MINUTES OF MEETING  
GOLDEN GEM  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Golden Gem Community Development District was held Wednesday, February 12, 2025 at 10:30 a.m. at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Craig Linton, Jr.	Chairman
H.M. Ridgely, III	Vice Chairman
Taylor Edwards	Assistant Secretary
George Hamner, Jr.	Assistant Secretary
Duane "Rocky" Owen	Assistant Secretary

Also present were:

George Flint	District Manager
Alyssa Willson <i>by phone</i>	District Counsel
Kevin Roberson <i>by phone</i>	District Engineer

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. Five Board members were in attendance constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint stated no members of the public were present to provide comment and the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the November 13, 2024 Meeting**

Mr. Flint presented the minutes of the November 13, 2024 Board of Supervisors meeting and asked for any questions, comments, or corrections. The Board had no changes to the minutes, and Mr. Flint asked for a motion of approval.

February 12, 2025

Golden Gem CDD

On MOTION by Mr. Hamner, Jr., seconded by Mr. Linton, Jr., with all in favor, the Minutes of the November 13, 2024 Meeting, were approved as presented.

**FOURTH ORDER OF BUSINESS****Ratification of Pioneering Agreement  
Funding Agreement Obligation Letter**

Ms. Willson presented the agreement letter for the payment to the City for the Pioneering agreement and impact fee payment. These were contemplated in the bonds transaction and acquisition agreement, and this will memorialize those agreements for the record and the personal assignment of that obligation to the CDD rather than staying with the developer. This is necessary for the construction of the public improvements and the development of the items within the CDD. Ms. Willson noted that the due date of the payment fell before the occurrence of this meeting which is why the Board is needing to ratify that action.

On MOTION by Mr. Linton, Jr., seconded by Mr. Hamner, Jr., with all in favor, the Pioneering Agreement Funding Agreement Obligation Letter, was ratified.

**FIFTH ORDER OF BUSINESS****Ratification of Easement Agreement –  
*Under Separate Cover***

Mr. Flint noted that this easement agreement is still being worked on and Ms. Willson confirmed stating that there are modifications being made to the document and anticipated that it may need to be executed and brought back to the Board for ratification. As soon as there is a final form of this agreement it will be brought back to the Board. This item will be deferred until that time.

**SIXTH ORDER OF BUSINESS****Ratification of Series 2024 Requisitions  
#20 – #31**

Mr. Flint presented requisitions #20 – #31 to the Board stating the reasons for the requisitions and offering to answer any Board questions.

On MOTION by Mr. Linton, Jr., seconded by Mr. Hamner, Jr., with all in favor, Series 2024 Requisitions #20 – #31, were ratified.

**SEVENTH ORDER OF BUSINESS****Consideration of Hold Harmless  
Agreement with Pugh Cattle Company,  
LLC**

February 12, 2025

Golden Gem CDD

Mr. Flint stated that this agreement with Pugh Cattle Company, LLC would allow them to utilize running cows on properties owned by the CDD. This Hold Harmless agreement disconnects the District from any liability. There were no Board questions and a motion of approval.

On MOTION by Mr. Linton, Jr., seconded by Mr. Edwards, with all in favor, the Hold Harmless Agreement with Pugh Cattle Company, LLC, was approved.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Willson had no report for the Board and offered to any questions.

#### **B. Engineer**

Mr. Roberson updated the Board on the construction status noting that March will be a big month. He is hoping that final construction will occur in April with landscaping and irrigation to follow. There were no questions for the District Engineer and the next item followed.

#### **C. District Manager's Report**

##### **i. Balance Sheet and Income Statement**

Mr. Flint reviewed the unaudited financial statements through the end of January. There is no action required on this item and there were no Board questions.

##### **ii. Ratification of Funding Request #11 – #13**

Mr. Flint reviewed Funding Requests #11 – #13.

On MOTION by Mr. Ridgely, III, seconded by Mr. Edwards, with all in favor, Funding Requests #11 – #13, were ratified.

## **NINTH ORDER OF BUSINESS**

### **Other Business**

There being no comments, the next item followed.

## **TENTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Mr. Flint asked for any Supervisors requests. Hearing no requests, the next item followed.

## **ELEVENTH ORDER OF BUSINESS**

### **Adjournment**

February 12, 2025

Golden Gem CDD

On MOTION by Mr. Ridgely, III, seconded by Mr. Hamner, Jr., with all in favor, the meeting was adjourned.

DocuSigned by:  
*George Flint*  
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Secretary/Assistant Secretary

Signed by:  
*H.M. Ridgely*  
B462DE3F828A4C6...  
Chairman/Vice Chairman