

FIRST COLONY MANAGEMENT DISTRICT  
NOTICE OF REGULAR MEETING

TO: THE BOARD OF DIRECTORS OF FIRST COLONY MANAGEMENT DISTRICT AND ALL OTHER INTERESTED PERSONS


Notice is hereby given that the Board of Directors of First Colony Management District (the "District") will hold a regular meeting on Thursday, October 10, 2024, at 11:30 a.m., at The Rouxpour, 2298 Texas Drive, Sugar Land, Texas 77479, inside the boundaries of the District, open to the public, to consider, discuss and adopt such orders, resolutions or motions and take such other direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

1. **Minutes.** Approve minutes of the previous Board meeting(s).
2. **Security Program.** Receive security reports as follows:
  - a. Receive Crime Report from Sugar Land Police Department, and authorize appropriate action;
  - b. Receive Security Report from Allied and authorize appropriate action;
  - c. Consider approving Security Program Holiday Schedule;
  - d. Receive report on monitoring system upgrade, Sugar Land Police Department camera access, and call box program, including a report on the District Video Technology System analysis and recommendations; and
  - e. Authorize appropriate action.
3. **Audit.** Consider and approve preparation of the District's audit for fiscal year ending December 31, 2024, in accordance with the District's contract with McCall Gibson Swedlund & Barfoot PLLC, and authorize appropriate action.
4. **Financial Report, Delinquent Accounts and Assessment Report.** Receive Financial Report, Quarterly Investment Report, report on delinquent accounts, and Assessment Report; pay bills; and authorize appropriate action.
5. **Budget.** Consider and adopt a budget for the fiscal year ending December 31, 2024, and authorize appropriate action.
6. **Order Levying Assessments.** Consider and adopt Order Levying Assessments to establish the District's assessment rate for those assessments that shall become delinquent on February 1, 2025, and authorize appropriate action.
7. **District Information Form.** Consider and approve an amendment to the District Information Form and authorize filing and recordation of same.
8. **Order Designating Administrative Office Outside the District.** Consider and approve Order Establishing Administrative Office Outside the District boundaries.
9. **Meeting Schedule.** Consider and adopt a meeting schedule for the Board of Directors for 2025, and authorize appropriate action.
10. **New Accounts.** Update on and approve additions to the Assessment Roll, accept Easement, License and Lease Agreement(s) from District property owners added to the Assessment Roll, and authorize appropriate action.
11. **General Manager's Report.** Receive report from PCD Management LLC regarding District activities and authorize appropriate action.
12. **Executive Session.** Convene executive session to discuss: (a) legal matters with the District's attorney in accordance with Section 551.071 of the Texas Government Code; (b) acquisition of real property in accordance with Section 551.072 of the Texas Government Code; (c) personnel matters in accordance with Section 551.074 of the Texas Government Code; (d) to receive information from employees or question employees in accordance with Section 551.075 of the Texas Government Code; and (e) economic development negotiations or offers of financial incentives for economic development in accordance with Section 551.087 of the Texas Government Code.
13. **Reconvene in Open Session.** Reconvene in public session to consider authorizing District staff and consultants to take any action necessary with respect to (a) legal matters; (b) acquisition of real property; (c) personnel matters; (d) receiving information from or questioning employees; (e) economic development negotiations or offers of financial incentives; and (f) any other matters relative to any of these matters which was discussed in Executive Session.



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Laura C. Davis  
Attorney for the District