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, **March 11, 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

Also Present were:

Jason Showe	District Manager
Kubra Metin	District Counsel *by phone*
Ashley Hilyard	Field Operations
Marcia Calleja	CALM

The following is a summary of the discussions and actions taken at the March 11, 2026 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 January 21, 2026 Meeting**

Mr. Showe presented the minutes of the January 21, 2026 meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

Ms Hurst moved to approve the minutes of the January 21, 2026 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. Shaikh yes.

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

Mr. Showe stated we were able to keep assessments level this year and we have tentatively set the public hearing for July 15, 2026.

Ms. Hurst moved to approve Resolution 2026-01 Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing to Adopt 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. Shaikh yes.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-02 Relating to the General Election and Qualifying Period Process**

Mr. Showe stated Resolution 2026-02 requests the Orange County supervisor of elections to conduct the district's general election. Seat 4 held by Ms. Hurst and seat 5 held by Mr. Shaikh will be up for election in November. It also outlines the qualification period, which is from noon June 8th through noon June 12th.

Ms. Hurst moved to approve Resolution 2026-02 Relating to the General Election and Qualifying Period Process 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. Shaikh yes.

SIXTH ORDER OF BUSINESS **Consideration of Amendment to Agreement for Swim Lessons with Sharks and Minnows Swim School, Inc.**

Mr. Showe stated this is an amendment to the agreement with Sharks and Minnows to extend the term from April 1, 2026 to October 10, 2026.

Ms. Baron moved to approve the amendment to the swim lesson agreement with Sharks and Minnows Swim School, Inc. 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. Shaikh yes.

SEVENTH ORDER OF BUSINESS **Discussion and Feedback for Movie Night**

Ms. Calleja gave an overview of the plans in place for movie night to take place Saturday, March 14, 2026 at 7:30 p.m.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Metin gave an overview of the legislative update.

B. Manager

i. Approval of Check Register

Ms. Baron 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. Shaikh yes.

ii. Balance Sheet and Income Statement

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

C. Field Manager's Report

i. Field Manager Report

Ms. Hilyard gave an overview of the field management report, copy of which was included in the agenda, then presented the following proposals.

ii. Consideration of Proposals

a. Parking Lot Light Pole Repair

Ms. Hurst moved to approve the proposal from Terry's Electric in the amount of $5,662. Ms. Miller seconded the motion. The motion passed on the following roll call vote.
Ms. Hurst yes.
Ms. Miller yes.
Ms. Baron yes.
Mr. Shaikh yes.

b. Pressure Washing (3)

Ms. Hurst moved to approve the proposal from Pressure Wash This Inc. in the amount of $2,350. Ms. Baron seconded the motion. The motion passed on the following roll call vote.
Ms. Hurst yes.
Ms. Miller yes.
Ms. Baron yes.
Mr. Shaikh yes.

c. Guest House Upgrades

Mr. Showe stated we are working with them on the warranty and if we can get them to a point where counsel and the chair is comfortable then we can use the previous approval and just execute it. Otherwise, we will bring it back.

d. Water Slide Restoration

Ms. Miller moved to approve a not to exceed amount of $2,500 to engage a structural engineer to assess the slide structure, subject to approval by the chair. Ms. Baron seconded the motion.
Ms. Hurst yes.

Ms. Miller yes.
Ms. Baron yes.
Mr. Shaikh yes.

Ms. Hurst moved to approve the proposal from Safe Slide Restoration in an amount not to exceed $25,000. Ms. Miller seconded the motion. The motion passed on the following roll call vote.
Ms. Hurst yes.
Ms. Miller yes.
Ms. Baron yes.
Mr. Shaikh yes.

e. Community Signage

Mr. Showe stated these signs are based on resident feedback.

After discussion of verbiage on the signs, staff was authorized to purchase two signs for the dock with a warning about wildlife.

f. Additional Gate Reader

Ms. Hilyard outlined the need for an extra ingress/egress and the board asked that a gate with a crash bar be investigated.

D. Amenity Manager's Report

Ms. Calleja reviewed the amenity usage report, copy of which was included in the agenda package.

NINTH ORDER OF BUSINESS Supervisor's Requests

Ms. Baron asked what is the structure that is close to the turnpike? A homeowner in the back said a bullet went through their screen enclosure into the bedroom and they said it came from a structure back there that people are living in.

Mr. Showe stated that property appears to belong to Orange County so they need to call the sheriff.

TENTH ORDER OF BUSINESS **Next Meeting Date**

Mr. Showe stated the next meeting was scheduled for May 20, 2026.

ELEVENTH ORDER OF BUSINESS **Adjournment**

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

Ms. Hurst moved to adjourn the meeting at 7:27 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. Shaikh yes.

Secretary/Assistant Secretary

Sara Hurst
Chairman/Vice Chairman