

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, December 11, 2025, 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
William Christos	Assistant Secretary
Jill Quigley	Assistant Secretary(via telecommunications)
Sheree Davie	Assistant Secretary

Also present were:

Paul Winkeljohn	District Manager
Patrick Burgess	GMS
Michael Pawelczyk	District Counsel
Regina Patterson	Castle Group

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Chairman's Remark

Mr. Winkeljohn: Chairman's remarks.

Mr. Stanton: I have just a couple of comments. There was an issue here about renting the clubhouse. I looked at the rules and the rules we leave a lot of room for interpretation, and I think that is what was the root of the issue. I am going to suggest that we take a look at it. I don't think we have any urgency about it, but we should take a look at it and see if there is some way we can fix it. The rule that we had the issue with was.

Ms. Davie: The hours, right?

Mr. Stanton: Just formatting the page a little differently will make it clear what the intention is. If that is all we need to do that is great. If in looking over the rules we see

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something that we probably want to change then I think we should change it. They haven't changed in 8 years.

Ms. Davie: What was the issue with the people? They stayed hours later.

Mr. Stanton: They wanted to stay longer than the four-hour window than they rented for. They wanted to stay longer because they showed up late.

Ms. Davie: Baby shower?

Ms. Patterson: Yes.

Mr. Stanton: I think we should take a look at the rules maybe sometime early next year and talk about them a little bit.

Mr. Winkeljohn: When you say formatting you mean just the way the information is organized? It wasn't as clear.

Mr. Stanton: Yes. I am not suggesting that we change anything.

Mr. Winkeljohn: That is something I think we can do Mike as an administrative change.

Mr. Pawelczyk: I think it depends on what it is. I don't know anything about this.

Mr. Winkeljohn: We could add information to make it clearer so we can't change the policy.

Mr. Stanton: I don't think we need to add information I think we just need to reorganize it a little bit so that it speaks for what the intention is rather than it leave it up to somebody's interpretation.

Mr. Christos: Does the rental agreement specify the hours that they are going to be there?

Mr. Stanton: The rental agreement gives you several windows. You can have it for four hours in any one of those windows.

Mr. Christos: Ok, so you have to pick the window that you are going to do.

Mr. Stanton: And they did but they were saying they needed to have four hours even though we came late.

Mr. Winkeljohn: A lot of them have it if you are going to go an hour or two over you pay for it if it is allowable and available.

Mr. Stanton: If the Board wants to say it is ok to do that then let's do that. If the Board thinks that they want to limit it to reformatting it a little bit let's reformat it.

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Mr. Pawelczyk: If I have a suggestion it would be just markup what you think should be changed for discussion and we will look at it from Paul's and mine standpoint and put it on the agenda.

Mr. Christos: Just looking at this it says four hours slots from 3:00 to 10:00.

Mr. Pawelczyk: I did not draft that just so you know. I think people have taken it and used it and changed it.

Ms. Davie: You mean the people that live here?

Mr. Pawelczyk: The people that work here.

Mr. Christos: I think we have four hours slots and then you circle the slot you are going to be here.

Mr. Pawelczyk: We are happy to look at it.

Mr. Stanton: Item #2 speed bumps. The speed bumps are dying early.

Mr. Winkeljohn: The paint?

Mr. Stanton: Well it is not paint. It looks like it is a tape that has been adhered to and also little reflectors in there. They are almost all gone. This is one of the brand-new center spots, so this is in the shortest time.

Mr. Winkeljohn: They are less than a year old. I am pretty sure we can get them. Patrick will talk to the manufacturer or the rep and see what we can do.

Mr. Stanton: I will pass this around. There is little reflector things in there and they are almost all gone.

Mr. Winkeljohn: Ok.

Mr. Christos: That is not good.

Mr. Stanton: We need to take a look at that.

Mr. Winkeljohn: Happy to do that.

Mr. Stanton: The third thing was action items. We have an active item that rotated to the top of the list. Patrick went off and came back with a proposal to address the action item and at that time we started telling him we wanted something a little different. I don't think that is a good use of our time. I don't think that is a good way of getting things done in a timely fashion. I certainly don't think it is a good use of Patrick's time. I would propose that if we have an action item that when we put it into let's go do this if anybody has any expectations of it that we have a discussion and before somebody goes out and gets

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quotes and does whatever they are going to do to get something happening before anybody invests time in it, I am talking primarily about Patrick that they do with the expectations in mind. Instead of having things delayed like what just happened.

Mr. Christos: Can you be more specific about which action item?

Mr. Stanton: What I am talking about is the landscaping on the bridge island.

Mr. Christos: I think when we make a decision to have a bid for something and then the bid comes back we have to be able to discuss it.

