MINUTES OF MEETING

WINTER GARDEN VILLAGE AT FOWLER GROVES COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Wednesday, April 22, 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 Montejano	PFM	(via phone)
Grace Rinaldi	Kilinski Van Wyk	(via phone)
Jason Mahoney	NV5	(via phone)
Yaima Rodriguez Morales	TRIAD	
Lisa Dixon	TRIAD	

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 11:30 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.

This item was deferred.

FOURTH ORDER OF BUSINESS	**Consideration of Minutes of the January 28, 2026, 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 January 28, 2026, Board of Supervisors' Meeting.

FIFTH ORDER OF BUSINESS	**Consideration of Resolution 2026-02, Designating a Date, Time, and Location for the 2026 Landowner's Meeting**

Ms. Gaarlandt noted the recommended date for the Landowner's Meeting is November 4, 2026, at 11:00 a.m. It was noted the Board does not need to be present at this meeting, only the Landowner or Landowner's Proxy. Seat 3, currently held by Ron Houck Seat 4, currently held by Doris Houck, and Seat 5, currently vacant will be up for election.

> On MOTION by Ms. Houck, seconded by Mr. Houck, with all in favor, the Board approved Resolution 2026-02, Designating a Date, Time, and Location for the 2026 Landowner's Meeting with a date of November 4, 2026, at 11:00 a.m., at 3501 Quadrangle Blvd., Suite 197, Orlando, FL 32817.

SIXTH ORDER OF BUSINESS	**Review of Number of Registered Voters**

Ms. Gaarlandt noted that as of April 15, 2026, there are no registered voters within the District.

No action was required.

SEVENTH ORDER OF BUSINESS	**Consideration of Resolution 2026-03 Approving a Preliminary Budget for Fiscal Year 2027 and Setting a Public Hearing Date** • **Fiscal Year 2027 Proposed Budget**

Ms. Gaarlandt noted the recommended date for the Public Hearing is July 22, 2026, at 11:30 a.m., at the current location.

Ms. Gaarlandt presented the Resolution.

Mr. Montejano noted assessments have been collected over the past few years for the projected pond project, although it has not taken place yet. This amount has been consistently transferred into a money market account. He noted the Board could consider reducing assessments.

Ms. Gaarlandt gave an overview of the budget and line items. It was noted that the budget can be decreased, but cannot be increased once approved.

Ms. Gaarlandt noted that in the upcoming months the Board will have a better idea of where the District stands and can make the decision before final adoption.

There was brief discussion regarding the pond litigation.

Ms. Gaarlandt noted the preliminary budget must be approved prior to June 15, 2026.

> On MOTION by Ms. Houck, seconded by Mr. Calvert, with all in favor, the Board approved Resolution 2026-03, Approving a Preliminary Budget for Fiscal Year 2027 and Setting a Public Hearing Date, with a date of July 22, 2026, at 11:30 a.m., at 3501 Quadrangle Blvd., Suite 197, Orlando, FL 32817.

EIGHTH ORDER OF BUSINESS — **Consideration of Resolution 2026-04, Designating the Date, Time, and Location of Public Hearing Adopting, Amending, and Restating Rules of Procedure**

Ms. Gaarlandt noted the recommended date for the Public Hearing is July 22, 2026, at 11:30 a.m., at the current location.

Ms. Rinaldi gave an overview and noted this is due to updates in the statutory requirements. A red line document will be attached to the Resolution at the Public Hearing.

> On MOTION by Ms. Houck, seconded by Mr. Houck, with all in favor, the Board approved Resolution 2026-04, Designating the Date, Time, and Location of Public Hearing Adopting, Amending, and Restating Rules of Procedure, with a date of July 22, 2026, at 11:30 a.m., at 3501 Quadrangle Blvd., Suite 197, Orlando, FL 32817.

NINTH ORDER OF BUSINESS — **Consideration of Pond 1A East Remediation Proposals**

- **Land and Lakes LLC**
- **Dragonfly Pond Works**

Ms. Rinaldi gave an update regarding the remediation. It was noted the litigation has been settled. The Chair finalized and executed the settlement agreement.

Ms. Gaarlandt gave an overview of the proposals.

Mr. Mahoney recommended following up with the vendors for clarification and getting other proposals.

There was brief discussion regarding the timeline for getting the work completed. Mr. Mahoney noted he can review the proposals and scope of work within two weeks.

The Board agreed to schedule a special meeting when needed.

This item was deferred.

TENTH ORDER OF BUSINESS — **Consideration of Drainage Pipe Cleanout Proposal with Smithwell Inc.**

Ms. Gaarlandt recommended deferring this item until additional proposals have been received.

This item was deferred.

ELEVENTH ORDER OF BUSINESS **Consideration of PFM Fee Increase Letter**

Ms. Gaarlandt noted this was not included within the agenda, but noted the increase is included in the budget. She requested authorization for the Chair to execute.

On MOTION by Ms. Houck, seconded by Mr. Houck, with all in favor, the Board approved the PFM Fee Increase Letter and authorized the Chair to have final execution.

TWELFTH ORDER OF BUSINESS **Review and Acceptance of 2025 Arbitrage Rebate Report – Series 2016**

Ms. Gaarlandt noted the District does not have any arbitrage liability.

On MOTION by Ms. Houck, seconded by Mr. Calvert, with all in favor, the Board accepted the 2025 Arbitrage Rebate Report – Series 2016.

THIRTEENTH ORDER OF BUSINESS **Consideration of LLS Tax Solutions Engagement Letter for 2026 Arbitrage Services**

Ms. Gaarlandt noted this is done annually and is consistent with previous years.

On MOTION by Ms. Houck, seconded by Mr. Calvert, with all in favor, the Board approved the LLS Tax Solutions Engagement Letter for 2026 Arbitrage Services.

FOURTEENTH ORDER OF BUSINESS **Ratification of Payment Authorization Nos. 256 – 262**

The Board reviewed the payment authorizations.

Ms. Gaarlandt noted 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. 256-262.

FIFTEENTH ORDER OF BUSINESS **Review of District's Financial Position**

Ms. Gaarlandt noted the financials are as of March 2026.

The Board reviewed the financials.

There was brief discussion regarding the litigation cost and the budget expenses.

Mr. Montejano noted that the last collection of assessments were in April.

There was no action required by the Board.

FOURTEENTH ORDER OF BUSINESS **Staff Reports**

District Counsel- Update Regarding Pond 1A East Litigation

Ms. Rinaldi reminded the Board of the annual 4-hour Ethics Training due December 31.

Ms. Gaarlandt recommended sending a confirmation of completion to District Management.

District Engineer – Mr. Mahoney noted the annual stormwater inspection will take place before the next meeting.

District Management will coordinate a walkthrough with the District Engineer. It was noted one Board member can join the walkthrough.

There was brief discussion regarding the annual Engineer's Report.

District Manager – Ms. Gaarlandt noted the next meeting is scheduled for July 22, 2026. A special meeting will be scheduled in May for the pond proposals.

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

FIFTEENTH 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 Mr. Houck, seconded by Mr. Calvert, with all in favor, the Special Board of Supervisors' Meeting of the Winter Garden Village at Fowler Groves CDD was adjourned at 12:11 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair