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MINUTES OF MEETING
ORCHID GROVE
COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Orchid Grove Community Development District was held on Thursday, April 9, 2026, at 5:00 p.m. at the Orchid Grove Clubhouse, 651 S.W. 1st Ave., Pompano Beach, Florida.

Present and constituting a quorum:

Gerald Stanton	Chairman
Richard Dally	Vice Chairman
William Christos	Assistant Secretary
Jill Quigley	Assistant Secretary
Sheree Davie	Assistant Secretary

Also present were:

Paul Winkeljohn	District Manager (via telecommunications)
Patrick Burgess	GMS
Michael Pawelczyk	District Counsel
Regina Patterson	Castle Group

FIRST ORDER OF BUSINESS Roll Call

Mr. Burgess called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS Chairman's Remark

Mr. Burgess: Chairman's remarks.

Mr. Stanton: When we talked about reserve studies before Rich you asked Paul to distribute it. Did everybody get one of these reserve studies?

Ms. Davie: Yes.

Mr. Stanton: I got a hard copy. I went through it a little bit. As everybody has seen it says that we are not well reserved. Paul has told us that some things are overestimated and some things are underestimated and it washes. That may be. I don't know if it washes and there are things here that are going to need to be done overtime. I don't know that we are going to have the right kind of money at that time. The recommendation in the

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reserve study was to increase the payments, the fees by 6% for seven or eight years and then reassess where we are and see what the situation is. We increased it by 3%. According to this graph here we are going to be down where the redline is, up here is where they recommend we be and this other one is what they expect our true expenses to be. We are in a questionable situation financially. I would propose that we discuss this at the next meeting and that everybody have a chance to go through and look at it. I have made a lot of notes on here about things that I think are issues. I don't know that they are issues, and I don't know that they won't wash. They may but if we want to make informed decisions we are going to have to figure out whether or not this list of our responsibilities is complete and accurate. We are going to have to figure out things like some of our roads were laid how many years ago? When was the old three stories built? 2007? And some of them on the two story side some of the streets were paved ten or twelve years ago. Some of it will age before other areas. Some of it will need attention to be replaced actually before other roads does. That should be part of our decision making process, part of our calculations. Does everything wash? I don't know. Maybe it does, maybe it doesn't. Do we want to take a risk that we are going to hit with a big bill and then have to take out a bond. We can't do special assessments here. If we need to do something we need to take out a bond.

Mr. Pawelczyk: Or a note.

Mr. Stanton: At any rate we are going to be paying interest. The expense will be higher than it might have been had we put some money aside and collected interest in the meantime. I suggest that we go through this.

Mr. Dally: Where do the reserve funds sit? Do we know if that sits in an interest bearing account?

Mr. Stanton: I believe it does.

Mr. Winkeljohn: Yes. All Districts have access to the State Board of Investment accounts which is a qualifying investment vehicle. You are getting about 3.8% today.

Mr. Christos: Gerry would it be productive for us to prior to that meeting have some kind of an initial review of the payment for example because that is a big expense and see if somebody could tell us what is the life expectancy life and B what would be the cost of either repairing or replacing.

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Mr. Stanton: In the reserve study they estimated what the cost of repairing or replacing would be. The other thing is do we know that the items that the reserve study says that we are responsible for is complete and accurate. I assume that it is. I think we need to have somebody look at it. Probably somebody from GMS look at it and determine whether or not it is complete and accurate. Then those things that need dates attached to them because some things will need to be done faster than other things. This is just saying everything here since 2008 or whenever it is and the planning is based on that. Frankly we might be planning more than the money that we need and we can make that adjustment,

or we might be planning less then we need to make that adjustment. The other thing is when you read some of these discussions about the individual features some of them some really useful I think comments about what to do to extend the time, the useful life. To the best of my knowledge we are not doing any of that yet and we might want to consider doing some of that to postpone some of the maintenance and some of the replacement out to a longer timeframe. I am going to suggest at the next meeting that we have a discussion of this reserve study. Some time between now and the next meeting GMS takes and reviews the part that lists what our responsibilities are for completeness and accuracy. Then we can go from there. I would use their numbers. This is the reserve study if you remember a couple of weeks ago I was discussing what the elements of a good reserve study are. This is a good reserve study if it is accurate. I just think that they didn't do a good job. I don't have any problem since the HOA is using the same company. I don't have a problem staying with them. I just want to take and make everything accurate so that the results that we get are good.

Mr. Dally: I look it over. It the email so I looked it over. I didn't go through it with a fine tooth comb the same way you did but the projects that I looked at they seemed in line and the costs seemed in line as well. Having dealt with them from the HOA side Gerry I don't have a lack of trust with them. They have been accurate every step of the way with the HOA. I just want to previse this also with they also said that we are hugely underfunded on the HOA side. We are going about it in a way that is a little bit different. We are putting more money into reserves without having to raise rates as often by making

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cuts where we can as well and saving money where we can as well. There is two edges to the sword in that sense. If we can find ways to not spend as much.

Mr. Stanton: I am all in favor of that. If we can find ways of getting good results at a lower price I am all in favor of that. What I am not in favor of is getting sub-optimal results to save a buck. If we can make sure that the items that we are covering are complete and accurate and attach dates to things that we have done so that we can check and see if the dating on this is accurate. If we can figure out how much of the streets are more recently paved then the original installations that would be helpful. We can use their numbers or their basic assumptions and just adjust them so that we have something accurate that we can base future decisions on.

Mr. Christos: Sounds good.

Mr. Dally: I just wanted to bring this up. There is a pothole out here. I would just like to see if we can address that like filling it in with a top layer. Just that hole at least.

Ms. Davie: That is a liability.

Mr. Christos: It is only going to get worse.

Mr. Stanton: There was a serious pothole over here and they were supposed to fix it, and I don't think they fixed it correctly because I think the drain is down too low. You have to creep through it or else your suspension bottoms out.

Mr. Burgess: We can check for potholes.

Mr. Dally: And not Atlantic Coast. I don't want to use them again. They were the ones that we used for the collards of the drains.

Mr. Burgess: I use 3D Paving.

