

**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, **January 21, 2026** 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 <i>by telephone</i>

Also Present were:

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

The following is a summary of the discussions and actions taken at the January 21, 2026 Falcon Trace Community Development District's regular 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 October 15, 2025 Meeting

Ms. Baron moved to approve the minutes of the October 15, 2025 meeting as amended. 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.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Eckert stated we prepared a cost share agreement for the movie night; we also prepared an agreement with All-Rite Fence Services for the installation of the fence approved at the last meeting.

There are two pieces of legislation we are watching that may affect the district. One is the sovereign immunity limits, which could raise your insurance rates. There is a serious proposal at \$500,000 and \$1 million, which would be an increase from the current one that says \$200,000 per person \$300,000 per incident. The other bill we are watching would provide a recall procedure for CDD board members. That one has some changes and it will probably go through if it makes it, but we are watching it because that is going to have an impact on the district.

Ms. Hurst stated did the concealed carry go through?

Mr. Eckert stated the issue was there was a court of appeals case that is applicable throughout Florida that found that Florida's open carry prohibition law is unconstitutional. The issue became, what does that mean in terms of where you can bring guns and things of that nature. We did provide a memo to all the district managers on that and they are still prohibited from bringing a handgun to a public meeting, there is a question in terms of whether or not somebody can bring a long gun such as a rifle or shotgun but to the extent that we have that happen in a board meeting we would either not start the board meeting or recess until we could have a police officer present. If Jason wants to circulate that memo to the board that would be fine.

B. Manager

i. Approval of Check Register

After discussion of the number of hours of staff time to assemble furniture, issues with the results of pressure washing, amount of dog bags purchased, get proposal from GMS before work is done, and number of pool attendants, the board took the following action.

Ms. Hurst moved to approve the check register. 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.

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 tracker and the field management report.

Ms. Hurst moved to approve the quote for \$5,450 for kitchen renovation from Mary & David and 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.

Proposal from Guardian Active Solutions for tennis court access.

Ms. Hurst moved to approve the Guardian Active Solutions for the tennis courts, 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. Haikh yes.

The board continued the discussion about a second point of access open to the public, push bar on inside of gate, to be invoiced.

D. Amenity Manager’s Report

i. Discussion of Movie Night

The board and staff continued the discussion of the movie nigh, the HOA will reimburse \$3,000, start movie at 7:30 p.m., continuation of movie night if it is not successful, amount of participation, build participation over time, be consistent, communicate with residents, no issue with buying a screen, but the projector may become obsolete, stagger purchases over time, purchase versus rent equipment, and decided on the movie, staff, sheriff, screen, projector, popcorn machine and signage, HOA will send out eblasts.

FIFTH ORDER OF BUSINESS

Supervisor’s Requests

Ms. Baron stated homeowners are becoming leasing company for cars and they bring the car to the clubhouse and take pictures then people show up at 4 a.m. to pick up their rental cars. Could we share the video coverage?

Mr. Eckert stated the only people you can share video footage with is the police.

Ms. Hurst moved to adjourn the meeting at 7:36 p.m. 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.



Secretary/Assistant Secretary



Chairman/Vice Chairman