Mr. Stanton: Absolutely and maybe add some expectations. If we get two or three bids coming back to us we are liable to say hey I want one from column A, one from column B and one from column C and whatever agree too. We might say that but that is a far more useful of our time and Patrick's time then sending Patrick off to get something done and then say well let's not get it done right now. Let's set the expectations in the beginning rather than later so he has some guidelines. That is the what I wanted to talk about.

Mr. Winkeljohn: Thank you. Any questions for the Chair?

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 13, 2025 Meeting

Mr. Winkeljohn: Your minutes from the November 13, 2025 meeting are circulated. If those are in order a motion is welcomed.

On MOTION by Ms. Davie seconded by Mr. Stanton with all in favor, the Minutes of the November 13, 2025 Meeting were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk: I don't have anything to report. What I will do is I will see what document I have in my directory, but I know I didn't add this because it is clearly added to the agreement the time slots. It is not the same font which is fine. I think the intent is the time slots 3:00 to 10:00 you are supposed to choose a four-hour period within that

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3:00 to 10:00. There is language that Paul and I have used in other Districts that says if they are going to stay later they pay more. We can look through that and just bring it back at the next meeting. In the meantime if any Board members have anything else they would like to see changed we can change it. We do not need a rule change to change the form of the agreement.

Ms. Davie: If they do want to stay later they should pay.

Mr. Winkeljohn: That would be a normal business expectation of a rental.

Mr. Christos: The reason to consider is the staffing. Our employees would have to stay later.

Mr. Winkeljohn: What usually happens and correct if I am wrong most of them is the cleaning. If they stay to late you don't have to clean so you have to come in early the next day. You already mentioned staff the person that has to be there. We can have a security person scheduled around it to cover it from that standpoint but getting the house back in order is usually the headache.

Mr. Pawelczyk: The reason that we tell they should pay more is because they are restricting your use of the clubhouse as a resident or a member of the club.

Mr. Stanton: I don't think it gets rented out a lot. It is a minor thing, but what I am more concerned about is I don't want to be creating some issues with people out there. Something like this can turn into a whole other thing if it is not addressed.

Mr. Pawelczyk: A lot of discretion is given to the club manager so if I have a rental agreement from 3:00 to 7:00 and I call her the Friday before my Saturday event and say I need to change this to 5:00 to 9:00 can I do that? If there is no staffing issue or issue the club manager can just amend it. If you show up late and someone is expecting you to be there from 3:00 to 7:00 not 5:00 to 9:00. We will take a look at it and you guys also and bring it back to the next meeting.

B. Engineer

Mr. Winkeljohn: Nothing to present under the engineer.

C. Clubhouse

Ms. Patterson was inaudible at this time.

Mr. Winkeljohn: Well done. I noticed you threw all the furniture away. Patrick speaking of the clubhouse do you want to mention the repair?

D. Field Manager

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1) Action List

2) Bridge Landscaping Rendering and Proposals with Larson Landscaping, LLC

Mr. Burgess: The pool deck was done. I think it looks good. We are going to look at the drain. It sunk down a little but that should be pretty simple. We are going to put the furniture back out tomorrow and then the pool company, Shamrock, will clean the pool and get it all prepared. It should be good from there. I think they did a good job, and I think it looks great with that new layer of paint. The action list is the only other item. On the action list I am still waiting on MTD to finalize item #1 on the action list. Do you guys have a date that we can tell Shamrock to install the pool chiller? They are ok with delaying it, but I want to make sure it when you guys want.

Mr. Winkeljohn: The idea was when the next heating unit fails was to have it not be a not just heat only it be a heat and chill option. That is what the decision was. There is no timing. I wouldn't even mention it to them. We don't know. You could ask them what they think the remaining life is on it. Usually they can look at a compressor and gauge its lifespan. That is how I remember it.

Ms. Davie: Yes.

Mr. Winkeljohn: We are not just waiting because we need money we are waiting for the replacement.

Mr. Burgess: Ok, I will see what they say. Nothing else on the action list unless you have any questions. Moving onto item #2 under the field manager is the bridge landscaping. I met with Larson Landscaping as I was asked to do and they provided a rendering. I gave a lot of my opinion on what I felt would look good out there. I asked Larson to do what they feel is good. I want the Board to pick what they would like as well but they provided renderings. I think the goal is really I even spoke with Ivan today the BrightView account manager and the goal is to get the old soil out. You can't do that if you going to keep the current landscaping. I think the goal is really to level it, get the electrical work done and lights centered. Then plant around it. Larson's rendering is a lot of plant material it is \$11,000.

Ms. Davie: How do they do that? That is so neat.

Mr. Christos: I think it is interesting.

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Mr. Burgess: It is a pretty good concept. It is no more than two tiers. It is lot of different variety.

Ms. Davie: I love it.