Mr. Dally: Ok.

Mr. Stanton: At any rate let's take a look and take care of the maintenance that we have to take care of. Let's look and see what the recommendations are to extend the lifespan of the existing facilities and existing equipment and let's see about adjusting the dates so that it reflects what is really going on. Then we do back to them. This is a full reserve study and then there is another level of reserve study and maybe we go back to them in a year or two and say we will take that second level of reserve study based on these numbers. That is what we should do. I think we should do it sooner rather than later. I am saying a year or two instead of three, four or five years.

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Mr. Dally: We did ours initially 2 ½ years ago or 3 years ago and we have done it every year we have brought them back in and had them look at it to make sure it is up to date, fine tweak it and make sure the numbers that they are providing us are accurate. They are a good company.

Mr. Christos: Just for my own information whose responsibility is it to be looking at the streets or a sidewalk? Who does that on a regular basis? Is that Patrick?

Mr. Burgess: Yes.

Mr. Christos: Do you do inspections every so often?

Mr. Burgess: Yes. We will take a look around anything that is owned by the CDD for any issues.

Mr. Dally: Take a look. There is some parts of it that we definitely need to repair.

Mr. Burgess: I will. Anything else?

Mr. Stanton: That is it. We can discuss this at the next meeting. We can decide about their suggestions about extending the lifespan of some of the equipment out there or streets out there. That is all we need to do.

Mr. Burgess: Thanks Gerry.

THIRD ORDER OF BUSINESS — Approval of the Minutes of the March 12, 2026 Meeting

Mr. Burgess: Item #3 is the approval of the minutes of the March 12, 2026 meeting. If there is any additions, deletions, or corrections we can take them otherwise a motion to approve.

> On MOTION by Mr. Dally seconded by Mr. Christos with all in favor, the Minutes of the March 12, 2026 Meeting were approved.

FOURTH ORDER OF BUSINESS — Consideration of Resolution #2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

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Mr. Burgess: Consideration of Resolution #2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing. That starts on page 19 in your package.

Mr. Dally: Paul is this to set the increase again or what is this?

Mr. Winkeljohn: There is a lot of things to describe this. One of which is to table if you are not comfortable moving forward with setting the ceiling which is what we just said. It is not so important what the line items are in this situation it is really you setting the ceiling and the date of the adoption hearing. As you know if there is an increase we send a mailed notice to each of the residents and that notice last year we had two or three people and a few years ago had fifteen or twenty people who came to complain. Staff's version of the agenda is before. It has $130 increase. The reason for that increase is largely related to the discussion of replenishing our reserves, which ultimately turns into project funds available. It is a little higher than I anticipated. The reason for that is to capture the unknowns. The one piece that management had intended to include into it was the latest from our agreement with the HOA and Castle to perform their services. The meeting went very well. There was actually numbers to reduce it however there was no solid number yet. You don't' know yet what you want to do next year with the landscaping there is consideration we have been doubling the amount of landscaping expenses. So without that I could not comfortably put anything in there to increase or decrease that number. There is a bit of an unknown there. The purposes of the Board's discussion is do you want to increase, which increase would you be comfortable with or do you want to table it to next month?

Ms. Davie: So you are saying increase it $130 per unit per the year?

Mr. Winkeljohn: Yes.

Mr. Dally: Paul it is not $130 per unit. That is an average cost. It is increasing it 8.93% so based on your tax bill how much you bought it for, if you are Homestead, all these other factors.

Mr. Pawelczyk: No. Everybody pays the same O & M assessment.

Mr. Winkeljohn: Thanks, Mike.

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Mr. Pawelczyk: The debt assessment might be different, but the O & M assessment is the same. Everybody benefits equally from the operation and maintenance portion of the District.

Mr. Dally: Are there two separate line items?

Mr. Winkeljohn: They are two separate budgets. On your tax bill they tend to rope then into one line.

Mr. Dally: So the debt assessment is not going up for people.

Mr. Pawelczyk: Correct.

Mr. Dally: Based on us not taking another note or another bond as long as those two things don't occur that debt assessment will not change for people. This is strictly O& M.

Mr. Pawelczyk: On the TRIM it just lists Orchid Grove CDD. That number is comprised of O & M assessment which is your budget and then the debt assessment for any bonds you have. You have two bonds here.

Mr. Dally: The debt assessment is based on the homeowners' purchase price and things like that.

Mr. Pawelczyk: No. The debt assessment is based on assessment that was levied based on the benefit attributable to that type of unit. For the clubhouse acquisition everybody was assessed equally I believe. Sometimes if you have a larger townhome and a small townhome on your debt assessment you are typically going to get assessed more if you own the larger unit because you benefit more from the infrastructure that was installed and the assessments are used to pay.

Mr. Dally: Why last year when the rates increased by 3% did some residents come to me and let me know that their tax bill went up.

Ms. Davie: They are probably confused.

Mr. Pawelczyk: Because they are probably not reading it correctly.

Mr. Dally: Pompano didn't raise their tax bill at all last year.

Mr. Stanton: I think there is one number on the tax bill that is the only number that is effected by this particular transaction. I had it with me last year and if I planned properly today I would have had it with me today. There is one number on there and it is based on that. I don't think that varies from unit to unit does it?

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Mr. Winkeljohn: The differences in the debt is about $130 max is the spread between all the types of units. If you look at page 10 of the proposed budget there is chart for the debt portion. There is actually two debt portions. There is the original one from the developer and then there is a smaller one for $233 which is flat for everybody because it is the clubhouse. Speaking on the residential debt like Mike was saying *Mr. Winkeljohn was inaudible at this time.* when you bought and that type of thing. That is over $1,000 but the highest one is $1,200. Then you add our operating and maintenance assessment, which is proposed to go up another $130, the net change a person will see on their CDD will be $130 as proposed.

Ms. Davie: Do we have to make that decision today?

Mr. Burgess: No.

