

MINUTES OF MEETING

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

Tuesday, June 2, 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	(via phone)
Rick Montenjano	PFM	
Grace Rinaldi	Kilinski Van Wyk	(via phone)
Yaima Rodriguez Morales	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 11:31 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 still trying to contact the Landowner.

There were no nominations at this time.

This item was deferred.

FOURTH ORDER OF BUSINESS

Consideration of Pond 1A East Remediation

- Land & Lakes LLC
- Dragonfly Pond Works
- Family 1 Landscaping LLC

Ms. Gaarlandt gave an overview of the proposals and noted this scope of work is based on a walkthrough with the District Engineer during the annual Inspection. The recommendation is to move forward with Dragonfly Pond Works based on the scope of work and price. It was noted that an updated proposal will be received next week.

There was discussion regarding the scope of work, proposals, and timeline.

On MOTION by Ms. Houck, seconded by Mr. Houck, with all in favor, the Board approved Pond 1A East Remediation Proposal from Dragonfly Pond Works with a not-to-exceed amount of \$35,000.00, and authorized the Chair to have final execution, tentative on final review by the District Engineer for scope of work.

It was noted a standard agreement will be drafted by District Counsel.

FIFTH ORDER OF BUSINESS

Review and Acceptance of the Annual Engineer's Inspection Report

Ms. Gaarlandt noted the report has not been received yet.

This item was deferred.

SIXTH ORDER OF BUSINESS

Consideration of the Fee increase letter with NV5

Ms. Gaarlandt presented the letter. It was noted NV5 has not had an increase in some time.

This increase will take place in June 2026. District Management will follow up regarding the fee increase timeline.

On MOTION by Ms. Houck, seconded by Mr. Houck, with all in favor, the Board approved the Fee Increase Letter with NV5.

SEVENTH ORDER OF BUSINESS

Ratification of Payment Authorization Nos. 263-269

Ms. Gaarlandt noted these are solely for ratification. These are for standard District expenses.

On MOTION by Ms. Houck, seconded by Mr. Calvert, with all in favor, the Board ratified Payment Authorization Nos. 263-269.

EIGHTH ORDER OF BUSINESS

Review of District's Financial Position

Ms. Gaarlandt noted the financials were as of April 2026.

The Board reviewed the financials.

Mr. Montejano gave an overview of the money market account.

There was brief discussion regarding the settlement.

There was no action required by the Board.

NINTH ORDER OF BUSINESS

Staff Reports

District Counsel- Update Regarding Pond 1A East Litigation

It was noted the litigation is closed and has been settled.

Ms. Rinaldi reminded the Board of the Form 1 filing deadline of July 1, 2026.

District Engineer – No report.

District Manager – Ms. Gaarlandt noted the next meeting is scheduled for July 22, 2026, which will include the Public Hearing of the adoption of the Fiscal Year 2027 budget.

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

Ms. Gaarlandt noted everything in the report is being addressed, including the fallen debris and trees.

There was brief discussion regarding the graffiti removal.

TENTH 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.


Secretary/Assistant Secretary


Chair/Vice-Chair