Mr. Burgess: The question I received was I don't know the name of it but the

Mr. Winkeljohn: The spiral?

Mr. Burgess: Yes. The spiral plant is going to need to be maintained. I think it is very simple to maintain it.

Mr. Stanton: That was my question. The trouble is we have been through now three landscapers, and we haven't really been impressed with anyone of them. If we have something like that put in it is going to need to be trimmed once a month I think you said.

Mr. Winkeljohn: At least.

Mr. Christos: Really? An evergreen?

Mr. Winkeljohn: To keep that spiral. IT is a neat idea.

Mr. Stanton: While that is a great item my concern is that it might only be a great eye candy for a short while. If you walk around here and look at some of the hedges. That was my concern. I am happy to go with whatever the Board wants to do. I just think that it will end up not looking nearly as good as it does in the rendering.

Mr. Winkeljohn: It is blue juniper. They are super slow growing.

Mr. Stanton: I feel that we haven't seen the expertise to maintain that.

Mr. Winkeljohn: We have never had anything like that either to be fair.

Mr. Stanton: You have a hedge that stretches out from the building, and it has three or four steps in it, or it is tilting one way or the other. Do we know how much they cost?

Mr. Burgess: They are \$800 total for two.

Mr. Winkeljohn: I don't know how successful that will be here, but I will ask around.

Mr. Christos: The man from Larson was very knowledgeable. I was impressed with his knowledge when I spoke to him. He told me that those trees that BrightView had proposed were totally in the wrong spot there on the bridge. The sunlight would not work with those trees at all. I think he knows his stuff.

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Mr. Burgess: I think both are more than capable to do it so whatever you guys want to do. It has been a pretty long process for a very simple project.

Mr. Stanton: I have expressed my concerns and anything that you guys want to do I will endorse.

Mr. Burgess: I think Larson's looks great it is just a lot more expensive. I like the variety.

Mr. Christos: What was the BrightView bid?

Mr. Burgess: The BrightView bid was very simple. It was \$1,800 something. Removal was \$1,800.

Mr. Christos: It was only \$1,000 for the planting.

Mr. Burgess: Yes. They didn't have all the different varieties. It was very different. I can ask for a price what BrightView could do for Larson's rendering.

Mr. Winkeljohn: That would be fair since they are our current contractor and that is always the benefit of having your maintenance contractor be your installer, etc.

Mr. Pawelczyk: And ask them about the blue juniper. My question if I was a Board member would be is there is an alternative to the blue juniper that would have a similar effect. I think it looks really cool. It is like a signature plant that draws out as you walk by because it is taller than everything else. Is there something else that you could do that might have a lower maintenance or a less of concern? I know that those types of plants you have to go out there and take a little trimmer. You can't use a hedge trimmer.

Ms. Davie: I think that it is a good idea to see alternatives.

Mr. Burgess: The one I presented at the last meeting from BrightView was install was \$1,873.

Ms. Davie: Did they have a rendering also?

Mr. Burgess: They didn't provide a rendering for that. I can definitely get a rendering. I just need to speak the lady in the office that does it. Whatever you guys want I can get.

Mr. Stanton: One last comment we know that people fish off the bridge and they are always walking through the landscaping. Whatever we put out there we want to make sure it is something that will last a while. Something that won't need to be replaced prematurely. If you like the blue juniper I will endorse it.

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Mr. Christos: Is there any rule about fishing on the bridge?

Mr. Stanton: No.

Ms. Davie: It is mostly on the side not the center.

Mr. Stanton: They go everywhere. I think that somebody has fished from every spot you can fish from all the way around. I have seen them climbing all over the landscaping. Whatever we do we need to have that in mind.

Ms. Davie: So what should we do? Should we see if there is another suggestion similar to what that is?

Mr. Burgess: Yes. That is very easy swap out in my opinion. If what is approved we can do it contingent on a replacement of that.

Ms. Davie: This is beautiful the whole thing.

Mr. Winkeljohn: The rendering has a huge advantage is that they can make the plants exactly where they are supposed to go. In reality there is things and they are not as soldier-like.

Mr. Burgess: You have to keep in mind the goal of removing all of the current plant material is to relocate all the light fixtures to have spacing to light the palms and not be covered like the currently are. It won't be as tight to the palms as that. I don't think the plants will do that well under the palms in my opinion with the fronds falling on them. It may not look exactly like this as far as close up to the base of the palms. The lights can be used until we decide on something down the road. They are working. We can just resituate them.

Mr. Christos: The BrightView bid was mostly what kind of plants?

Mr. Burgess: BrightView was just mammy crotons, muhly grass and Tibouchina tree. That Tibouchina tree that they proposed was \$200 each so that is something that can be swapped out. That was just something they recommended.

Ms. Davie: I don't know what most of the plants are.

