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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, August 13, 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
Patrick Burgess	GMS
Jason Gitel	GMS
Michael Pawelczyk	District Counsel
Regina Patterson	Castle Group
Several residents	

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: One of the items on our list of things to do is to discuss a reserve study for the next fiscal year. For the benefit of our guests and whoever is watching on video I have some remarks. All owners benefit equally from CDD operating and maintenance expenditures for things like the pool, the gym, the clubhouse, mailboxes, streetlights, roads, sanitary sewers, lift stations, landscaping, etc. Because they benefit equally the cost are assessed equally. None of us wants to see our costs increase. I certainly don't but every owner personally knows they have no control over things like

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inflation and prices of things on the market. Some contracts actually have escalation clauses. They will do it for some much one year and at a percentage increase the following year. Therefore costs go up. The CDD's books are audited annually by a third party just to make sure everything is clean, neat and proper. Regarding the reserve about two years ago unit resident reported an issue with the bottom of the pool. The Board's response was to have the pool inspected by a professional and the result was a report that indicated that the pool outlived its ten year life expectancy by about five years and that the pool needed to be replaced. As a result the Board authorized the pool replacement by confident vendors costing approximately $120,000. This included bolting signage and replacement and also repairing the broken northwest corner of the pool. I don't know if everybody knows but there was a big crack that was starting to sink down. Pumping structural foam under the entire pool deck and the reason for that was to level it out and cause it to drain properly. The surface was ground off the entire deck and the reason for that was because the pool deck was sinking in spots. It acquired a lot of cracks. We installed more effective pool deck drainage. We installed a new and level surface, and we had the surface repainted. A lot of contractors were involved in that. A lot of time as people know it probably did some interference. As a result of the $120,000 expenditure the Board was concerned about future needs and therefore the Board commissioned a reserve study to facilitate informed decisions in the future. A reserve study forecasts short and long term costs facing Orchid Grove and current financial account balances and advises on financial reserves to remain fiscally sound. A preliminary study was the best available in time for the decision for the fiscal year 2026 – this year – advising a 6% CDD increase. Members of the Board including myself had some concerns about that preliminary study and the result was we agreed on a 3% increase not the suggested 6%. Could the Board have repaired the pool at a lower cost? Yes. It could have been done at a lower cost by eliminating some of the steps that we did but that would have left to be done in the future and probably some of the deterioration that was going on would have increased so the cost would have been more expensive in the future if any of that had been deleted from the whole job. In the meantime accounts recently reviewed the final version of the report and felt that some future costs were overstated and some were understated. The CDD reserve balance is now inadequate to meet the forecasted needs.

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Remember we did not do the recommended 6% that was designed to get us back to where we need to be. An updated reserve study will be available for fully informed decisions for fiscal year 2028. That is next year. Today we are making a 2027 adjustment. I have owned a condo up north for over 35 years and I have been an owner in Orchid Grove for over 10 years and every year I do a cost assessment. The cost assessment always confirms that there is both a small cost advantage and a larger convenience benefit to owning an HOA. Somebody else is doing the work. You don't have to do it yourself. You don't have to manage your money as much you just pay a fixed fee year in and year out. That takes care of all of the contracted expenses. GMS accountants have suggested that to remain financially sound the Board should consider an increase of 8.93% for $130.03 per unit for fiscal year 2027. That money will be in an interest bearing accounts until it is needed. In my opinion the Board would not be fulfilling its responsibilities to owners and the community by ignoring the guidance of the reserve study and GMS accountants both independent vendors paid by the CDD to provide professional services and they arrived at the same conclusion. A decision shall be made at today's meeting. End of comments.

Mr. Winkeljohn: Thank you, sir.

THIRD ORDER OF BUSINESS Approval of the Minutes of the July 9, 2026 Meeting

Mr. Winkeljohn: The next item is the minutes from the July 9, 2026 meeting. If there is any corrections or edits.

