

**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, **January 28, 2026** at 10:00 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
Jason Lonas	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. Iorio 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 only Board members and staff are present.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

Mr. Flint noted that there was a Landowners' Election held in November and as a result, three Board members were reelected to the Board of Supervisors: Mr. Lonas, Mr. Franklin, and Mr. Owen.

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**A. Administration of Oaths of Office to Newly Elected Supervisors**

Mr. Flint stated that he administered the oaths of office to Mr. Lonas and Mr. Franklin prior to the start of the meeting. Mr. Franklin was not present at the meeting and he will be sworn in at a later date.

**B. Consideration of Resolution 2026-01 Canvassing and Certifying Results of Landowners Election**

Mr. Flint reported the results of the Landowners election stating that Mr. Lonas received 200 votes, Mr. Franklin received 200 votes, and Mr. Owen received 198 votes certifying that Mr. Lonas and Mr. Franklin will serve four-year terms and Mr. Owen will serve a two-year term. He offered to answer any Board questions.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Resolution 2026-01 Canvassing and Certifying Results of Landowners Meeting, were approved.

**C. Election of Officers**

Mr. Flint noted that after every election the Board is required to elect officers.

**D. Consideration of Resolution 2026-02 Electing Officers**

Mr. Flint presented the resolution and stated the Board resides currently with Mr. Iorio as Chair, Mr. Beasley as Vice Chair, the remaining Board members serve as Assistant Secretaries, Mr. Flint serves as Secretary, Jill Burns from the GMS office serves as the District's Treasurer, and Katie Costa and Darrin Mossing serve as Assistant Secretaries. He then asked if the Board would like to elect this slate of officers as stated and the Board was amenable to that motion.

On MOTION by Mr. Iorio, seconded by Mr. Lonas, with all in favor, Resolution 2026-02 Electing Officers as slated above, were approved.

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**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the August 27, 2025, Audit Committee and Board of Supervisor’s Meetings**

Mr. Flint presented the minutes from the August 27, 2025 Audit Committee and Board of Supervisor’s Meeting and asked for any comments, corrections, or questions. The Board had no changes to the minutes.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Minutes of the August 27, 2025 Audit Committee and Board of Supervisor’s Meetings, were approved.

**FIFTH ORDER OF BUSINESS**

**Approval of Minutes of the November 4, 2025 Landowners Meeting**

Mr. Flint presented the minutes from the November 4, 2025 Landowners meeting and asked for any comments or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Iorio, seconded by Mr. Lonas, with all in favor, the Minutes of the November 4, 2025 Landowners Meeting, were approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of the Amended and Restated Boundary Amendment Funding Agreement**

Mr. Flint noted that previously the Board had approved petitioning an amendment to the boundaries with a funding agreement contemplating the areas to be included within the new boundary expansion. Ms. Sandy noted that the previous agreement did not include all of the property that is now intended to be included into the boundary of the District. This expands the District to an approximate total of 1,100 acres. This agreement will allow the developer to fund the additional acreage cost related to the boundary amendment. Mr. Flint offered to answer any Board questions.

On MOTION by Mr. Lonas, seconded by Mr. Owen, with all in favor, the Amended and Restated Boundary Amendment Funding Agreement, was approved.

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**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-03  
Authorizing Amended and Restated  
Boundary Amendment**

Ms. Sandy presented the resolution stating that this approves the boundary amendment and gives staff authority to move forward with steps to file the boundary amendment on behalf of the District with the City.

On MOTION by Mr. Lonas, seconded by Mr. Beasley, with all in favor, Resolution 2026-03 Authorizing Amended and Restated Boundary Amendment, was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Sandy gave an update on where they are at in the process related to the Boundary Amendment. Outstanding items include Landowner consents and the costs associated with the expansion area.

**B. Engineer**

There being no comments, the next item followed.

**C. District Manager’s Report**

**i. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials. He offered to answer any questions on the financials.

**ii. Ratification of Funding Requests No. 24-29**

Mr. Flint presented Funding Requests No. 24-29 to the Board. The Board had no questions on the funding requests.

**iii. Approval of Funding Request No. 30**

Mr. Flint presented Funding Request No. 30. The Board had no questions on the funding request.

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On MOTION by Mr. Beasley, seconded by Mr. Lonas, with all in favor, Ratifying Funding Requests No. 24-29 & Approving Funding Request No. 30, was approved.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisors Requests**

Mr. Iorio asked for an updated on where they are at in the process with tentative schedule for filing and completing the Boundary Amendment. Ms. Sandy reported that the original goal was to file on or before March 1<sup>st</sup>. She believes they will meet that goal. Once that is filed it can take anywhere from two to three months for the city to process everything.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint asked for a motion to adjourn the meeting.

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

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*George Flint*  
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B61B5DF421644AD  
Secretary/Assistant Secretary

DocuSigned by:  
*Tony Iorio*  
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B82C3BA0E54B45B  
Chairman/Vice Chairman