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, April 8, 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
Taylor Edwards	Assistant Secretary
George Hamner, Jr.	Assistant Secretary
Duane "Rocky" Owen	Assistant Secretary

Also present were:

George Flint	District Manager
Alyssa Wilson *by phone*	District Counsel
Mackenzie Cerjan *by phone*	District Engineer
Jarett Wright	Field Manager
Robbie 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 January 14, 2026 Meeting**

Mr. Flint presented the minutes of the January 14, 2026, Board of Supervisors meeting and asked for any questions, comments, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Hamner, Jr., seconded by Mr. Edwards, with all in favor, the Minutes of the January 14, 2026 Board of Supervisor Meeting, were approved as presented.

FOURTH ORDER OF BUSINESS **Review and Acceptance of Fiscal Year 2025 Audit Report**

Mr. Edwards stated this item involves reviewing and accepting the Fiscal Year 2025 Audit Report. An annual independent audit was conducted for the CDD by Grau & Associates, as required for government entities. The attached Audit Report included a management section at the end, specifically on pages 43 and 44 of the agenda. There were no current or prior year findings or recommendations, and the CDD complied with all provisions required by the Auditor General. The Audit was described as clean, with no issues noted.

On MOTION by Mr. Linton, seconded by Mr. Hamner, Jr., with all in favor, Acceptance of Fiscal Year 2025 Audit Report, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing**

Mr. Flint explained Resolution 2026-01 involves the approval of the proposed budget and scheduling of the public hearing for its final adoption. Each year, the Board is required to approve an initial proposed budget as the first step in the budget process. This proposed budget is not binding on the District and is attached as Exhibit A. The Board also sets the date, place, and time for the public hearing where the budget will be officially adopted.

Mr. Flint noted that administrative expenses in the proposed budget have generally remained stable, with only a minor inflationary increase of $200 for management fee-related line items. For operations and maintenance, there is an increase due to the District projecting to take on additional areas for maintenance. Pricing for these new maintenance areas has been coordinated with relevant personnel. The only other sizable increase was for electric as they're going to be transitioning to a two-wire system. That should cover all the meters that they have on the CDD side. The per unit assessment amounts are not impacted by the adjustments. He noted they would have another opportunity at the hearing on July 8th at 10:30 am.

A Board member stated he assumed the real estate taxes are outside of this budget. Mr. Flint explains that, as a governmental entity, they generally do not pay property taxes. The only exception occurs during property conveyance, when an exemption cannot be filed by the deadline resulting in a small property tax. The budget includes a small amount ($2,500) for such cases, but typically, these taxes are not paid. The situation may depend on information from landowners, and it can be reviewed again before final decisions are made.

> On MOTION by Mr. Linton, seconded by Mr. Hamner, Jr., with all in favor, Resolution 2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing, was approved.

SIXTH ORDER OF BUSINESS **Ratification of Series 2024 Requisitions #56 – #57**

Mr. Flint reviewed two requisitions related to the 2024 bond series, both submitted by Kimley-Horn. Requisition #56 covers eligible construction costs to be paid from the bond funds, and Requisition #57 is also for Kimley-Horn. The Board is in the process of ratifying these requisitions and has asked if there are any questions about them.

> On MOTION by Linton, seconded by Mr. Edwards, with all in favor, the Series 2024 Requisitions #56 – #57, were ratified.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Wilson stated the District is collaborating with developers, landowners, and the Counsel regarding easement issues to allow access to District property. The Chair has the authority to sign these easements between Board meetings, and they are expected to be ratified at the July meeting.

B. Engineer

There being no comments, the next item followed.

C. District Manager's Report

i. Approval of Check Registers

1. **January 8, 2026 – February 3, 2026**
2. **February 4, 2026 – March 3, 2026**
3. **March 4, 2026 – March 31, 2026**

Mr. Flint presented three check registers for the month of January, February, and for March. The Board had no questions on the check registers.

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

ii. Balance Sheet and Income Statement

Mr. Flint provided the unaudited financials through the end of March. It includes the combined balance sheet, showing the General Fund, the Debt Service Fund, and the fund of capital projects, as well as the statements of revenue and expenditures for each fund. Also included is a month to month for the general fund showing the revenue and expenses, the long-term debt report, and the status of the direct assessments.

D. Field Manager's Report

Mr. Wright presented the Field Manager's report. He noted that contracts for landscape maintenance and discing have been finalized and initial services have already started. As April begins, landscape maintenance is shifting to weekly service with crews now on site each week. The newly installed facade is establishing well and is improving, helped by recent rainfall. Staff continue to monitor and replace plants impacted by the freeze, and overall the landscape is in good condition. Some trees may appear dead, but testing confirmed they are still alive and will bloom again after some time.

Mr. Wright stated that Kelly Park Road entrance is almost complete so that section has been built out and is now drivable for the moment. The team is moving forward with additional tracks as notified and is preparing maps to finalize scopes for contract amendments when those tracks are ready for turnover. Robbie, the junior Field Manager, is assisting with daily site operations and may be seen on site, providing extra oversight. Discussions included the installation of fencing around stormwater ponds: two smaller ponds will receive decorative aluminum fencing due to permit and safety requirements (especially for steep slopes), while the larger pond will have a field fence to keep livestock out. Access points for equipment will be included. Any new fencing will be added to the property's insurance schedule, with further details to be sorted when ready.

EIGHTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS **Supervisor's Requests**

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

TENTH ORDER OF BUSINESS **Adjournment**

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

DocuSigned by:
George Flint
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Secretary/Assistant Secretary

Signed by:
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Chairman/Vice Chairman