Mr. Winkeljohn: You don't have to. Staff is giving you the first pass at it. This is straight out of the accountant's computer saying what she believes in an appropriate level to meet your objectives and it includes an increase that will help your reserves build a little bit more as we have been trying to do. Last year it was about 6%. The Board opted to do 3%. So in essence because of that we can't have a 3% again because it is the logic of what was pointed out to us in the reserve study. When you are talking about this kind of money the difference between a 3% or 6% for seven years it is pretty nominal where you are going to end up and what you are doing it towards because you never know that. It is a concept of climbing your reserves incrementally at a rate that is reasonable. If you go at 3% every year you will always be behind according to the reserve study.

Ms. Davie: When do we have to decide this?

Mr. Winkeljohn: The drop dead date for your proposed budget, which is the highest you can raise, the assessment is June 15th. That is the last possible day of the year you are allowed to do that. Between now and then and wherever your meeting dates fall so in theory you have a May meeting that most likely will be a problem. June you could make one if it doesn't fit so you have more shots at it.

Ms. Davie: I won't be here in June.

Mr. Pawelczyk: I think the best way to think about this is you could approve the proposed budget as is today. But if you do that you are saying we are not going to raise it more than $130 a year. You could even at the public hearing and you can bring it down.

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I am not telling you what to do but it sounds like you want to wait until the May meeting to make this decision. If you approve this today and you set a public hearing in July or August you are basically telling Paul's group to send the letter to every resident 30 days prior to the public hearing that says your assessment are going up $130. If you are ok doing that and then keep it there or lowering it after the public hearing whenever that is you can do that. Or if you are saying I want to fine tune these numbers because I don't want that notice to say $130, I want it to say $99. Then you would want to wait. I can tell you if you increase it a dollar people are going to complain about the assessments.

Mr. Winkeljohn: Last year it was much lighter attended then the previous time we increased it because we had to increase it quite a bit to recover the money for your loan refinancing. Last year you were looking at the 3 to 6%.

Mr. Dally: Can you clarify something for me? On page 2 of the proposed budget looking at the FY Adopted budget column one capital reserves $17,580. We have an actual through 5/31/2026 we spent $0. Projected for the next six months $273,913. We are expecting to spend almost $250,000 more than we planned on what?

Mr. Winkeljohn: No. There is some unusual descriptions in this budget. If you look at page 2, I think that is what you are looking at it shows you are trying to built a reserve of $17,500. It is showing projected $273,913 that is the balance of the budget that makes it zero.

Mr. Dally: So what we have isn't $273,913.

Mr. Winkeljohn: The way accountants often and in this case do the projected budget is not quite worst case scenario but pretty close to it. You will do better than that. What happens the opposite is more from a time perspective is more dangerous that they show more liberally that you won't spend all your money. Then what happens is something happens in September and you spend a big chunk of money then you are off so your 2027 budget will always be short. That is really typical when you have a very tight cash basis which is what you are. *Mr. Winkeljohn was inaudible at this time.* That is basically what is being done here is we looked at it as if you are going to spend it because you have to. It skews the budget a little weird like, but it is an accurate picture in that respect.

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Mr. Dally: It is also projecting capital outlay that we budget $84,265. That is based on our increases last year. There is no projected spend on that over the next six months as well. Right?

Mr. Winkeljohn: She only put a few thousand there.

Mr. Dally: That is actual and then there is no projected through that so the total projected spend at the end is what we already spent.

Mr. Winkeljohn: Right.

Mr. Dally: Right so we are going to add another plus or minus almost $78,000 according to this to our reserves of the $273,000. That is going to be $350,000 more or less right? Am I accurate in that thought process? How much do we really need as a reserve. If we are increasing and I don't want to do this today. What I would like to see, the same thing we do every year Paul, show me what zero dollars looks like. Show me what 3% looks like and show me what 6% looks like. Show me what this 8.9% looks like. We can make a better decision based on that and based on probably better actuals or projections because I think just now we talked about maintenance on the roads. That is going to be a capital outlay, right? So that is more than one dollar going to be spend in the next six months. We have to factor in these kinds of things as well into this. We are going to spend some of the money that we think we are going to save, and we may not spend all of it though. I don't necessarily believe that is being factored in correctly into next year's budget that we are going to have more of a reserve. Just based on what I am looking at.

Mr. Winkeljohn: I agree. We can bring back like we usually do. I would like you to have that before we do that upgrading another tier, a zero, a middle and a large so you can see how *Mr. Winkeljohn was inaudible at this time.* No problem. In that respect we can have more discussions. You would move to table.

Mr. Dally: Yes move to table.

Mr. Pawelczyk: Do we have a second to table to the next meeting?

> On MOTION by Mr. Dally seconded by Ms. Davie with all in favor, a motion to table the Consideration of Resolution #2026-01 Approving the Proposed Fiscal Year 2027 Budget was approved.

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FIFTH ORDER OF BUSINESS Acceptance of Audit for Fiscal Year Ending in September 30, 2025

Mr. Burgess: Item #5 the acceptance of audit for fiscal year ending September 30, 2025. That is in your agenda on page 35. I believe it is a clean audit.

Mr. Dally: It came back all clean I am presuming. I move to accept.

> On MOTION by Mr. Dally seconded by Mr. Christos with all in favor, Acceptance of Audit for Fiscal Year Ending in September 30, 2025 was approved.

Mr. Dally: This is just the external audit company that looks at how we handled our books.

Mr. Pawelczyk: Essentially.

Mr. Dally: I am just trying to give clarity..

Mr. Pawelczyk: That audit is posted on the website where there is a link to the state auditors' website.

Mr. Dally: Grau has been great. They are a good company that we have used for a couple of years now.

Mr. Burgess: Thank you Rich.

SIXTH ORDER OF BUSINESS Discussion of Procedures for the General Election

Mr. Burgess: Moving onto discussion of procedures for the general election. This is going to be a notice of the qualifying period for Seat #4 and Seat #5 that are up for election. That is Rich in Seat #4 and Jull in Seat #5. The qualifying period commences at noon on June 8th and will close at noon on June 12th.

Mr. Dally: This year, right?

Mr. Burgess: Yes. Any questions on that?

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Pawelczyk: I really don't have any further to report other than that we updated the rules from the last meeting, updated the resolution.

