

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, January 14, 2026 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	Chairman
H.M. Ridgely, III	Vice Chairman
Taylor Edwards <i>by phone</i>	Assistant Secretary
George Hamner, Jr.	Assistant Secretary
Duane "Rocky" Owen	Assistant Secretary

Also present were:

George Flint	District Manager
Alyssa Wilson <i>by phone</i>	District Counsel
Troy Cosmas <i>by phone</i>	District Engineer
Jarett Wright	Field Manager
Rob Szozda Jr.	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Four Board members were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint stated that no members of the public were present.

THIRD ORDER OF BUSINESS

Approval of Minutes of the October 8, 2025 Meeting

Mr. Flint presented the minutes of the October 8, 2025 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.

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On MOTION by Mr. Hamner, Jr., seconded by Mr. Linton, with all in favor, the Minutes of the October 8, 2025 Board of Supervisor Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS

Consideration of Change Order #8 (Infrastructure) from RCS Construction Company

Mr. Edwards explained that this change order relates to storm damage that occurred in late 2025. He explained that there was a heavy rain event that caused some washouts in the area along the slopes. He noted the change order is for the repair of the sod that washed out. There was discussion on if this was covered in the original contract and that they were supposed to maintain this. Mr. Edwards stated he did a little research, and he thinks they owe it to RCS to process this change order. He thinks the washout is a little bit outside of the scope that they were originally supposed to care for.

On MOTION by Mr. Ridgely, III, seconded by Mr. Hamner, Jr., with all in favor, the Change Order #8 (Infrastructure) from RCS Construction Company, was approved.

FIFTH ORDER OF BUSINESS

Ratification of Series 2024 Requisition #51 – #55

Mr. Flint presented the Series 2024 Requisitions #51 through #55. He noted these have all been signed by the District Engineer and himself on behalf of the CDD.

On MOTION by Mr. Hamner, Jr., seconded by Mr. Linton, with all in favor, the Series 2024 Requisition #51-#55, were ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Wilson stated they are getting some requests for estoppel letters for some upcoming closing within the District. She informed the Board that they will likely need to start taking action once those closings are scheduled to handle the assignment of the developer of the transportation impact fees. She explained that the District has been assigned from the developer to partially assign those items to the buyers in connection with their payment of funds for use of those credits. She explained that there are some items that will need to likely occur in between Board meetings. She noted they will be coordinating with developer’s Counsel as well as other parties on those items, and they will need the Chair or Vice Chair to take action in between Board meetings associated

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with transfer of those credits and then bringing those back to Board meetings for ratification. She added that she presumes that the Board will not want to delay closing to take action on those assignments at a Board meeting. She noted that this was a process in place, and they will be placing it on the agenda for ratification and there is no motion necessary.

B. Engineer

Mr. Cosmas stated he did not currently have anything to report to the Board.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint presented the check register for October 1, 2025 through January 8, 2026. For the general fund, check #65 through #74 totaled \$32,999.31. He pointed out the detailed register is behind the summary.

On MOTION by Mr. Ridgely, III, seconded by Mr. Hamner, Jr., with all in favor, Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint noted the unaudited financials through December 31, 2025 are in the agenda package. No action is required by the Board. He offered to answer any questions; there were none.

iii. Ratification of Funding Requests #23 – #25

Mr. Flint presented funding requests #23 – #25. He stated these were transmitted to the developer under the funding agreement. The Board was asked to ratify these funding requests.

On MOTION by Mr. Ridgely, III, seconded by Mr. Hamner, Jr., with all in favor, Funding Requests #23 – #25, were ratified.

D. Field Manager's Report

i. Consideration of Landscape Maintenance Proposals

- 1. Central Landscape**
- 2. Prince and Sons**
- 3. United Land Services / Blade Runners**
- 4. Toole's Tractor Service (Discing only)**

Mr. Wright presented the Field Manager's Report. He discussed the completed items, which included GMS staff creating a living cloud-based map that can be modified and updated as areas are added, a landscape maintenance scope of work bid packet was generated and sent to

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potential vendors, and initial site inspections were conducted by GMS field staff to prepare for maintenance turnover. Another item in his report was the contracted services which included gathered proposals for monthly landscape maintenance and for bi-monthly pond discing. Those proposals were presented to the Board for consideration. He also discussed the site items in his report. It was noted that they received proposal to conduct one-time fertilization of St. Augustine sod until a contract can be formalized to include this service in the future. Also noted was the two-wire system was installed, but the site does not have dedicated power, and the irrigation is currently operating off battery timers. In addition, it was noted that initial one-time bush hogging and discing of the three dry ponds will need to be performed prior to regular maintenance. After presentation of the monthly landscape maintenance, the Board decided to accept the United Land Service's proposal for Landscape Maintenance excluding discing and Toole's Tractor Service will be engaged for those services.

On MOTION by Mr. Hamner, Jr., seconded by Mr. Linton, with all in favor, the Proposal from United Land Service for Monthly Landscape Maintenance Excluding Discing and the Proposal from Toole's Tractor Service for Discing Services, was approved.

Ms. Wilson stated they will prepare the form of District agreement, if that's agreeable for the Board, and authorize the Chair to sign. She explained that this is what will include the 30-day termination requirements as well as other statutory requirements. Mr. Flint stated District Counsel will prepare two agreements, one for United Land and one for Toole's, and the Chair or Vice Chair would be authorized to execute.

Ms. Wilson stated she knows that they have the construction and maintenance easement in place, but she asked if these areas are ready for conveyance to the District currently. She noted they can proceed under the easement, but she just wanted to check in on real property conveyance as well. Mr. Wright stated these ponds and the streets are ready to be turned over in the conditions that they are. He pointed out that the things that were not completed yet are the front entrances off of West Kelly Park, which looks like there are additional things that will happen there. He noted they are good to proceed with the actual maintenance and everything. Ms. Wilson stated at an upcoming meeting, they will have some real property conveyances, and they can work with their management team as well as Mr. Edwards and team on those conveyances. She added that they can proceed under the easement access they have currently to assume the maintenance.

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Mr. Wright noted the only other thing he has to present is before they do this maintenance, there would be a one-time cleanup. He stated the number is provided on United’s contract as a separate item. It would be \$2,400 for the first time cleanup, which would include all the bush hogging that needs to be done, and then they would be ready to start. He pointed out that as long as they have a not to exceed \$2,400, they should be good to go.

On MOTION by Mr. Hamner, Jr., seconded by Mr. Linton, with all in favor, a Not to Exceed \$2,400 for First Time Cleanup, was approved.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

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

NINTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:
George Flint
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Secretary/Assistant Secretary

Signed by:
George Flint
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Chairman/Vice Chairman