

MINUTES OF MEETING

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

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

3501 Quadrangle Blvd., Suite 197

Orlando, FL 32817

Board Members present and constituting a quorum:

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

Also present:

Jane Gaarlandt	PFM	
Gazmin Kerr	PFM	
Chris Loy	Kilinski Van Wyk	(via phone)
Jason Mahoney	NV5	(via phone)
Anna Rios	Kilinski Van Wyk	(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. Mr. Houck was sworn in prior to the meeting.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present.

THIRD ORDER OF BUSINESS

Consideration of Minutes

- **April 23, 2025, Board of Supervisors' Meeting**

The Board reviewed the minutes.

On MOTION by Ms. Nash, seconded by Ms. Houck, with all in favor, the Board approved the Minutes of the April 23, 2025, Board of Supervisor's Meeting.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Adopting the Annual Meeting Schedule for Fiscal Year 2025-2026

Ms. Gaarlandt reviewed the meeting schedule and noted the meetings will remain on the fourth Wednesday of the month, quarterly. Meetings can be adjusted as needed.

On MOTION by Ms. Nash, seconded by Ms. Ramsay, with all in favor, the Board approved Resolution 2025-04, Adopting the Annual Meeting Schedule for Fiscal Year 2025-2026.

FIFTH ORDER OF BUSINESS

Review of Letter from Supervisor of Elections – Orange County

Ms. Gaarlandt noted there are no registered voters in the District per the letter from the Supervisor of Elections – Orange County.

SIXTH ORDER OF BUSINESS

Public Hearing on the Adoption of the District's Fiscal Year 2025-2026 Annual Budget

- Public Comments
- Board Comments
- A. Consideration of Resolution 2025-05,
Adopting a Fiscal Year 2025-2026 Budget
and Appropriating Funds
- B. Consideration of Resolution 2025-06,
Adopting an Assessment Roll

Ms. Gaarlandt noted the Public Hearing was noticed per statutory requirements.

On MOTION by Ms. Houck, seconded by Ms. Nash, with all in favor, the Board opened the Public Hearing on the Adoption of the District's Fiscal Year 2025-2026 Annual Budget.

There were no public comments.

There were no Board comments.

On MOTION by Ms. Houck, seconded by Ms. Ramsay, with all in favor, the Board closed the Public Hearing on the Adoption of the District's Fiscal Year 2025-2026 Annual Budget.

Ms. Gaarlandt noted this was the same overall budget as previously reviewed.

On MOTION by Ms. Houck, seconded by Ms. Nash, with all in favor, the Board approved Resolution 2025-05, Adopting a Fiscal Year 2025-2026 Budget and Appropriating Funds.

Ms. Gaarlandt reviewed the resolution for adopting an assessment roll, which funds the approved budget.

On MOTION by Ms. Nash, seconded by Ms. Houck, with all in favor, the Board approved Resolution 2025-06, Adopting an Assessment Roll.

SEVENTH ORDER OF BUSINESS

Review and Acceptance of the Annual Engineer's Inspection Report

Mr. Mahoney gave an overview of the report and recommendations for landscape maintenance. He noted the top of the structure had fallen into the concrete box, which created a safety issue. Mr. Mahoney recommended adding the landscaping maintenance to the contractor's scope of work.

Ms. Gaarlandt noted the top of the structure has been repaired. She reviewed the issues with the trash build up around the grates which causes them to dislodge. The recommendation from the vendor is to clean them out.

Mr. Mahoney agreed with the recommendation. He noted he can contact the vendor to review the scope of work. He estimated it may cost \$5,000.00 - \$10,000.00 a year.

Ms. Gaarlandt recommended approving a not-to-exceed amount.

On MOTION by Ms. Nash, seconded by Mr. Houck, with all in favor, the Board approved a not-to-exceed amount of \$15,000.00 for cleaning out the lines below the grate areas, and authorized the Chair to sign a proposal.

Ms. Gaarlandt will provide the contact information for the vendor to Mr. Mahoney.

There was brief discussion regarding the landscaping around the ponds. The District Manager will follow up.

On MOTION by Ms. Houck, seconded by Ms. Nash, with all in favor, the Board accepted the Annual Engineer's Inspection Report.

EIGHTH ORDER OF BUSINESS

Ratification of Second Amendment to Agreement with VGlobalTech for Website Maintenance Services

Ms. Gaarlandt noted there was an increase in the monthly fee that was previously approved. This amendment reflects the fee increase.

On MOTION by Ms. Nash, seconded by Ms. Ramsay, with all in favor, the Board ratified the Second Amendment to the Agreement with VGlobalTech for Website Maintenance Services.

NINTH ORDER OF BUSINESS

Consideration of Payment Authorization Nos. 243 – 249

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

On MOTION by Ms. Houck, seconded by Ms. Ramsay, with all in favor, the Board approved Payment Authorizations Nos. 243-249.

TENTH ORDER OF BUSINESS

Review of District's Financial Position

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

On MOTION by Ms. Nash, seconded by Ms. Ramsay, with all in favor, the Board accepted the District's Financial Position.

ELEVENTH ORDER OF BUSINESS

Staff Reports

District Counsel-

- **Update Regarding Pond 1A East Litigation –**

Mr. Loy requested authorization for the Chair or Vice Chair to settle the litigation at mediation. Mediation has not yet been scheduled, but possible dates have been provided.

On MOTION by Ms. Nash, seconded by Ms. Ramsay, with all in favor, the Board authorized the Chair or Vice Chair to settle the litigation at mediation.

District Engineer – No report.

District Manager – Ms. Gaarlandt noted the Field Services Report was included for the Board's review. Several items were addressed during the Engineer's Report.

The Board had brief discussion regarding the consistent maintenance of the grate areas and the trash in those areas. Ms. Gaarlandt noted the Field Services Team is aware of the issue. It was noted it has not been cleaned out in the past.

Field Services Report –

The Board reviewed the Field Services Report.

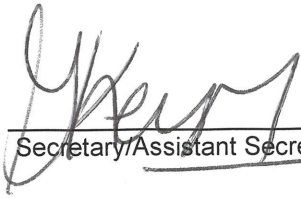
TWELFTH ORDER OF BUSINESS

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. Houck, seconded by Ms. Nash, 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