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Mr. Dally: Did you bring back the amendment with the landscaping?

Mr. Pawelczyk: I prepared all that and sent it to the District manager. Paul has it. I don't know if he is done reviewing it or has distributed to the HOA. We will let Paul address that, but I prepared that a couple of weeks ago. I think we are waiting for the numbers.

Mr. Dally: I don't think we need to wait for numbers, I would like to see it at 30% the same way we have everything else. I don't think we need to necessarily wait for the numbers.

Mr. Pawelczyk: We need to wait for the numbers. We can't just say 30% of somebody else's numbers that we don't know what they are.

Mr. Winkeljohn: That is what I was saying earlier with the unknown with the landscaping contract. That sort of put the brakes on in terms of knowing what to put in there. They have to put the number in because of the budget and the contract.

Mr. Dally: For the budget I agree with you we can't just base the budget off of a made up number, but we can adjust the agreement between the CDD and the HOA to reflect the 30% number without having a number. We are just adjusting the agreement.

Mr. Pawelczyk: The CDD cannot agree to fund something or pay for something that it has not funded. The numbers are not in the budget because you haven't approved a budget.

Mr. Winkeljohn: I guess you could do it in two steps. If you really wanted we could do the 30%.

Mr. Pawelczyk: I could say 30% or not more than blank but I would need that number.

Mr. Christos: So the HOA budget has to be approved?

Mr. Pawelczyk: No the CDD budget. The money has to be allocated to the CDD budget first. If we are increasing it, it is not currently allocated to our budget. The CDD can't enter into an agreement for something when it doesn't have the funds to do so.

Mr. Dally: That is fair.

Mr. Pawelczyk: Then we won't have a clean audit next year.

Mr. Dally: You are right.

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Mr. Pawelczyk: I think we still have time according to Paul. We can always amend if we have to, but we do need those numbers in there. That current agreement already has a 3% multiplier off the top of my head.

Mr. Dally: Not for landscaping. It is fixed. It is a fixed cost for landscaping.

Mr. Pawelczyk: Change it the way you want to change it.

Mr. Dally: If we gave a perspective budgetary number what we are thinking we are going to budget in can we work off of that without increasing it on our end?

Mr. Pawelczyk: That is not a question for me. That is a question for Paul, the District manager and the HOA to work out those numbers and tell me if they need to make any other changes to the agreement. It is really not for me.

Mr. Winkeljohn: Personally I think you could probably give it a ballpark and put a max on it and then charge us less and we all smile.

Mr. Dally: I think that is fair. We will talk about that tonight at the HOA.

B. Engineer

Mr. Burgess: Nothing from the engineer.

C. Clubhouse

Ms. Patterson: Last meeting you guys asked me to get some more proposals for the mirrors. The current one I had was $2,378. I got two more quotes. One was from All American. It was $1,920 and then Smart Glass was $2,675. That is for the same size and everything. It is not in your package because I just got two numbers yesterday. I don't know if you guys want to entertain one of them.

Mr. Christos: The mirrors for the corner of the gym. People who lift weights they look in mirrors when they do it. We don't have any.

Ms. Davie: A lot of people are asking for them.

Mr. Burgess: What proposal are you recommending?

Ms. Patterson: I kind of thought the All American was better because he stated that the brackets that we got from the previous proposal stood out. The new ones are going to be a little closer to the mirror and safer.

Mr. Burgess: What is the cost of it?

Ms. Patterson: $1,920.

Mr. Burgess: Does the Board want to move forward with mirrors for the gym?

Mr. Christos: I think it is a good idea.

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Ms. Davie: So do I.

Mr. Burgess: Is there a motion to accept the $1,920 proposal?

Mr. Dally: Board discussion.

Ms. Davie: We discussed it last time.

Mr. Christos: I will make the motion.

Mr. Dally: How many people have asked for it? Do we have a gauge of how many have asked for it?

Ms. Patterson: I have had about four or five people ask me about it.

Ms. Davie: It is common in a gym to have mirrors.

Mr. Christos: Every gym has mirrors.

Mr. Dally: How many mirrors are we putting in?

Ms. Davie: It is only in the corner.

Mr. Burgess: In the corner by the exit door.

Mr. Dally: Did you guys all agree to this the last time?

Ms. Quigley: We didn't agree to it. We thought the cost was high and we had a discussion.

Mr. Christos: Finding someone cheaper to do it.

Mr. Stanton: We are talking about from the exit door to the corner and from the corner to basically where the TVs are.

Ms. Patterson: We are not moving anything.

Mr. Dally: How big are these mirrors?

Ms. Patterson: 96 x 80.

Mr. Christos: They go all the way down to the floor.

Mr. Stanton: Anybody that takes a look at me knows that I don't work out.

Mr. Dally: It is a safety thing.

Ms. Davie: Safety? These are special.

Mr. Dally: For when lift. They look at themselves to see if their form correct.

Mr. Stanton: Do we have any idea of how many people actually work out in the gym?

Ms. Patterson: Lately it has been a lot. It has been to the point to where people are sometimes waiting for machines.

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Ms. Santiago: At the end of the day your gym is high selling point for the community. So it is in your favor a gym.

Mr. Burgess: Is there any more discussion?

Mr. Davie: Why do they do the two?

Mr. Christos: Because if you are looking and you are on the side and you want to look at the form of your arm.

Ms. Patterson: That corner doesn't have a machine or anything there. A lot of people do their stretching so that is why it was recommended.

Mr. Dally: I would be more in favor of one than two $2,000 I wouldn't want to spend that much money on something like that, but I don't want to say no all the way. I would compromise here. Any thoughts on this?

Ms. Davie: I think the two is better. I think it is going to look better.

Mr. Christos: I makes more sense. What does the rest of the Board think?

Mr. Stanton: I am not the right one to ask. I only walk through there.

Mr. Burgess: There is a motion by William and second by Sheree so you guys can take a vote or rescind the motion and restart the process.

> On MOTION by Mr. Christos seconded Ms. Davie with four in favor and one opposed, a proposal in the amount of $1,92o from All American to install two mirrors in the gym was approved.