Ms. Quigley: It assigned my comments about the pool floating thing to Sheree instead of me. It is on page 21. That is my only comment.

Mr. Winkeljohn: Can I get a motion as amended?

> On MOTION by Mr. Christos seconded by Ms. Davie with all in favor, the Minutes of the July 9, 2026 Meeting were approved.

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FOURTH ORDER OF BUSINESS Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

Mr. Winkeljohn: This brings us to our public hearing for the 2027 budget which was eloquently introduced already by our Chair, thank you. Is there a motion to open the public hearing?

On MOTION by Mr. Christos seconded by Ms. Quigley with all in favor, the public hearing was opened.

B. Public Comment and Discussion

Mr. Winkeljohn: We are now in the public hearing portion of the annual budget adoption. Just a quick overview. I won't repeat the things that Gerald already mentioned but staff did recommend this budget. This Board reviewed it in a preliminary approval in the spring. The hearing date was set for today. Staff recommends approval. At this time we will take public comment and discussion from the Board as well. Is there any questions or comments?

A resident: This is my first time here, so I am just learning.

Mr. Winkeljohn: If you have any questions offline staff can help you as well.

Mr. Stanton: Anyone online have any comments?

Mr. Winkeljohn: Also entered in the record is a lengthy email from a resident. I am not going to read it, but you can read it. I will mention that there is a lot of AI contributions to this business lately. Rather lengthy, rather thorough questioning but as far as public records or a response a comment to a budget does not require a response it is just added to the record. The Board can take it up at this hearing or any time should you so choose. That is all I have.

Mr. Stanton: In my opinion I think that was addressed to the wrong people. We are talking about roofs of units, and the roofs of units are HOA. It doesn't apply.

Mr. Dally has joined the meeting.

Mr. Winkeljohn: We are on Board member comments and discussion. At this time it is appropriate for the Board to move to approval and have discussion.

Mr. Dally: This is the 8.93% increase right. I would just like to reiterate again as an existing Board member I do not feel as though there is a need to increase our tax base

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by any means. I would be in favor of a zero percent increase. I want to make that very well know again.

Mr. Stanton: The only thing that gets into taxes here is that it comes to us in our tax bills. That is the only connection with taxes. It has nothing to do with real estate taxes and nothing to do with any other taxes. It is a just a small addition.

Ms. Davie: I am good with the 8.93%. I think we need it.

Mr. Stanton: I think we need it because you missed the piece earlier that was said that both the reserve people and GMS accountants both recommend the 8.93% increase. I am all for it myself.

Mr. Winkeljohn: Any other comments?

C. Consideration of Resolution #2026-04 Annual Appropriation Resolution

Mr. Winkeljohn: Is there a motion to approve Resolution #2026-04?

> On MOTION by Ms. Davie seconded by Mr. Christos with four in favor and opposed, Resolution #2026-04 Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-05 Levy of Non Ad Valorem Assessments

Mr. Winkeljohn: Resolution #2026-05 is the collection method which utilizes the Non Ad Valorem Assessment procedure. A motion to approve would be welcomed.

> On MOTION by Ms. Quigley seconded by Mr. Christos with all in favor, Resolution #2026-05 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Winkeljohn: A motion to close the public hearing.

> On MOTION by Ms. Davie seconded by Mr. Christos with all in favor, the public hearing was closed.

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FIFTH ORDER OF BUSINESS — Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026

Mr. Winkeljohn: That brings us to the Grau Associates annual engagement letter. Each year to kick of the audit we authorize their audit procedures by a motion. Is there a motion?

> On MOTION by Mr. Daly seconded by Ms. Davie with all in favor, the Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026 was approved.

