

**GWINNETT PLACE
COMMUNITY IMPROVEMENT DISTRICT (GPCID)
SPECIALLY CALLED BOARD MEETING
By Video Teleconference
April 22, 2025**

MINUTES

Attendees

<i>Board Members:</i>	Chris Caltabiano	Jill Edwards	Ondria Jett
	June Lee	Romi Patel	Trey Ragsdale
	Leo Wiener		

<i>Board Observers:</i>	Tim Hur	Chris McGahee
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<i>Staff:</i>	Joe Allen	Glenn Wisdom
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<i>Legal:</i>	Lynn Rainey
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Chair Wiener called the meeting to order at 10:01 a.m. and welcomed all in attendance. The public was provided with information on attending the meeting via video teleconference prior to the meeting.

Mr. Ragsdale motioned to approve the proposed meeting agenda; seconded by Mr. Caltabiano and unanimously approved 7-0.

Ms. Jett motioned to approve the Minutes from the March 12, 2025 Regular Business Meeting and the April 9, 2025 Regular Business Meeting and Caucus of Electors; seconded by Ms. Edwards and unanimously approved 7-0.

Action Items

Election Ratification

Mr. Wiener motioned to certify the votes of the April 9, 2025 Caucus of Electors; seconded by Ms. Edwards and unanimously approved 7-0.

Election of Officers

Mr. Rainey conducted the election of Board officers. Ms. Jett nominated Mr. Ragsdale for Chair, Ms. Edwards for Vice Chair, and Mr. Wiener for Secretary/Treasurer; seconded by Mr. Caltabiano. Mr. Ragsdale, Ms. Edwards, and Mr. Wiener were unanimously elected to the officer positions.

2024 Independent Auditors' Report

Following an overview by Mr. Allen of the issuance by Smith and Howard of a clean, unqualified opinion with no deficiencies, Mr. Ragsdale motioned to accept the Independent Auditor's Report of the Financial Statements of the GPCID for the

year ended December 31, 2024; seconded by Ms. Edwards and unanimously approved 7-0.

Insurance Agreements

Following an overview by Mr. Allen regarding the competitive process for the various insurance policy coverages and premiums, Mr. Caltabiano motioned to authorize the Executive Director to execute documents between GPCID and Selective Insurance Company for the purpose of providing commercial property, commercial general liability, commercial crime (employee dishonesty), commercial automobile and commercial umbrella liability insurance coverage (June 20, 2025 – June 19, 2026) for an amount not to exceed \$15,712.00/annual and for the purpose of providing workers compensation insurance coverage (June 20, 2025 – June 19, 2026) for an amount not to exceed \$1,680.00/annual; with Travelers Insurance Company for the provision of Directors and Officers Liability and Employment Practices Liability coverage (June 20, 2025 – June 19, 2026) for an amount not to exceed \$1,463.00/annual, and with Cowbell Insurance Company for the provision of cyber liability coverage (June 20, 2025 – June 19, 2026) for an amount not to exceed \$1,860.00/annual; seconded by Mr. Ragsdale and unanimously approved 7-0.

2025 Property Tax Millage Rate Resolution

Ms. Jett motioned to approve the Resolution of the Board of Directors of the GPCID setting its 2025 property tax rate at 5.0 (five) mills; seconded by Ms. Edwards and unanimously approved 7-0.

Flock Cameras

Ms. Edwards motioned to authorize the Chairman to execute an Intergovernmental Agreement between the GPCID and Gwinnett County to combine resources and efforts for the acquisition and use of Flock cameras; seconded by Mr. Wiener and unanimously approved 7-0.

Security Patrols

Following a review by Mr. Allen of the CID's security patrol actions, Mr. Wiener motioned to authorize the Executive Director to terminate the Services Agreement between DeltCorp Industries, LLC and the GPCID effective at 6:30 a.m. on June 1, 2025; seconded by Ms. Jett and unanimously approved 7-0.

Following a review by Mr. Allen of the proposal submitted by MG Security Atlanta, LLC d/b/a Signal Security, Mr. Wiener motioned to authorize the Chairman to execute a Security Agreement between the GPCID and MG Security Atlanta, LLC effective June 1, 2025 for a base amount not to exceed \$227,124/annually; seconded by Ms. Jett and unanimously approved 7-0.

Treasurer's Report

Mr. Allen presented the following account summary for March 2025:

Checking Account

March 1, 2025 Beginning Balance:	\$ 3,359.25
March 31, 2025 Ending Balance:	\$ 8,433.96

Money Market Account

March 1, 2025 Beginning Balance:	\$ 118,629.20
March 31, 2025 Ending Balance:	\$ 65,498.00

Custody Account

March 1, 2025 Beginning Balance:	\$2,890,410.42
March 31, 2025 Ending Balance:	\$2,849,110.83

Grand Total Account

March 1, 2025 Beginning Balance:	\$3,012,398.87
March 31, 2025 Ending Balance:	\$2,923,092.79

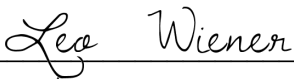
As of March 31, 2025, the GPCID had approximately \$2.9 million in cash. Mr. Allen encouraged board members to review the monthly financial summaries and expenditures for March 2025. Mr. Wiener motioned to approve the Treasurer's Report and ratify the expenditures; seconded by Ms. Edwards and unanimously approved 7-0.

Executive Director's Remarks

Mr. Allen provided an update on actions identified during the March 12, 2025 planning session.

The meeting was adjourned at 10:20 a.m. The next meeting is scheduled for 7:30 a.m. on June 11, 2025 at the Sonesta Gwinnett Place Atlanta, 1775 Pleasant Hill Road, Duluth, GA 30096.

Approved by the Board this
8th day of October, 2025.


Secretary

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