

MINUTES OF MEETING

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

Wednesday, January 28, 2026, at 11:30 a.m.

3501 Quadrangle Blvd., Suite 197

Orlando, FL 32817

Board Members present and constituting a quorum:

Doris Houck	Chair
Jeff Calvert	Vice Chair
Ron Houck	Assistant Secretary

Also present:

Jane Gaarlandt	PFM	
Gazmin Kerr	PFM	
Rick Montenjano	PFM	(via phone)
Chris Loy	Kilinski Van Wyk	(via phone)
Lisa Dixon	TRIAD	(via phone)
Chace Davis	TRIAD	(via phone)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call to Confirm Quorum

The meeting of the Winter Garden Village at Fowler Groves Community Development District Board of Supervisors was called to order at 11:31 a.m. Board Members and Staff present are outlined above.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present.

THIRD ORDER OF BUSINESS

Consideration of Nomination(s) for:

- **Vacant Seat 2 (Term Expires November 2028)**
- **Vacant Seat 5 (Term Expires November 2026)**
- **Swearing In New Supervisor (s)**

Ms. Gaarlandt noted District Management is trying to contact the Landowner and will follow up.

There were no nominations at this time.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the October 6, 2025, Board of Supervisor's Special Meeting

The Board reviewed the minutes.

On MOTION by Ms. Houck, seconded by Mr. Calvert, with all in favor, the Board approved the Minutes of the October 6, 2025, Board of Supervisors' Special Meeting.

FIFTH ORDER OF BUSINESS

Consideration of Drainage Pipe Cleanout Proposals

Ms. Gaarlandt presented the proposals. It was noted the original proposal that was approved, did not include the correct scope of work.

Mr. Davis will obtain additional proposals.

There was lengthy discussion regarding the scope of work and proposals. It was noted the previously approved proposal was for not-to-exceed amount of \$15,000.00 and only included cleaning out the grates.

On MOTION by Ms. Houck, seconded by Mr. Calvert, with all in favor, the Board approved the Drainage Pipe Cleanout Proposal from Dragonfly, subject to the District Engineer's review.

Ratification of the FY25 Auditor Engagement Letter with Grau and Associates

Ms. Gaarlandt noted the auditor Engagement Letter was reviewed by District Counsel and is consistent with previous years.

On MOTION by Ms. Houck, seconded by Mr. Houck, with all in favor, the Board ratified the FY25 Auditor Engagement Letter with Grau and Associates.

Ratification of the Series 2016 Arbitrage Rebate Engagement Letter with LLS Tax Solutions Inc.

Ms. Gaarlandt presented the letter.

On MOTION by Ms. Houck, seconded by Mr. Calvert, with all in favor, the Board ratified the Series 2016 Arbitrage Rebate Engagement Letter with LLS Tax Solutions Inc.

SIXTH ORDER OF BUSINESS

Ratification of Payment Authorization Nos. 253-255

Ms. Gaarlandt noted these were previously approved and are included solely for ratification. These are for standard District expenses.

On MOTION by Ms. Houck, seconded by Mr. Houck, with all in favor, the Board ratified Payment Authorization Nos. 253-255.

SEVENTH ORDER OF BUSINESS

Review of District's Financial Position

Ms. Gaarlandt noted the financials are as of December 2025.

The Board reviewed the financials.

There was brief discussion regarding the assessments and financials breakdown.

Mr. Montejano gave an overview of the budget to actual.

There was no action required by the Board.

EIGHTH ORDER OF BUSINESS

Staff Reports

District Counsel- Update Regarding Pond 1A East Litigation

There was brief discussion regarding the pond maintenance litigation. Mediation is scheduled for March 24, 2026, via Zoom. Time is forthcoming.

On MOTION by Mr. Calvert, seconded by Mr. Houck, with all in favor, the Board authorized the Chair and District Counsel to move forward with mediation and granted the Chair full settlement authority.

District Engineer – No report.

District Manager – Memorandum of Section 189.0694, Florida Statutes (FY25 Performance Measures and Standards Reporting)

Ms. Gaarlandt gave an overview of the FY25 Performance Measures and Standards reporting. The District has achieved all goals and objectives. The report has been posted as required.

On MOTION by Ms. Houck, seconded by Mr. Houck, with all in favor, the Board ratified the FY25 Performance Measures and Standards Reporting.

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

It was noted that TRIAD is working on proposals for pond cleanup and graffiti cleanup for the Board's review.

Mr. Davis noted one of the storm drain lids was off and needs replacement. This will be included in the pond proposal.

On MOTION by Ms. Houck, seconded by Mr. Houck, with all in favor, the Board approved a not-to-exceed amount of \$1,000.00 for the pond clean-up.

NINTH 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 Mr. Houck, with all in favor, the Special Board of Supervisors' Meeting of the Winter Garden Village at Fowler Groves CDD was adjourned at 11:58 a.m.


Secretary/Assistant Secretary


Chair/Vice-Chair