SIXTH ORDER OF BUSINESS — Staff Reports

A. Attorney

Mr. Pawelczyk: I really don't have anything other than you may recall I bored you with a legislative update a while ago. One of the items in the report that dealt with sovereign immunity caps, and we said the caps were going to increase from $200,000 to $300,000 anyway Governor DeSantis vetoed that bill, so the immunity caps are in place no change. The good news about that is our insurance rates should not be impacted. We certainly expected our insurance rates to go up if the immunity caps went up. That is a benefit for local government that he vetoes those increases in the caps but that doesn't mean it isn't going to be reintroduced in the next legislative session. We will see what happens. That is all I have unless there is any specific questions.

B. Engineer

Mr. Winkeljohn: Moving to the engineers' report I do have one item that they emailed us for their annual fee schedule. It didn't make in time for today's agenda. It will be on the next meeting. It was a nominal cost of living type increase.

Mr. Stanton: Is it automatic increases?

Mr. Winkeljohn: It is not automatic. You can say no to it but then you wouldn't have an engineer. Not that they would threaten.

C. Clubhouse

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Ms. Patterson: The only thing I have is I did bring the AC company out to check that room. They have determined that it is duct related. I think they told me there is six issues that there is holes. The AC company doesn't do that repair, so I have called three different duct repair companies. Two of them don't want to do it. The other one I am still waiting for the proposal. I have called two more today.

Mr. Winkeljohn: Do you think they will do it in December?

Ms. Patterson: I would probably get their proposal by then.

Mr. Winkeljohn: I wouldn't want to do duct work in August either.

Mr. Christos: There is holes?

Ms. Patterson: Yes there is holes in the duct work, and they see residue from where it is leaking. The roof is good so that is good to know. I had the roofer come out as well and he said everything is fine with the roof.

Mr. Christos: So we don't really have to worry about mold?

Ms. Patterson: Not right now because everyone that I have spoken to they say it is better to get that done first. I am working on that. Hopefully I will have something by next meeting. That is all I have.

Mr. Stanton: I recently had my air conditioning replaced, and they took out a brass radiator that is upstairs, the one that the air goes through to cool it. The air handler had a brass unit in it, the evaporator. They replaced it with an aluminum one. Copper ones kill stuff growing on the air handler, but the aluminum ones do not. That is something we should keep in mind. I don't know if this is a thing that nobody is having copper ones anymore because of the environment or expense or whatever but if we get into a new air handler it is going to cost extra money. They say they want to put an ultraviolet light in it. It is not cheap. That is something that sometime in the future, our air conditioner is 15 or 16 years old.

Mr. Christos: Didn't we replace some of it?

Mr. Stanton: The outside has been replaced.

Mr. Pawelczyk: Regina what needs to be done? They need to replace the vents?

Ms. Patterson: No they are replacing parts of the duct work itself.

Mr. Stanton: Are they going to replace it or just tape it up?

Ms. Patterson: One guy wants to replace it. The other guy wants to patch it up.

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Mr. Christos: Are they up in the attic?

Ms. Patterson: They are up in the attic. He also said that is why they are also causing this stuff too.

Mr. Pawelczyk: I will give you the name of a local guy here at least to call. I don't know if he can do the work.

Ms. Patterson: Thank you.

Mr. Stanton: I can give you the name of the guy that just did mine if you want. Be aware that once they get your number your phone will ring all the time. Do we know if the ducts are metal?

Ms. Patterson: Aluminum.

Mr. Stanton: Ok.

D. Field Manager

1) Field Report

2) Consideration of Proposals with BrightView Landscaping

a) Remove Irrigation Intake Float and Install New Intake System Underwater

b) Entrance Median Plant Plug-9ns to Existing Landscap9ing

3) Consideration of Asphalt Patch Repair Proposals

a) Repair Map and Vendor Comparison

b) RJS Construction Group, Inc.

c) Gator Paving and Construction, Inc.

d) Sealmasters & Sealcoating, Inc.

