

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, October 8, 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	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

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll at 10:32 a.m. Four Board members were present in person, constituting a quorum. Mr. Edwards joined the meeting by phone.

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 June 11, 2025
Board of Supervisors Meeting and
Acceptance of Minutes of the June 11,
2025 Audit Committee Meeting**

Mr. Flint presented the minutes of the June 11, 2025 Board of Supervisors meeting and the minutes of the June 11, 2025 Audit Committee 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 June 11, 2025 Board of Supervisor Meeting, were approved as presented, and the Minutes of the June 11, 2025 Audit Committee Meeting, were accepted.

FOURTH ORDER OF BUSINESS

Consideration of First Amendment to Development Agreement

Mr. Flint presented the First Amendment to Development Agreement and asked Ms. Wilson to review. Ms. Wilson stated that the agreement, currently under review with the City of Apopka, provides updates to the District's development requirements and confirms that the CDD was formally established. The amendment reflects previously assigned construction obligations and includes language regarding the District's ability to finance, acquire, construct, install, maintain, and own certain public infrastructure improvements. The Board discussed language clarifying that once parcels are sold to third parties and developed, those properties would no longer be subject to certain obligations of the development agreement; however, this does not release the CDD from its responsibilities. It was noted that the amendment also addresses other substantive changes, such as bonus densities and the addition of property, which have been reviewed and signed off by the development team. Approval in substantial form and authorization for the Chair and Vice Chair to execute the agreement once finalized by District staff was requested.

On MOTION by Mr. Linton, seconded by Mr. Hamner Jr., with all in favor, the First Amendment to Development Agreement, was approved in substantial form.

FIFTH ORDER OF BUSINESS

Consideration of Agreement for Professional Engineering Services

Mr. Flint presented the Agreement for Professional Engineering Services. Mr. Flint stated that the firm, originally hired as the interim Engineer and later selected through an RFQ process, had finalized the agreement after reviewing comments from the firm's attorney. He noted that the Engineer has continued providing services under the prior agreement. Approval of the District Engineering agreement was requested, along with Work Authorization #1, with a not-to-exceed amount of \$25,000, the same as the interim Engineer role. He stated that services will be billed hourly, covering general Engineering tasks for the District, with capital-related costs paid from bond funds and other services paid from the general fund.

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On MOTION by Mr. Ridgely, III, seconded by Mr. Linton, with all in favor, the Agreement for Professional Engineering Services, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Change Orders #6 & #7 (Infrastructure) and #5 (Mass Grading) from RCS Construction Company

Mr. Flint presented the change orders and asked Mr. Edwards to review. Mr. Edwards presented Change Order #6 first, explaining that it addresses the need for emergency irrigation equipment to water newly planted trees along Effie and Sadler. The City of Apopka’s program to reduce reuse water pressure during daylight hours in the summer has made it difficult to maintain adequate irrigation, requiring the use of potable water instead. The additional cost associated with this work is approximately \$58,000. Alternatives, such as using water trucks, were considered but determined infeasible due to the high irrigation demand, which is approximately 18 hours per day. Mr. Edwards presented Change Order #7 next, noting a \$3 million reduction to the infrastructure contract. The decrease reflects a true-up of dry utility costs, primarily due to less conduit being installed and the removal of certain light poles and light boxes, which will instead be installed and funded by the City of Apopka or Duke Energy. Lastly, Mr. Edwards presented Change Order #5 for the mass grading project, which covers modifications to the roadway to create an entryway to the cell tower site. He noted that the work requires removal and replacement of a small section of existing sidewalk and curb. Mr. Edwards clarified that the \$19,000 cost will be paid entirely by Kelly Park, which will then be reimbursed by the cell tower operator, SBA. Although the work is being completed under the District’s contract, it is recognized as privately funded through a cost-share arrangement.

On MOTION by Mr. Ridgely, III, seconded by Mr. Hamner Jr., with all in favor, Change Orders #6 & #7 (Infrastructure) and #5 (Mass Grading) from RCS Construction Company, were approved.

SEVENTH ORDER OF BUSINESS

Ratification of Series 2024 Requisitions #47 - #50

Mr. Flint presented Requisitions #47 – #50 for the Series 2024 Bonds for ratification. He explained that while Board approval is not required for payment, the requisitions are brought back for record purposes. He stated that each was certified by the District Engineer as appropriate and

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consistent with the Engineer’s report, with expenses funded from the bond construction account. He offered to answer any questions from the Board; there were none.

On MOTION by Mr. Hamner Jr., seconded by Mr. Ridgely, III, with all in favor, Series 2024 Requisitions #47 - #50, were ratified.

EIGHTH ORDER OF BUSINESS

Ratification of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2025

Mr. Flint presented the agreement with Grau & Associates to perform the Fiscal Year 2025 audit at a not-to-exceed amount of \$4,400. The agreement was previously signed electronically to allow the auditor to begin work promptly.

On MOTION by Mr. Ridgely, III, seconded by Mr. Hamner Jr., with all in favor, the Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2025, was ratified.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Wilson provided an update on coordination with the developer regarding potential updates to the transportation development agreement with the City of Apopka. She explained that an extension of the construction timeline is anticipated due to delays in property acquisition and completion of roadway improvements. The Board was asked to grant conceptual approval for the extension and to authorize the Chair or, if unavailable, the Vice Chair to execute any related documents once finalized and reviewed by District staff.

On MOTION by Mr. Hamner Jr, seconded by Mr. Linton, with all in favor, Granting Conceptual Approval for the Extension and Authorizing the Chair or Vice Chair to Execute Related Documents, was approved.

B. Engineer

i. Construction Status Report of Infrastructure Improvements

Mr. Cosmas presented the Engineer’s report, noting that most roadway construction is complete except for the second lift of asphalt and a right-turn lane from Effie Road onto Kelly Park Road. These remaining items are pending resolution of right-of-way acquisition on an adjacent parcel. He added that coordination continues with the City of Apopka and project

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Engineers, with groundbreaking for the Kelly Park Road widening project scheduled for November 14th and construction expected to begin in early 2026, with a targeted 12-month completion timeline.

C. District Manager’s Report

i. Balance Sheet and Income Statement

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

ii. Ratification of Funding Requests #18 – #22

Mr. Flint presented funding requests #18 – #22. He stated these were approved as part of the FY25 budget and asked for ratification.

On MOTION by Mr. Linton, seconded by Mr. Ridgely, III, with all in favor, Funding Requests #18 – #22, were ratified.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor’s Requests

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

TWELFTH ORDER OF BUSINESS

Adjournment

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

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George Flint
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Secretary/Assistant Secretary

Signed by:
George Flint
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Chairman/Vice Chairman