Mr. Burgess: Anything additional?

Ms. Patterson: About two weeks ago the door going into the hallway had to replaced. That was an emergency fix. I had it done. It is working. They are telling me it is an electrical strike that it why it is warm. It is not like the other doors. The speed hump guys have been here. They replaced speed humps and I believe they are going to come back and replace some more. The pool was closed yesterday due to the breaker burning out. It was fixed this morning. Tomorrow I will reopen the pool after being served.

Mr. Dally: The chiller where are we at with that? I know we talked about that at the beginning of last year. We are starting to get into the warmer weather.

Ms. Davie: I thought we were waiting for the one motor to die.

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Mr. Christos: I thought we approved it at the last meeting.

Mr. Stanton: We decided to wait until vacations were over and we would be replacing it when not a lot of kids were here.

Ms. Patterson: Fortunately it is still working.

Mr. Dally: When do you anticipate you want to work on it?

Mr. Burgess: The direction at the last meeting was to do it before June. Did Alex get back to you with the gym door awning install date?

Ms. Patterson: It has been approved but we don't have the install date as of yet.

Mr. Burgess: Regina do you have anything else?

Ms. Patterson: No. I don't have anything else.

D. Field Manager – Field Reports

Mr. Burgess: I put together this simple report for you guys to look at in the package. LRE Foundation they were approved to do the south side of the bridge entrance, the little trip hazard that was there. There was a lot of voids underneath that sidewalk so they pumped foam underneath it to support it so that nothing else could wash out. We watched them do that. Then today they completed shaving down that entrance, which step up onto the bridge so that it is a smooth transition. I think it was designed like that, but it shaved down. I will take a look at it tomorrow. That was completed. Regina talked about the speed humps. A few other items. There is a few of your bulkheads or I guess the head walls for your drains that a lot of the shoreline is eroding behind it, so I am going to get pricing to have that restored. I think it is important to have that restored and not have such a drop off. There is some questions about the electrical stands for the fountains and putting some hedges around them. I believe the east one is covered by hedges, but the west one would be very minimal. I just want to show you what we work on.

Mr. Stanton: A little comment on that. The surge suppressors on there have little green lights that say when they are functional. Originally they were put in such a way that the little green light was obscured. If we put hedges around there we would want to make sure that either we adjust the position of the surge suppressors or we do it in such a way that we can see through and see that the surge suppressors are working. The surge suppressors are protecting the rest of the equipment, the timers and whatnot.

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Mr. Christos: They would have to just be along the back of it though is that where the light is?

Mr. Stanton: Because there was nothing obscuring it the lights were put so that when you walk by them on the walkway you can see them. Where we put them or how we put them in is a who cares it is just as long as we can see them. If we put some landscaping there let's do it in a way that allows us to see the surge suppressors. Actually what happened was both of the surge suppressors were burned out once upon a time.

Mr. Burgess: Where do you want to see it from the sidewalk or from the other side?

Mr. Stanton: Well you can't see it from the other side of the lake. You have to walk past it to see it.

Mr. Burgess: The goal is just to put something to block the stand like a hedge.

Mr. Stanton: I agree totally. We talked once upon a time about getting one of those rock like things as a cover and putting it on there which would obscure the little green lights.

Mr. Burgess: We will take a look at that whenever we do the installation and make sure it is functioning as it should be.

Mr. Stanton: This one looks like it is bent over. Is that just the way the picture was taken?

Mr. Burgess: Yes it is the picture. These are where you guys had the ferns removed. We are just going to do some touch up plantings. These are basically just to show you guys, these should have been removed. I do my inspections with BrightView, and I point a ton of stuff. These are all the pictures I took on March 30th. These should have been removed, they weren't removed. This is not supposed to be there. It is going to be removed.

(*A lot of conversation in the background while Mr. Burgess is speaking making it hard to hear)*

Ms. Davie: So what is going on? See there at the end of the lake there is all that dead stuff.

Mr. Burgess: This is just aquatic plant material that is treated and killed. This is plant material you want to keep and then this stuff is sprayed. It is like torpedo grass.

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These two corners get a lot of the wind and debris. You are just wanting to know if we can remove it?

Ms. Davie: I was just wondering. It has been there for a long time.

Mr. Burgess: They will spray that and it should die down and go to the bottom of the pond, but it is pretty shallow there so they would just have to remove it. I could talk to them and see what they recommend.

Ms. Davie: Have they sprayed it?

Mr. Burgess: They treat it. That is why it is brown.

Mr. Christos: Can you ask them about taking the suckers off the trees too? Up higher where that red arrow is.

Ms. Davie: That is the fern.

Mr. Christos: I did notice when I was walking yesterday there were trees along the lake that are full of those suckers.

Mr. Burgess: They definitely should be getting those. We can talk to them. During our normal walks with them it is a very simple area to maintain, and it is like pulling teeth currently with them to get them to do stuff. This is an area in front of the east fountain that we asked them to clean up, and they are leaving stumps that are kind of dangerous in my opinion. This is not a tree this is just a branch that is growing and needs to be removed. Just little things. Like I said it hasn't been a very good effort on their side to do the simple things we have been asking them. I just wanted to show you guys this is what I talked to them about. I expect them to do it in a timely manner, but I am sure next week when I walk around it will still be there. But we will see. I just wanted you guys to have a visual on it. The big part of my items is the bridge landscaping. William was appointed to help out with that. I have been keeping him updated throughout the entire process. We had everything removed out there. The plant material, the clusias, the trinettes and Eagle Group did their part of it to remove the lights off the bridge and store them in the maintenance area. Basically we have been asking BrightView for renderings and proposals on what we would like to have done and installed. A very simple plan. It is just not very organized on their side. It takes awhile for us to get proposals. Every time I get a proposal I talk to William about it. We have a pretty basic idea of what we want to do. I feel that the removal job by them was not done properly and there still needs to be about