Mr. Burgess: On page 62 is a proposal with BrightView for the irrigation intake line that was requested to be brought from the last meeting. Removing the float entirely and would be putting the intake line underwater off the bottom of the lake floor so that it is not visible and an eyesore. This is the most recent proposal from BrightView for your consideration.

Ms. Quigley: So when they say remove ducks from the lake they really mean duct or are they going to remove all the ducks as well as fix this thing.

Mr. Burgess: It is the PVC pipes that are out there.

Mr. Christos: Have we ever just thought about painting the pipes black?

Mr. Stanton: They were painted black it didn't last long especially with the ducks leaving their residue.

A resident: Whose bright idea was it to paint PVC black? And what is the cost for this relocation of the intake?

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Mr. Christos: $1,836.

Mr. Stanton: It sits on the surface of the water, so a lot of people have complained.

A resident: A lot?

Mr. Stanton: A lot to me. If three or four people here tell me that they have a problem with something that is a lot. People around this table have commented on it. At any rate the idea is to put it in the water instead of on the water.

A resident: Let's get it pressured cleaned and peel off the black paint and let it float out there nice shiny white. It will cost us less to nothing. I don't understand why somebody finds that such an eyesore.

Mr. Stanton: It used to be below the water, and nobody complained about that. There was some trouble because it was pulling in debris.

The resident was inaudible at this time.

Mr. Stanton: Doing this is going to put down below the surface of the water but above the bottom.

The conversation was inaudible at this time.

Mr. Dally: We are raising fees to pay for essentials. This is not an essential why are we paying for it. It is purely cosmetic. It is doing its job. Is it broken? Is it not working on the surface? I think it is working perfectly fine. It is of my opinion on the record remarks from anyone, and now we have one person opposing it on the record how do we have enough evidence to say that this is a necessary expense. We don't. Because of that I am strongly against doing this.

Mr. Stanton: Any other comments?

Ms. Davie: It doesn't bother me, but I don't live right there.

Mr. Winkeljohn: It was designed the way it is for various functional reason so operationally I don't that we are having any issue.

Mr. Burgess: I don't think it was always like that.

Mr. Winkeljohn: It used to be down at the bottom.

Mr. Stanton: It is relatively recent that there was an issue with it and that why it came to the top. I think it was some time last year.

Mr. Winkeljohn: I have heard the complaint discussed.

Mr. Christos: Regina do you have any insight?

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Ms. Patterson: I don't.

Mr. Christos: I guess my question would be if it was below the water level before and we raised it up and there was not an initial concern about it why is there a concern now. That was a big change that we made when we brought it up to the surface. There wasn't an outpouring of people coming to a meeting to say what is going on or that looks terrible. I am wondering why it is a concern now.

Mr. Winkeljohn: Your first responsibility as the maintenance does it work efficiently. Those are the objectives. The aesthetics they are important.

Mr. Dally was inaudible at this time.

Mr. Stanton: In my opinion the people that have talked to me are concerned about the aesthetics and Orchid Grove is very liked on aesthetics. This is one of the aesthetics. People say great things about Orchid Grove that is true but if you compare our situation to other people's situation, other HOA's or other condos around that have lakes none of them have an on surface lake intake. I just want to not lose something that we currently have. It broke. It got clogged with debris and it was resolved quickly and easily without the Board's involvement. It just happened. I am proposing that we take it back to the way it was because people have asked about it.

Mr. Dally: I would like to ask that you have them submit formally to the Board because we are a public Board, we are public body. We are supposed to act as a fiduciary to the public in which we serve. Only formal communication about this is now from the side that we should not do this. As an elected body we should be acting in the interest of the people that have spoken up. I have not heard from a single resident in the community otherwise from Mr. Adams here.

Mr. Stanton: Before we make a decision I would ask Regina to send out a note to everybody and ask them how they feel about it.

Mr. Dally: We are polling the community on this matter now?

Mr. Stanton: That is what you asked for input from the community.