Mr. Winkeljohn: It is pretty durable stuff. I like the idea of letting BrightView have a peak at it and see how they would respond to the juniper and see what they think about it. Give them the feedback about you have this in this spot and will it get enough sunlight. I would go through that exercise. If you want to act and get this moving. It is the worst

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time of year to do planting, but it doesn't mean you can't do it. Another 60 days is where our sun changes.

Ms. Davie: So it is better to wait.

Mr. Winkeljohn: February or March is the beginning of the planting season. You could have a cold day between now and the middle of January that could kill everything out there because it is brand-new. It doesn't have roots. Bad combination cold, windy and dry. It is one way to look at it. You have time.

Mr. Christos: I am concerned about the difference in the bids between the \$1,000 something and \$11,000. That is a huge difference.

Mr. Burgess: There is a lot more plant material with Larson, but BrightView has always been very generous with their pricing having properties that I have been out with them.

Mr. Winkeljohn: They don't want to be out priced. They don't want to be over as your maintenance contractor. They want to keep the work.

Ms. Davie: I would love to see a rendering from them of what they propose.

Mr. Winkeljohn: As Patrick mentioned he didn't get one, but he asked. They can do it. I suggest we get one more wave at this. You can authorize it. I was going to talk a little bit later about the meeting schedule. Your next meeting falls on a particular date. I was going to recommend to either move it or postpone to the February meeting. I think that would still be fine. February you could approve it then and have it planted.

Mr. Stanton: When is our meeting in February?

Mr. Winkeljohn: The 9th of February.

Mr. Stanton: So that is pretty early in February.

Mr. Pawelczyk: It is the 12th.

Mr. Winkeljohn: How do you feel?

Ms. Davie: About?

Mr. Winkeljohn: What I suggested waiting till February to approve this. We will get all these questions answered and a rendering that is apples to apples.

Mr. Pawelczyk: You can show BrightView Larson's proposal and say the Board really liked it but didn't like the price. Maybe you can get something for half that but something that is a little more of wow.

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Mr. Winkeljohn: Any objection? Seeing none. You have your direction.

Mr. Burgess: The last thing BrightView did provide me with a mulch proposal. I don't know if the HOA is doing mulching. I think we need a little more for the clubhouse area but around the lake they proposed \$1,050 for all the tree rings.

Mr. Christos: Not the bridge?

Mr. Burgess: No, not the bridge. I didn't know if you guys wanted to mulch. It is something we can bring back in February.

Mr. Christos: I think mulching around the lake would look nice.

Mr. Winkeljohn: I would encourage it this week if they could get it done. I usually do it right before Thanksgiving is the best time to mulch.

Mr. Burgess: I think a not to exceed \$1,500 just to make sure the clubhouse is also included. I think it would look great.

Mr. Winkeljohn: Is there a motion?

On MOTION by Mr. Christos seconded by Mr. Stanton with all in favor, a not to exceed amount of \$1,500 to install mulch around the lake and clubhouse was approved.

Mr. Winkeljohn: Anything else Patrick?

Mr. Burgess: That is all I have.

E. CDD Manager

Mr. Winkeljohn: We covered my item with the meeting conflict. We will proceed to the February meeting.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Mr. Winkeljohn: Financial reports include the check run and the financials. If there is any questions? It is still early in the year that they are not terribly useful yet but available to you. Is there a motion to approve the financials?

On MOTION by Mr. Christos seconded by Mr. Stanton with all in favor, the Check Run Summary and Unaudited Financials were approved.

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SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Winkeljohn: Supervisors' requests. I am looking up at Jill, anything for us. Sheree?

Ms. Davie: No.

Mr. Christos: I just want to make one comment. I had some work done from Mr. Sparky at my house and I asked the guy he has done other work for me, and I said would you do a commercial lighting outdoor application with extension cords and timers. And he said "are you kidding? He said we would never do that. I am just saying whoever we get to redo the bridge and all that we need to make sure that it is really done correctly with conduit and not cords and timers sitting on the grass.

Mr. Stanton: And done in a way that it will tolerate being in water.

Mr. Christos: Just like the main island here when they first put those lights on how many times did they go off with the irrigation. That was so poorly installed and then they finally came back and did something with that. We can't make those kinds of mistakes again. We are just backtracking and paying more money to redo things that should have been done correctly the first time.

Mr. Stanton: Sometimes we do them over and over again until we get it done right.

Mr. Winkeljohn: Ok. Anything else? Favorite motion?

SEVENTH ORDER OF BUSINESS

Adjournment

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

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Paul Winkeljohn

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Assistant Secretary/Secretary

Signed by:

Gerald Stanton

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Chairman/Vice Chairman

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 Chairman
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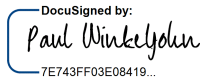
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 Executive Director
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