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8 inches down to remove all any roots out there. They need to remove at least eight inches. What is out there is full of roots from the royal palms. It is a ton of labor to get that done and they charged us $1,800 for what should have been done. We haven't been billed yet, we haven't approved anything either, but they still need to do that part. They are saying that it is finished. The proposal that we received from them to install plants is only about $3,700. They are basically saying that the install job is going to be including the removal of a lot of labor and then planting all the plant material properly. The proposals I get from BrightView are three line items of just install this, this and that and it is very nondescriptive and it just doesn't make me feel comfortable with you guys moving forward with them as the person that is doing this job. You can still consider them. I am just losing faith in them, and I want this project to be done properly and not to have to be revisited again. Just food for thought and see what makes me feel a lot more comfortable. I met with JLS Landscaping. I use them at a few properties. I trust him. Alex is the account manager and owner of JLS, and I wanted him to come out here and take a look because based on my initial inspection with our landscape consultant with GMS. The first one is plant installation and then the location for root removal is the labor and work needed to remove the roots out there and prep the bed for whatever is being planted. You can see what my concern is that there is a ton of work that needs to be done and I think the removal job for BrightView should have included the roots and everything. They charged us $1,800 where in order for JLS to go in there and hand removal of these roots they are proposing $4,500.

Mr. Christos: Even though most of it has been done.

Mr. Burgess: The only thing that was done was the clusia and the trinettes removed and leveled out. Like I said our landscape consultant and JLS, the minimum is six inches down removed and it all going to be done by shovel. It is going to be labor intensive. It needs to be done properly. That is my biggest thing. If you are going to spend money.

Mr. Dally: The way we contracted this to BrightView they said they could do all these things, no?

Mr. Burgess: You didn't have contract, we just had removal of $1,800 proposal from them. I can show the proposal.

Mr. Dally: The proposal to remove what was written on that proposal?

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Mr. Christos: Is it similar to the verbiage that is on this location bridge area?

Mr. Burgess: No. This is incredibly informative and descriptive whereas every proposal that I have gotten from BrightView is not something that I think is sufficient for you guys. This is the proposal from BrightView. Remove plants, mulch and level ground.

Mr. Dally: So they didn't remove the roots?

Mr. Burgess: No, the removed the plant material and leveled what is out there.

Mr. Pawelczyk: Roots are part of the plant.

Mr. Burgess: The roots are part of the palm trees, which is not a part of the plants that were removed.

Mr. Pawelczyk: Oh, ok.

Mr. Dally: Granted but there is also stuff from trees being removed from bushes and hedges.

Mr. Burgess: It is all intertwined with the roots of the royal palm. At the end of the day the plants were removed. I am still going to talk to them and ask them maybe they misunderstood what the scope of their work was based on how non-descriptive their proposals are. As you can read cut, remove and dispose of all invasive root systems within the designated landscape that is prior to plant installation that ties to the royal palm roots. You had about six inches of mulch and roots from the other plants out there. They are no longer there.

Mr. Christos: You think they have taken out about six inches?

Mr. Burgess: Down to what is level but going down six to eight inches more is what is required to not how those roots interfere with the new plant material in order to prep the bed properly.

Mr. Christos: I am not trying to sell us on BrightView however I think that if we paid for them to remove down to a certain level they should honor that commitment whether we have them do anything else or not.

Mr. Burgess: That is kind of what I have been uncertain about. Are they going to be removing the roots when they do the install because this is the most recent install based on what we have asked and met with them about. Install podocarpus. It takes time going back and forth with them, but they are not descriptive. That is my biggest concern

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is that we are trying to do just a simple job and we are not getting in my opinion professional proposals.

Mr. Dally: Who is sending these proposals?

Mr. Burgess: The account manager.

Mr. Christos: Ivan is.

Mr. Dally: Can you email me those?

Mr. Burgess: Yes. I can email them to you. My point is that I don't want you guys to spend the money to go in there unless we have a lot more descriptive quotes and have a complete understanding of what they are going to do. We tell them what we want. I also told JLS what we want, and he wrote us a schematic of what he is going to do and install, and it is clear. Whereas we have this vision in our head of what we want to be done and that is up to them if they are going to fulfil it.

Mr. Christos: I will say that most of the installs that they have done for us in the six months have been good. I think they have done a decent job with putting in the landscaping that we have replaced. That have done that really well.

Mr. Stanton: It all depends on what your definition of well is. Because they put new hedges in front of my unit and it does one of these things. They took out a reasonably straight edge and put something in, and it looks like it is such an easy thing. Put a string out there and plant along the string.

Mr. Christos: I thought it looked straight but some of the bushes are different shapes and until they are able to prune them.

Mr. Stanton: I am not sure it is a big thing but that is what I mean by well.

Mr. Burgess: Back to the bridge. I think it is very simple what we want. To begin with they need to do more root removal and a lot more work out there in order to prep the beds for what they install. It is not clear to me what they are going to do.

Ms. Davie: Will the account manager come out here and talk with you while you are on the bridge?

Mr. Burgess: We have done that a few times.

Mr. Dally: What does he say?

Mr. Burgess: They said that the job is done. That is thing. Now I have two opinions that disagree with it being done. Now I have to go back to him. There is just a continuous

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delay. We meet with them. We wait about a week or two to get a proposal. That proposal has three line items. It is very non-descriptive. It just makes me uncomfortable hiring that vendor to do a job for you guys.

Mr. Christos: The reinstalling of the lights is that going to happen.

Mr. Burgess: I looked at the lights. There is only two lights that are broken so I think we can get 80% of the lights working until we can find someone to fabricate new lights or wait to put the lights in. The lights that are broken you can't even open them.

Mr. Christos: I looked at them too. I think the lighting being reinstalled would be more of priority right now. Obviously we want to get it all done but the darkness at night is a bigger issue then the landscaping right now.

Mr. Burgess: All we have to do is run the extension cord from the outlet by the breaker and plus it into the lights that are on the bridge. What was removed is to prep for what the electrician is going to do and that aspect of it. I think in order to put the lights back out there you are going to be hiring an electrician to do that task and him taking it away and him charging us and then reinstalling.

Mr. Christos: I thought he was going to do that before the landscaping no matter who did the landscaping.

Mr. Burgess: Right now there shouldn't be anything done electrical because what's out there needs to be removed and prepped.

