

MINUTES OF MEETING

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

Wednesday, July 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 Montenjano	PFM	
Grace Rinaldi	Kilinski Van Wyk	(via phone)
Yaima Rodriguez Morales	TRIAD	
Jason Mahoney	NV5	(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 11:30 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. Kerr asked the Board if there were any nominations for Seat 2 and Seat 5.

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

She noted if there is no response from the owner the Board can nominate an individual following the Landowner's Election.

There were no nominations at this time.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the:

- **April 22, 2026, Board of Supervisor's Meeting**
- **June 2, 2026, Board of Supervisor's Special Meeting**

The Board reviewed the minutes.

On MOTION by Ms. Houck, seconded by Mr. Houck, with all in favor, the Board approved the Minutes of the April 22, 2026, Board of Supervisors' Meeting and the June 2, 2026 Board of Supervisors Special Meeting.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-05, Adopting the Annual Meeting Schedule for Fiscal Year 2026-2027.

Ms. Kerr reviewed the meeting schedule with the Board, meeting on the 4th Wednesday, quarterly at 11:30. a.m. at the current location.

On MOTION by Ms. Houck, seconded by Mr. Calvert, with all in favor, the Board approved Resolution 2026-05, Adopting the Annual Meeting Schedule for Fiscal Year 2026-2027 meeting on the 4th Wednesday, quarterly at 11:30. a.m. at 3501 Quadrangle Blvd. Suite 197, Orlando, FL 32817.

SIXTH ORDER OF BUSINESS

Consideration of Memorandum of Section 189.0694, Florida Statutes (FY27 Performance Measures and Standards Reporting)

Ms. Kerr reviewed the Memorandum with the Board.

Ms. Gaarlandt noted that no changes have been made and it is similar to what was adopted for the current year.

On MOTION by Mr. Calvert, seconded by Mr. Houck, with all in favor, the Board approved the Memorandum of Section 189.0694, Florida Statutes (FY27 Performance Measures and Standards Reporting) and authorized the Chair to execute the FY 26 Performance Measures and Standards Reporting form.

SEVENTH ORDER OF BUSINESS

Public Hearing on the Adoption of the District's Fiscal year 2026-2027 Budget

- **Public Comments**
- **Board Comments**

- A. Consideration of Resolution 2026-06, Adopting a Fiscal Year 2026-2027 Budget and Appropriating Funds
- B. Consideration of Resolution 2026-07, Adopting an Assessment Roll

Ms. Kerr noted that the Public Hearing was noticed as required per Florida Statutes.

On MOTION by Ms. Houck, seconded by Mr. Calvert, with all in favor, the Board Opened the Public Hearing.

Ms. Kerr noted that the budget has not changed since it was previously reviewed at the proposed budget meeting.

The Board briefly discussed the Budget in regard to the pond.

Ms. Gaarlandt noted the Pond maintenance Budget line item has been reduced to \$30,000.00.

There were no members of the public present.

On MOTION by Mr. Calvert, seconded by Mr. Houck, with all in favor, the Board closed the Public Hearing.

There were no Board comments.

On MOTION by Ms. Houck, seconded by Mr. Calvert, with all in favor, the Board approved Resolution 2026-06, Adopting a Fiscal Year 2026-2027 Budget and Appropriating Funds.

On MOTION by Ms. Houck, seconded by Mr. Calvert, with all in favor, the Board approved Resolution 2026-07, Adopting an Assessment Roll.

EIGHTH ORDER OF BUSINESS

Public Hearing on the Adoption of the District's Amended and Restate Rules of Procedure

- Public Comments
- Board Comments
- A. Consideration of Resolution 2026-08, Adoption of the District's Amended

**and Restated Rules of
Procedure**

Ms. Kerr asked for a motion to open the Public Hearing.

On MOTION by Ms. Houck, seconded by Mr. Calvert, with all in favor, the Board opened the Public Hearing.

Ms. Rinaldi reviewed Resolution 2026-08 and reviewed the updates to the Rules of Procedure. s.

There were no members of the public present.

On MOTION by Ms. Houck, seconded by Mr. Calvert, with all in favor, the Board closed the Public Hearing.

There were no Board comments.

On MOTION by Ms. Houck, seconded by Mr. Houck, with all in favor, the Board approved Resolution 2026-08, Adoption of the District's Amended and Restated Rules of Procedure.

NINTH ORDER OF BUSINESS

**Ratification of the Pond Repair Agreement
with Dragon Fly Pond Works**

Ms. Gaarlandt noted the proposal was previously approved; however, the Winter Garden Malls maintenance vendor had cleaned up the Pond. That portion was removed and the updated proposal has been reviewed by the Engineer, and it is awaiting signature and a cover agreement.

This item was deferred.

TENTH ORDER OF BUSINESS

**Review and Acceptance of the Annual
Engineer's Inspection Report**

Mr. Mahoney gave an overview of the Engineer's Inspection Report.

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

ELEVENTH ORDER OF BUSINESS

**Ratification of Payment Authorization Nos.
270-274**

The Board reviewed the Payment Authorizations.

On MOTION by Ms. Houck, seconded by Mr. Houck, with all in favor, the Board ratified Payment Authorization Nos. 270-274.

TWELFTH ORDER OF BUSINESS

Review of the District's Financial Position

Ms. Kerr noted the District's Financials were updated through the end of June.

The Board reviewed the financials.

There was no action required by the Board.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

District Counsel- No report.

District Engineer – No report.

District Manager – Next Meeting October 28, 2026

Field Services Report – The Board reviewed the report.

FOURTEENTH ORDER OF BUSINESS

**Audience Comments and Supervisors
Requests, Adjourn**

There was no further business to discuss.

Ms. Kerr 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 12:00 p.m.


Secretary/Assistant Secretary


Chair/Vice-Chair