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, **May 20, 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

Also Present were:

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

The following is a summary of the discussions and actions taken at the May 20, 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 March 11, 2026 Board of Supervisors Meeting**

> Ms. Baron moved to approve the minutes of the March 11, 2026 meeting as amended. Ms. Hurst seconded the motion. The motion passed on the following roll call vote:
> Ms. Hurst yes.
> Ms. Miller yes.
> Mr. Kutlik yes.
> Ms. Baron yes.
> Mr. Shaikh yes.

FOURTH ORDER OF BUSINESS **Presentation of Fiscal Year 2025 Financial Audit**

Mr. Showe stated in the report to management there were no prior year findings and no current year findings and it is a clean audit.

> Ms. Hurst moved to accept the fiscal year 2025 audit report. Mr. Kutlik seconded the motion. The motion passed on the following roll call vote:
> Ms. Hurst yes.
> Ms. Miller yes.
> Mr. Kutlik yes.
> Ms. Baron yes.
> Mr. Shaikh yes.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Metin reviewed the bills that passed this past session in the legislature.

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.
> Mr. Kutlik yes.
> Ms. Baron yes.

Mr. Shaikh yes.

ii. Balance Sheet and Income Statement

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

iii. Presentation of Registered Voters – 2,015

A copy of the letter from the supervisor of elections reporting that 2,015 registered voters reside in the district was included in the agenda package.

Mr. Showe stated we had a request to have WIFI at the pool, it is available and it is up to you whether you want it or not. It came with what we got when we got our internet for the office. It is here and available.

Ms. Miller asked how do find out if we have had a lot of inquiries?

Ms. Calleja stated I haven't had any.

Ms. Hurst asked can we set it up with a parent lock so that kids can't go on certain sites?

Mr. Showe stated we will check that out.

C. Field Manager's

i. Report

Ms. Hilyard reviewed the status of the action item track for May 2026, copy of which was included in the agenda package and presented the following proposals.

Ms. Hurst moved to approve a not to exceed amount of $5,000 for an engineering evaluation on the slide. Mr. Kutlik seconded the motion. The motion passed on the following roll call vote.
Ms. Hurst yes.
Ms. Miller yes.
Mr. Kutlik yes.
Ms. Baron yes.
Mr. Shaikh yes.

ii. Consideration of Proposals

a. Revised Gate Upgrades

Ms. Baron moved to approve the proposal from Guardian Access Solutions in the amount of $10,675. Ms. Hurst seconded the motion. The motion passed on the following roll call vote.

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

b. Repairs to Clubhouse Fascia – M.E.S.

Ms. Hurst moved to approve the proposal from M.E.S. Professional in an amount not to exceed $5,000. Ms. Baron seconded the motion. The motion passed on the following roll call vote.
Ms. Hurst yes.
Ms. Miller yes.
Mr. Kutlik yes.
Ms. Baron yes.
Mr. Shaikh yes.

c. Outdoor Drinking Fountain Installation (4)

Ms. Hurst moved to approve the Fountain Option Model 3601 in the amount of $3,624. Ms. Baron seconded the motion. The motion passed on the following roll call vote.
Ms. Hurst yes.
Ms. Miller yes.
Mr. Kutlik yes.
Ms. Baron yes.
Mr. Shaikh yes.

Landscape Repair/Removal

After discussion, staff was directed to remove plant material that is obviously dead in an amount not to exceed $1,500.

D. Amenity Manager's Report

Ms. Calleja reviewed the amenity manager's report, the board discussed the next movie night.

Mr. Shaikh left the meeting during this discussion.

The board discussed possibly offering CPR course, provide space for national night out, decorate for 4th of July, AED for pool area.

Ms. Calleja outlined an issue with a resident dropping off her children who misbehaved at the pool and was temporarily suspended, the resident did not attend the meeting, and the board gave her a 90-day suspension, and no more room rentals will be allowed.

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

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS **Next Meeting Date**

Mr. Showe stated that the next meeting would be held on July 15, 2026.

EIGHTH ORDER OF BUSINESS **Adjournment**

Ms. Hurst moved to adjourn the meeting at 7:40 p.m. and Ms. Baron seconded the motion. The motion passed on the following roll call vote.
Ms. Hurst yes.
Ms. Miller yes.
Mr. Kutlik yes.
Ms. Baron yes.

Secretary/Assistant Secretary

Sara Hurst
Chairman/Vice Chairman