

**MINUTES OF MEETING  
FALCON TRACE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Falcon Trace Community Development District was held Wednesday, **October 15, 2025** at 6:00 p.m. at the Big Hawk Lake Recreational Center, 13600 Hawk Lake Drive, Orlando, Florida.

Present and constituting a quorum were:

Sara Hurst	Chairperson
Carole Miller	Vice Chairperson
Sue Marchesi Baron	Assistant Secretary
Perry Shaikh	Assistant Secretary
Felix Kutlik	Assistant Secretary

Also Present were:

Jason Showe	District Manager
Mike Eckert	District Counsel by telephone
Ashley Hilyard	Field Operations
Marcia Calleja	CALM

*The following is a summary of the discussions and actions taken at the October 15, 2025 Falcon Trace Community Development District Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Showe called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the August 20, 2025 Board of Supervisors Meeting**

Ms. Miller moved to approve the minutes of the August 20, 2025 meeting Ms. Baron seconded the motion. The motion passed on the following roll call vote:

Ms. Hurst yes.  
Ms. Miller yes.  
Ms. Baron yes.  
Mr. Kutlik yes.  
Mr. Shaikh yes.

**FOURTH ORDER OF BUSINESS**

**Ratification of Non-Ad Valorem Assessment Agreement with Orange County Property Appraiser**

Mr. Showe stated we have executed the agreement with the Orange County Property Appraiser. This agreement allows us to utilize the tax roll to collect our assessments.

Ms. Hurst moved to ratify the non-ad valorem assessment agreement with the Orange County property appraiser. Ms. Miller seconded the motion. The motion was passed on the following roll call vote.

Ms. Hurst yes.  
Ms. Miller yes.  
Ms. Baron yes.  
Mr. Kutlik yes.  
Mr. Shaikh yes.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Eckert stated one of the issues we will be providing guidance on is a recent court case dealing with the open carry of firearms and how that relates to district amenity property and district meetings, but we are not done with that research. We will provide that to the board and management as soon as we complete the research.

**B. Manager****i. Approval of Check Register**

Ms. Hurst moved to approve the check register. Ms. Baron seconded the motion. The motion passed on the following roll call vote.

Ms. Hurst yes.

Ms. Miller yes.

Ms. Baron yes.

Mr. Kutlik yes.

Mr. Shaikh yes.

**ii. Balance Sheet and Income Statement**

A copy of the financials was included in the agenda package.

**C. Field Manager's Report**

Ms. Hilyard reviewed the field manager's report and presented proposals for the fence repair and the board took the following action.

Ms. Hurst moved to approve the quote from All-Rite Fence Services to remove the existing fence and put in a 10-foot fence in the amount of \$1,180 to include everything. Ms. Miller seconded the motion. The motion passed on the following roll call vote.

Ms. Hurst yes.

Ms. Miller yes.

Ms. Baron yes.

Mr. Kutlik yes.

Mr. Shaikh yes.

**D. Amenity Manager's Report****E. Discussion of Movie Night**

Ms. Calleja reviewed the amenity manager's report along with the proposed expenses for the next movie night for board discussion, after which the board discussed the choice of movie, size of screen, type of projector, and HOA contribution.

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

Mr. Shaikh asked how many acres does the CDD own?

Mr. Eckert stated we own the big lake and amenity center.

Mr. Showe stated the lake is in two parcels, 24.76 acres and 44.32 acres and this tract is 4.87 acres so about 75 acres total.

Mr. Shaikh asked how do we clean it?

Mr. Showe stated we have a lake vendor and they treat the lake once a month for invasive species and hydrilla.

**TENTH ORDER OF BUSINESS**

**Next Meeting Date**


Mr. Showe stated that the next meeting would be January 21, 2026.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Hurst moved to adjourn the meeting and Ms. Baron seconded the motion. The motion passed on the following roll call vote.  
Ms. Hurst yes.  
Ms. Miller yes.  
Ms. Baron yes.  
Mr. Kutlik yes.  
Mr. Shaikh yes.

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman