

**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, **July 15, 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
Carole Miller
Sue Marchesi Baron
Perry Shaikh
Felix Kutlik

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also Present were:

Jason Showe
Kubra Metin
Ashley Hilyard
Marcia Calleja

District Manager
District Counsel *by telephone*
Field Operations
CALM

The following is a summary of the discussions and actions taken at the July 15, 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 May 20, 2026 Meeting

**Ms. Hurst joined the meeting at this time.*

Ms. Baron moved to approve the minutes of the May 20, 2026 meeting Mr. Kutlik 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

Public Hearing

Ms. Hurst moved to open the public hearing, 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.

A. Consideration of Resolution 2026-03 Adopting the Fiscal Year 2027 Budget and Appropriating Funds

Mr. Showe stated Resolution 2026-03 adopts the fiscal year 2027 budget, there is no assessment increase and is the same as last year and it is projected to have \$180,000 at the end of this fiscal year.

Ms. Hurst moved to approve Resolution 2026-03 Adopting the Fiscal Year 2027 Budget and Appropriating Funds, 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.

B. Consideration of Resolution 2026-04 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe stated Resolution 2026-04 imposes the special assessments and certifies an assessment roll. The adopted budget will be attached to this resolution as Exhibit A and Exhibit B will be the assessment roll.

Ms. Miller moved to approve Resolution 2026-04 Imposing Special Assessments and Certifying an Assessment Roll, Mr. Kutlik 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.

Ms. Hurst moved to close the public hearing, 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.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-05 Setting Public Hearing to Amend the District's Rules of Procedure

Mr. Showe stated Resolution 2026-05 sets a public hearing to amend the district's rules or procedure.

Ms. Hurst moved to approve Resolution 2026-05 Setting Public Hearing to Amend the District's Rules of Procedure, 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.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Metin stated I have an update on the bills we have been tracking. First is the recall election bill that did pass and the governor signed it and goes into effect July 1st. The electronic payment bill also passed and requires all local governments to accept electronic and online payments and the deadline to comply is January 1, 2027. The governor vetoed the sovereign immunity bill that would have raised the statutory limits.

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.

iii. Approval of Fiscal Year 2027 Meeting Schedule

Ms. Hurst moved to approve the fiscal year 2027 meeting schedule as amended to meet on March 10, 2027. 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.

iv. District Goals & Objectives**a. Adoption of the Fiscal Year 2027 Goals & Objectives****b. Review of Approved Fiscal Year 2026 Goals & Objectives
Authorizing the chair to Execute the Final Form**

Ms. Miller moved to approve the fiscal year 2027 goals and objectives and to authorize the chair to execute the 2026 goals and objectives at the end of the fiscal year. Ms. Baron seconded by 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.

C. Field Manager

i. Field Manager's Report

Ms. Hilyard reviewed the field manager's tracking report, copy of which was included in the agenda package and presented proposals for the following items that were tabled.

i. Consideration of Proposal for Exterior Repairs at Clubhouse

ii. Review of State Report from Engineering

iii. Proposal for AED Device

D. Amenity Manager's Report

A copy of the amenity manger's report was included in the agenda package.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

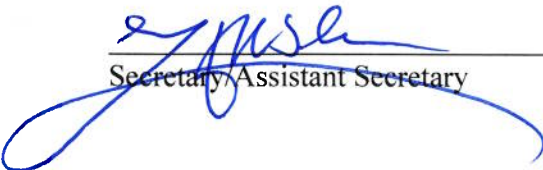
Adjournment

Ms. Miller moved to adjourn the meeting and Mr. Kutlik 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.

July 15, 2026

Falcon Trace CDD


Secretary/Assistant Secretary


Chairman/Vice Chairman