Mr. Dally: Did all the unnecessary conduit be removed?

Mr. Christos: Yes.

Mr. Dally: That is all gone?

Mr. Burgess: Yes. The conduit that is important is carrying the high voltage, so it is down a lot further. What is out there that you may see is old flex tubes that is not being used.

Mr. Dally: So he come out and buried because I know you talked about doing it, so he buried in the dirt we are trying to get removed?

Mr. Burgess: Buried what?

Mr. Dally: The conduit is already buried.

Mr. Burgess: Yes.

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Mr. Christos: Why wouldn't we get that flex tubing removed? Why didn't he take that out if it is not being used.

Mr. Burgess: It is probably just intertwined with the root system. There is just roots right away. Any thing that is there he probably just couldn't get to it. He cut it out the best he could. I have seen it in a few areas but that will all be removed by the landscaper.

Mr. Christos: When I spoke to Ivan at BrightView the other day at our meeting he said that the landscaping would come after the electrician had done his work.

Mr. Burgess: The prep work is simple. The removal of the roots and then put the soil back in that plants will go in. Then you have the pallet to do the installs. Then the lights can be installed. The lights are just going to be next to the royal palm, so they are really not going to be close to the plant material. The purpose of me presenting this to you guys is that I feel that this is a lot better job of what needs to be done. It comes with a cost because I think it is what the work entails. I feel more comfortable going with this vendor, but I can also go back to BrightView and express our concerns and see what they can do additionally. It is up to you guys. William I think you understand my frustration. It is very draining and a lot of time spent.

Mr. Christos: On the flip side of it, Patrick, the reason that we continue to use them is that their costs are much less than anybody else we have brought out here for installs.

Mr. Burgess: And I don't have an answer for that.

Mr. Christos: That is why we have used them. That would be my only concern about not using them is paying $10,000 versus what we are going to pay them, $3,000 or $4,000.

Mr. Pawelczyk: You could mark up the BrightView proposal and you could indicate that installation included root removal whatever is required spec wise. Send it back to them and say it is updated at the same price.

Mr. Burgess: I will work on the root removal. I am not done with that.

Mr. Pawelczyk: If someone sends you a proposal you can markup, send it back and say please update it to include these specifications. It takes a lot of time.

Mr. Burgess: Yes.

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Mr. Pawelczyk: You could do that for BrightView with this one. It sounds like BrightView should be doing it because you have started with $1,800 to do some of the work.

Mr. Burgess: We haven't paid them yet because I don't think the job is done. There is discussion needed for that.

Mr. Dally: I would just tell them to update the proposal to include that.

Multiple people speaking at the same time at this point.

Mr. Burgess: For the minutes to reflected properly we just have to one person talking at a time.

Mr. Stanton: I like the fact that they included this. I am not sure that this plant does what we specified in the first place. It looks like there is pretty much continuous planting there and if you remember what we talked about was giving the fisherman a space to walk through, so they weren't trampling the landscaping. If I interpret this correctly we are not seeing that along the line there. It might mean that we need to take a few plants out of here. I don't know if that gets us down to anything less.

Mr. Christos: This rendering Gerry shows the landscaping almost to the top rail.

Mr. Burgess: I can answer that. That is just because it is a rendering. He states that is really difficult to visualize. A schematic is a lot better. What do you want to do just not plant anything because we want to let fisherman get to the shore?

Mr. Stanton: We talked about we get the lights properly situated, we put something around where the lights are to kind of conceal them a little bit and we get some low level stuff that people can walk on and a couple of stones that we put there so they can go to the railing and do their fishing so they are not trampling the landscaping in the future.

Mr. Dally: I thought we agreed the tree rings, ringing the tree with hedges.

Mr. Christos: We did but the problem is Rich is that the trees are almost up to the pavers. There is not any space in front of the tree.

Mr. Burgess: There is no room.

Mr. Dally: Ok. What about behind it?

Mr. Christos: Behind it you can. One of the things that BrightView had suggested is to put a low hedge along the fence that would not interfere with somebody fishing because it would be about this wide and this tall. They would stand behind it and fish.

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They are not going to be walking through landscaping. Then more of the landscaping near the trees, color and things like that. Isn't that right Patrick?

Mr. Burgess: Yes. I think what we talked about was the small podocarpus hedge. No more than a foot tall so you could still view the water. We asked for some simple plant in front of it leaving space for people to walk by the lights to the rail. You don't have much room anyway, so I think the access points are going to be around the trees. That is how they entered prior with the clusia hedge there. I think that is going to be the same thing.

Mr. Christos: For the fisherman?

Mr. Burgess: Yes. That is going to be the only spot that is going to have access is by the trees. I guess we will just continue with BrightView. I am not trying to make this rocket science, but I just don't have faith in BrightView.

Mr. Stanton: I share that.

Mr. Dally: Can you do what Mike said? Mark up the invoice and send it back to them.

Mr. Pawelczyk: Mark up the proposal for installation to verify that they are going to dig up those roots. They have to otherwise they can't plant without it.

Mr. Dally: Dig up the roots, level off six to eight more inches down. Mark up that invoice with all that and send it back to them and say this is what you have to do. Sign this.

Mr. Burgess: I am trying to let them do their job but again I have my job to manage them, but I am really entrusting professionals that are hired to do the landscaping. I can consultant with the proper landscape consultants in our company and get you the right vendors, but you can obviously see the comparison of what a good vendor is telling us what needs to be done and what BrightView is lacking. That is my concern.

Mr. Pawelczyk: Maybe you can train them because they are obviously just being lazy.

Mr. Burgess: I will figure out the removal invoice. They are going to work with us, but my biggest concern is that once it is done I just don't know what to expect with their plant installation. We will continue at it but that is my update. It has been a very frustrating process.

Mr. Christos: Why don't we plan to meet with them again Patrick you and me?

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Mr. Burgess: Yes.

Mr. Stanton: And ask them for a rendering as well.