Mr. Dally: You are saying that there is people that are complaining. Ask those people to communicate to us. Do you want this to be sunk or do you want this to be on top a lot of people are going to go yes we want it to be sunk because you are asking

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them. If it is a situation if we just left it the way it is and acted in a fiduciary responsibility no one is complaining about it.

Mr. Stanton: Let's ask them if they want to pay $2,000 to have it sunk. There is a lot of people in the community that have expressed things and quite frankly I know myself I have asked people over and over again if you don't like let us know on various things. I do not ask anybody for a comment or complaint. I walk around and they offer comments and complaints. Let them know it is going to cost $2,000 or better let them know it is going to $1,830.36. What do we spend a year on all items?

Mr. Winkeljohn: You take in $587,996 projected and you spend 95% of it.

Mr. Stanton: So we are spending over half a million dollars a year then. A $1,800 bill to me is not all that significant. It is something relatively small.

Mr. Dally: When we are raising the dues because we are in a serious fiduciary response, we do not have the funds needed to operate in the space we are operating we are doing projects that are, $1,800 is nothing. We are raising 8.93% it is a pause to look at and say this is not broken.

Mr. Stanton: Regina would you send that letter and when we get the results of that letter, ask them to respond a week before the next meeting.

Mr. Winkeljohn: Can I interfere in this? You are going to create ten more problems with that email then you are going to solve. I promise you are going to draw attention to something that they don't have any information on. There is other ways.

Mr. Stanton: Can you make a suggestion how to make it work?

Mr. Winkeljohn: I don't ever recommend polling a single item.

Mr. Stanton: I have asked a lot of people when they come to me with a comment to send it into Regina and then we will discuss it at the next meeting. I am unaware of anybody responding to do what you're asking.

Mr. Dally: Because it is not that big a deal to them that is the thing.

Mr. Burgess: It is just an aesthetic purpose of changing it. I can get pricing to put decorative ducks out there.

Ms. Quigley: Can interrupt? I am the one that asked for this to be brought back just because I remember we talked about it at a previous meeting and I didn't see it on our list. My intent was not that we were going to make action on it today. I wanted to know

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how much it was going to cost. I was shocked when I saw how much they were charging us to do this. The point was for us to have a discussion not necessarily to vote an item and spend more money.

Ms. Davie: I feel like if you get any complaints then we come back and look at it.

Mr. Winkeljohn: I think your staff that received most of the emails and phone calls, particularly Regina, that is a fairly reliable path of information. If a Board member gets an email we can put that in front of your eyes, then visitors at a meeting is very valid. I just want to hold as much validity to our decision making as we can but polls I have seen nothing but disasters.

Mr. Pawelczyk: Just to add I am not advocating one way or the other but if a Board member is strongly in favor of doing this make a motion to approve it. If it fails, it fails but if you are strongly in favor, move it. If not, we should move onto the next item.

Mr. Winkeljohn: That is how your rules are designed.

Mr. Burgess: Again I can bring back an option of decorative ducks.

Mr. Winkeljohn: Don't even put that picture in front of us, please. The whole duck concept is very sensitive in this community having multiple scars from even suggesting that we start a removal program once. I am getting the sense that the Board is ready for this item to act on.

Mr. Stanton: Move it.

Mr. Winkeljohn: There is motion from Gerald, is there a second? No support the motion fails.

Mr. Burgess: Moving on, on page 64 of the agenda package is a proposal from BrightView to plug in some missing plants on the entrance median out here to what is currently existing. There is some areas where the trinnettes failed and some areas where the green island ficus failed. It is simple installing plants that are already out there to try to fill everything in and get it back.

Mr. Stanton: Simply replacing failed plants?

Mr. Burgess: Yes and adjusting irrigating and keep it how it was designed. I asked for this outside of the Board's request but wanted to present it as something for you guys to consider.

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Ms. Quigley: Why did the plants fail? I just want to understand why we would replace something that failed.

