

**MINUTES OF MEETING
COUNTY ROAD 33
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the County Road 33 Community Development District was held Wednesday, **August 27, 2025** at 9:35 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum:

Tony Iorio	Chairman
Doug Beasley	Vice Chairman
Rocky Owen	Assistant Secretary
Tom Franklin	Assistant Secretary
Jason Lonas <i>by phone</i>	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Sarah Sandy <i>by phone</i>	District Counsel, Kutak Rock
Kathy Leo <i>by phone</i>	District Engineer, GAI Engineering
Rob Szozda	Field Manager, 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. Mr. Lonas joined by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint stated only Board members and staff are present.

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THIRD ORDER OF BUSINESS

**Approval of Minutes of the May 28, 2025
Board of Supervisors and Audit
Committee Meetings**

Mr. Flint presented the minutes from the May 28, 2025, Board of Supervisors and Audit Committee meeting and asked for any comments, correction, or changes to those minutes. The Board had no changes to the minutes and there was a motion of approval.

On MOTION by Mr. Franklin, seconded by Mr. Franklin, with all in favor, the Minutes of the May 28, 2025, Board of Supervisors and Audit Committee meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

Mr. Flint asked for a motion to open the public hearing.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Opening the Public Hearing, was approved.

A. Consideration of Resolution 2025-04 Adopting Fiscal Year 2026 Approved Budget and Appropriating Funds

Mr. Flint presented Resolution 2025-04 and stated they have previously approved the proposed budget and set this meeting as the public hearing to adopt. He noted the current year actuals were updated through June 30, 2025.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2025-04 Adopting Fiscal Year 2026 Approved Budget and Appropriating Funds, was approved.

Mr. Flint asked for a motion to close the public hearing.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Closing the Public Hearing, was approved.

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FIFTH ORDER OF BUSINESS

Consideration of Fiscal Year 2026 Budget Funding Agreement

Mr. Flint presented the FY 26 Budget Funding Agreement and noted this will be the legal description of the boundaries of the district for the budget.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, the Fiscal Year 2026 Budget Funding Agreement, was approved.

SIXTH ORDER OF BUSINESS

Acceptance and Ranking of the Audit Committee and Authorizing Staff to Send a Notice of Intent to Award

Mr. Flint stated the Board met as the Audit Committee before this meeting and ranked the proposals they received. He added they ranked Grau & Associates as #1 and DiBartolomeo, McBee, Hartley & Barnes as #2. He asked for a motion to accept the rankings.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Accepting the Ranking of the Audit Committee and Authorizing Staff to Send a Notice of Intent to Award, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy had nothing to report.

B. Engineer

Ms. Leo stated they will be setting up a calendar system to inspect the stormwater ponds annually.

C. District Manager’s Report

i. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through the end of June. He offered to answer any questions on the financials. There were none and no action was required on this item.

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ii. Ratification of Funding Requests No. 22 & 23

Mr. Flint presented Funding Requests No. 22 & 23 to the Board. There were no questions, and a motion of approval was given for ratification.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Funding Requests No. 22 & 23, were ratified.

iii. Approval of Fiscal Year 2026 Meeting Schedule

Mr. Flint stated they are proposing they have the same meeting schedule in 2026 as they did previously. He added the meetings will be held on the fourth Wednesday of the month at 9:30 a.m. He noted the meeting in November will most likely be cancelled, due to it being the day before Thanksgiving.

Ms. Sandy noted County Road 33 is scheduled to have a Landowner’s Election on November 4, 2025 and asked if they will be having a Board meeting on the same day. Mr. Iorio stated instead of having the November meeting before Thanksgiving, it will be easier to have it on the same day as the Landowner’s election.

Mr. Flint asked if the meetings could be moved to 10:00 a.m. to help the Board members who cannot make it at 9:30 a.m.. The Board stated they are fine with this change.

On MOTION by Mr. Owen, seconded by Mr. Franklin, with all in favor, the Fiscal Year 2026 Meeting Schedule, was approved as amended.

iv. District Goals and Objectives

a. Adoption of Fiscal Year 2026 Goals & Objectives

Mr. Flint stated they are required to approve a set of goals and objectives each year, and these have not changed since the previous year. He asked for a motion to approve the goals and objectives.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Fiscal Year 2026 Goals and Objectives, were approved.

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Mr. Flint stated there was a typo in the meeting schedule for the Landowner’s Election. The meeting was approved to be on November 3rd; however, the correct date should be November 4, 2025. He asked a motion to approve this correction.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Changing the Landowner’s Election to November 4, 2025, was approved.

b. Presentation of Fiscal Year 2025 Goals & Objectives Authorizing Chair to Execute

Mr. Flint stated in the event there is no Board meeting in September, they are asking for a motion to execute the Chair to authorize the Fiscal Year 2025 Goals and Objectives.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Fiscal Year 2025 Goals and Objectives Authorizing the Chair to Execute, was approved.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Iorio seconded by Mr. Beasley, with all in favor, the meeting was adjourned.

DocuSigned by:
George Flint
Secretary Assistant Secretary

DocuSigned by:
Tony Iorio
Chairman/Vice Chairman