

**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, **August 19, 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
Felix Kutlik
Perry Shaikh

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also Present were:

Jason Showe
Kate John
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 August 19, 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

A resident stated recently the lights have not been on at the courts at night. Will that be addressed? Mr. Showe stated it could be a timer issue or something else, but Ashley will take a look at that.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the July 15, 2026
Board of Supervisors Meeting**

Ms. Hurst moved to approve the minutes of the July 15, 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.

FOURTH ORDER OF BUSINESS

**Consideration of Non-Ad Valorem
Assessment Administration Agreement for
Fiscal Year 2027 with Orange County
Property Appraiser**

Ms. Hurst moved to approve the Fiscal Year 2027 non-ad valorem assessment administration agreement with the Orange County property appraiser. 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.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hurst stated I sent a note to Mike and copied Jason regarding swimwear. There is no Florida Statue for public pools and swimwear. I found examples of what is considered to be modest swimwear and there were several examples and when I sent those to Mike, he said the best guess was to give visual examples to our pool attendants if we have any concerns or questions. Not streetwear, not denim, if the fabric is designed to be swim attire, then whatever form or fashion it comes in, that is swim attire.

Ms. Miller asked didn't we discuss that some swim people come from their homes to the pool. If they wear something and the fabric is approved by us, they have a tendency of dragging on the ground.

Ms. Hurst stated that is where the visual examples came in. Mike sent pictures from other CDDs of what would be considered traditional swim attire and then there were non-approved

examples such as denim, thongs, others. I would set an example of what I clipped out of an Amazon ad, which was modest swimwear. I think we should share that with our pool attendants, so they are comfortable saying this is approved attire.

Mr. Showe stated I will forward the diagram that Mike sent and provide it to Marcia.

Ms. Baron asked is this something we need to have approved and in writing?

Mr. Showe stated it is in your rules already, but this gives a visual description.

Ms. Miller stated I'm concerned about staff if they are approached. Is there training for them?

Ms. Baron asked what happens if someone has a string bikini on?

Ms. Calleja stated they would show them a copy of the guidelines and policy.

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.

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 task track for August 2026, copy of which was included in the agenda package.

i. Discussion of Plant Replacement Options

The board and staff discussed the plan replace options for the various areas, which were outlined in the agenda package.

**Mr. Shaikh joined the meeting at this time.*

ii. Consideration of FY 2027 Increase for Pool Maintenance Services

This item was tabled to a future meeting.

iii. Consideration of Proposal for Welding Services

Ms. Hurst moved to approve the proposal for welding services in an amount not to exceed \$3,500. 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. Consideration of Proposals for Painting & Stucco

Ms. Hilyard reviewed the proposals received for painting and stucco repair and the board took the following action.

Ms. Hurst moved to approve the proposal from M.E.S. in an amount not to exceed \$49,000. 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.

D. Amenity Manager's Report

Ms. Calleja stated when they close the pool at night, they are unable to close the parking lot because vehicles are still parked in there. We get complaints that people are hanging out there with loud music after hours.

A resident stated I live across from there and people are there playing loud music, doing drugs and I'm tired of picking up their trash when they leave and throw it in my front yard and backyard. Something has to be done.

The board discussed closing the parking lot at a certain time even if cars are parked there and putting up signage that the parking lot will close at a certain time.

Ms. Calleja stated my other concern is residents bringing in excessive guests.

i. Movie Night Continued Discussion

The board and staff discussed setting up the QR code for selection of movie, and discussed the speaker system.

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 the next meeting was scheduled for October 21, 2026.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Baron moved to adjourn the 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.



Secretary/Assistant Secretary



Chairman/Vice Chairman