Mr. Burgess: I get their renderings and it is just basically a visual. They have a system that use a software. It is leading you onto expectations of what it is not going to look like, in my opinion. But we will work with them and continue with William. I have been talking to him a lot about it and trying to bounce ideas off of them. It is just a very slow process.

Mr. Stanton: Can they do a schematic like that?

Mr. Burgess: I highly doubt it, but I can ask.

Mr. Pawelczyk: They have a landscape architect that does all that stuff, but you all don't pay enough money for that I would bet that is why you don't get those services. Some other Districts that have half a million dollar contracts with BrightView they get all that.

Mr. Christos: What I have learned about them is they have different clusters of workers. This organization here is not the same one that is in Hollywood. They are all over. Our team is apparently not as talented.

Mr. Burgess: It seems like it is going slow, but we are working on it. I am constantly dealing with them.

Mr. Christos: Better slow than making a mistake.

Mr. Burgess: Trying to get it down correctly so we can move forward.

Mr. Christos: We appreciate that.

Mr. Burgess: We will get going on that.

E. CDD Manager

EIGHTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary
B. Approval of Unaudited Financials

Mr. Burgess: Financial reports. Approval of the check run summary and the unaudited financials.

Mr. Dally: I thought Castle was being paid directly by us. Why is there a Castle invoice for you guys? There is a $2,500 check directly to Castle. I am trying to figure out what that is.

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Mr. Burgess: Is that not the reimbursement?

Mr. Dally: That goes to Castle.

Mr. Winkeljohn: Castle writes checks for things and we reimburse them. The invoices are in packet, not invoices, the GL is in there. That is typically what it is.

Mr. Dally: Did Castle buy something on behalf of the CDD and the CDD is reimbursing?

Mr. Pawelczyk: Just the check summary is in there.

Mr. Winkeljohn: I will pull it for you and I will circulate it.

Mr. Burgess: The invoice says contract management for $2,500. I am looking at the check.

Mr. Pawelczyk: It is probably their monthly cost.

Mr. Winkeljohn: We pay it directly to Castle.

Mr. Dally: Why? I thought that was part of the agreement is you guys were going to pay the HOA. You don't have an agreement with them.

Mr. Christos: Let's get a refund then.

Mr. Burgess: We will make a note and take a look at it.

Mr. Dally: It is probably automated, went out, it sounds like it is a check that was like an auto pay.

Mr. Winkeljohn: No we don't do autopay. We will look into it.

Mr. Burgess: Is there a motion for the approval of the check run summary?

Mr. Dally: What is FCC Carpentry and General Painting?

Mr. Burgess: That is a vendor that is doing your awning. He is a handyman.

Mr. Dally: Thank you. $1,600 for cane toad trapping for Iguana Exterminators.

Mr. Burgess: It is five days and they change the traps every day.

Ms. Davie: He was there every day. He was right outside my window.

Mr. Dally: I am just asking questions about where the money is getting spend guys.

Mr. Stanton: He pulled probably thousands of tadpoles out of here. When he stopped coming we again got serenated by the frogs.

Mr. Dally: Who is this Billing, Cochran?

Mr. Pawelczyk: He knows the answer to that.

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Mr. Dally: I am fine with everything else. I make a motion to approve the check run pending the Castle invoice.

> On MOTION by Mr. Dally seconded by Ms. Davie with all in favor, the Check Run Summary and Unaudited Financials pending the Castle invoice were approved.

NINTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Burgess: Is there any Supervisor requests?

Mr. Dally: Paul I miss you are you coming back? I would like my Supervisor request that Paul be at the next meeting.

Mr. Winkeljohn: I would love to be there. I am not allowed to drive I hurt my foot. Sorry.

Mr. Burgess: Is there any other Supervisor requests?

Mr. Dally: Just the streets.

Mr. Burgess: Absolutely we will take a look at it.

Mr. Dally: Mary do you have questions?

Mr. Burgess: Not hearing anything is there a motion to adjourn?

TENTH ORDER OF BUSINESS Adjournment

> On MOTION by Mr. Christos seconded by Ms. Davie with all in favor, the meeting was adjourned.

DocuSigned by: Paul Winkeljohn 7E743FF03E08419...
Assistant Secretary/Secretary

Signed by: Gerald Stanton 2A5AB9F9C5C148E...
Chairman/Vice Chairman

Certificate Of Completion

Envelope Id: 6BC4CF25-D8C6-893E-825F-57646FD7F3D3
Status: Completed
Subject: Orchid Grove: Complete with Docusign: 4-9-26 Minutes.pdf, Resolution 2026-01.doc, Resolution 2026-02
Source Envelope:
Document Pages: 33
Signatures: 6
Certificate Pages: 2
Initials: 0
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eacosta@gmssf.com
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Signer Events	Signature	Timestamp
Gerald Stanton geraldstanton6683@comcast.net Chairman Security Level: Email, Account Authentication (None)	Signed by:  2A5AB9F9C5C148E... Signature Adoption: Pre-selected Style Using IP Address: 206.194.230.171	Sent: 5/26/2026 8:59:31 AM Viewed: 5/26/2026 3:25:59 PM Signed: 5/26/2026 3:32:33 PM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Paul Winkeljohn pwinkeljohn@gmssf.com Executive Director Security Level: Email, Account Authentication (None)	DocuSigned by:  7E743FF03E08419... Signature Adoption: Pre-selected Style Using IP Address: 75.104.92.238 Signed using mobile	Sent: 5/26/2026 8:59:32 AM Resent: 5/26/2026 11:35:14 AM Viewed: 5/26/2026 11:47:36 AM Signed: 5/26/2026 11:47:50 AM
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In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	5/26/2026 8:59:32 AM
Envelope Updated	Security Checked	5/26/2026 11:35:13 AM
Envelope Updated	Security Checked	5/26/2026 11:35:13 AM

Envelope Summary Events	Status	Timestamps
Envelope Updated	Security Checked	5/26/2026 11:35:13 AM
Certified Delivered	Security Checked	5/26/2026 11:47:36 AM
Signing Complete	Security Checked	5/26/2026 11:47:50 AM
Completed	Security Checked	5/26/2026 3:32:33 PM

Payment Events	Status	Timestamps