

MINUTES OF MEETING

WINTER GARDEN VILLAGE AT FOWLER GROVES COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Wednesday, April 23, 2025, at 11:30 a.m.

3501 Quadrangle Blvd., Suite 197

Orlando, FL 32817

Board Members present and constituting a quorum:

Carol Nash	Vice-Chair
Ron Houck	Assistant Secretary
Doris Houck	Assistant Secretary
Laura Ramsay	Assistant Secretary

Also present:

Jane Gaarlandt	PFM	
Rick Montejano	PFM	
Meredith Hammock	Kilinski Van Wyk	(via phone)
Jason Mahoney	NV5	(via phone)

FIRST ORDER OF BUSINESS

Call to Order and Swearing in Newly Elected Board Member

The meeting of the Winter Garden Village at Fowler Groves Community Development District Board of Supervisors was called to order at 11:33 a.m. Board Members and Staff present are outlined above.

Ms. Gaarlandt noted that Mr. Houck was sworn in prior to the start of the meeting.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present.

THIRD ORDER OF BUSINESS

Consideration of Minutes

- January 22, 2025, Board of Supervisors' Meeting

On MOTION by Ms. Nash, seconded by Ms. Ramsay, with all in favor, the Board approved the Minutes of the January 22, 2025, Board of Supervisor's Meeting.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Approving a Preliminary Budget for Fiscal Year 2026 and Setting a Public Hearing Date

Ms. Gaarlandt recommended July 23, 2025, for the Public Hearing, which coincides with the next scheduled District Meeting. She reviewed the line item increases to Supervisor Fees, District Management, Website Maintenance, and estimated insurance cost noting the overall FY 2026 budget remains the same as for the current year .

Mr. Montejano noted the goal is to not raise assessments and provided additional overview of the line item increases.

There was a brief discussion regarding the increases. It was noted due to the pond 1A East litigation, there will need to be a reserve.

Ms. Gaarlandt and Mr. Montejano reviewed additional insurance recommended by the insurance carrier, Fraud and Voluntary Workers Compensation. If added, the additional cost can be covered by the reserves.

There was a brief discussion regarding the additional insurance, noting the Voluntary Workers Compensation coverage would be something to look into.

On MOTION by Ms. Houck, seconded by Ms. Ramsay, with all in favor, the Board approved Resolution 2025-03, Approving a Preliminary Budget for Fiscal Year 2026 and Setting a Public Hearing Date on July 23, 2025, at 11:30 a.m. at 3501 Quadrangle Blvd., Suite 197, Orlando, FL 32817.

FIFTH ORDER OF BUSINESS

Consideration of VGlobal Tech Fee Increase Letter

Ms. Gaarlandt noted this fee would be an increase of \$10 per month and is reflected in the proposed budget.

On MOTION by Ms. Nash, seconded by Ms. Ramsay, with all in favor, the Board approved the VGlobalTech Fee Increase Letter.

SIXTH ORDER OF BUSINESS

Consideration of PFM Fee Increase Letter

Ms. Gaarlandt noted this letter is for PFM internal billing purposes and the increase is reflected in the approved proposed budget.

On MOTION by Ms. Nash, seconded by Ms. Ramsay, with all in favor, the Board approved the PFM Fee Increase Letter.

SEVENTH ORDER OF BUSINESS

Review and Acceptance of the Fiscal Year 2024 Audit Report

Ms. Gaarlandt noted the draft report was circulated for review prior to finalization. The final report will be submitted to the Auditor General and will become part of the District's records.

Mr. Montejano stated this was a clean and standard audit.

On MOTION by Ms. Nash, seconded by Ms. Ramsay, with all in favor, the Board accepted the Fiscal Year 2024 Audit Report.

EIGHTH ORDER OF BUSINESS

Consideration of Payment Authorization Nos. 239 – 242

Ms. Gaarlandt stated these are all for standard District expenses.

On MOTION by Ms. Nash, seconded by Ms. Ramsay, with all in favor, the Board approved Payment Authorizations Nos. 239-242.

NINTH ORDER OF BUSINESS

Review of District's Financial Position

Ms. Gaarlandt stated the financials are as of March 31, 2025.

There was a brief discussion regarding the pond issues and potential upcoming expenses.

TENTH ORDER OF BUSINESS

Staff Reports

District Counsel-

Update Regarding Pond 1A East Litigation –

Ms. Hammock gave an overview of the Sunshine Law and the public record policies for the new Board Member. She also reviewed the Form 1 requirement.

Ms. Hammock provided an update on the Pond 1A litigation noting the case has been set for trial for September 7, 2026, however, the goal is to have the matter resolved prior to trial.

District Engineer – Mr. Mahoney stated the annual stormwater inspection is coming up and scheduled to be done in May, and the report will be completed by the end of May for the Board's review.

It was noted this will aid in being proactive for hurricane season.

District Manager – No report.

Field Services Report – The Board reviewed the Field Services Report.

ELEVENTH ORDER OF BUSINESS

Audience Comments and Supervisors Requests, Adjourn

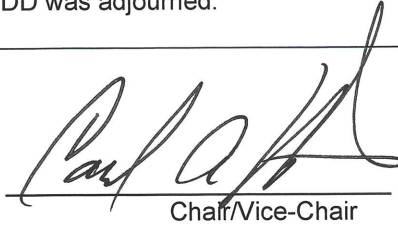
There was no further business to discuss.

Ms. Gaarlandt called for a motion to adjourn.

On MOTION by Ms. Nash, seconded by Ms. Ramsay, with all in favor, the Board of Supervisors' Meeting of the Winter Garden Village at Fowler Groves CDD was adjourned.



Secretary/Assistant Secretary



Chair/Vice-Chair