Mr. Burgess: Old age. You have had multiple vendors come in and service the property, so I think irrigation. What is out there is pretty bullet proof for the most part.

Ms. Quigley: So it wasn't that it wasn't the right plant for that location.

Mr. Burgess: Yes, I think the plants are fine.

Mr. Christos: We are just filling in missing ones.

Mr. Burgess: There is bare spots.

Mr. Dally was inaudible at this time.

Mr. Burgess: It will be more expensive.

Mr. Dally: Right now it is 105 3 gallons. Would we get away with 50 7 gallons?

Mr. Winkeljohn: It would be about the same price so it would be similar.

Mr. Dally: Ok.

Mr. Burgess: I think 3 gallon would be good. This is just to try to bring that median back up.

> On MOTION by Mr. Dally seconded by Mr. Christos with all in favor, a proposal from BrightView to add plant plug-ins to the existing landscape at the entrance median was approved.

Mr. Burgess: Moving onto page 66 is the paving. This is for the north side of the property. There were concerns about the asphalt failing which it is. It is not potholes it more the top layer of the asphalt is failing. I had the District engineer come in and do an inspection of all the areas that are failing and provided us with a map based on his recommendations on what should be milled and resurfaced basically torn up and refaced with asphalt in order to match the life expectancy of the south side of the property so that it doesn't get worse on the north side. Once everything is ready to be paved together then it can be a full project. There were concerns about potholes and I had the engineer inspect.

Mr. Christos: Is there a reason why there is a difference in square yards with Gator and the other two?

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Mr. Burgess: Gator Paving's proposal says a milling machine is 7.4 inches wide, so we calculated a little more square footage to provide a much cleaner paving transition and remove the pooling areas. Your District engineer provided the square footage recommendation and the map with it. We reached out to vendors to bid on it and did our best to have everything apples to apples, but Gator Paving added a little bit more.

Mr. Christos: So the are spreading and fanning it out more is that what he is saying?

Mr. Burgess: It is not really clear. He just said to provide a much cleaner paving transition and remove the pooling areas which I think would be done with standard milling.

Mr. Christos: Other companies are giving stripping or are they not giving stripping?

Mr. Burgess: No they are not giving stripping. The only thing that you could consider is the stop bars. Stop bars are probably the only thing that would need to be done. I think roadway stripping is not done through certain areas of the property where it should be and some areas where it is. I think that is a minimal number if we wanted to add any stripping if it is removed. We had a pothole vendor come out. They are not potholes. It is the top layer of the asphalt. We looked at one area and then you can see another area. The more you look and walk around there is failing areas. It is a lot more work than originally anticipated in my opinion.

Mr. Winkeljohn: It is that final lift that has peeled off.

Mr. Burgess: It is just the north side. The south side is fine. Like I said the goal is to try to keep the longevity of this to match the south side and when the south side needs to be paved then we do everything. It is a lot more money than I think everyone was anticipating.

Mr. Christos: Is this a result of water ponding that is causing this?

Mr. Winkeljohn: I would trace it back to the history and how it was installed because you had a pretty good span between section 1 and section 2. They didn't do the final lift on Section 2 for a long time. That first lift was probably worn down and wasn't tacked on. I am just speculating. They quickly got the second lift on. That failed a little faster than you would have expected. Then the new one came in, and they did both of those lifts in a rather short sequence. The tactical bonding asphalt to asphalt probably should have been slightly milled down and redone. That probably would have been more typical. That

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is my observation in what I think happened, so you have different materials basically out there.

Mr. Pawelczyk: The District was formed in 2005.

Mr. Burgess: I think if the turned a few more potholes that are damaging the tires and whatnot we can patch them as they get worse unless you guys want to spend $37,000 but that is just for patching. We can get by until you do a full paying project.

Mr. Winkeljohn: Business practice is do as little patching as possible until you can do a mill and an overlay of full width of the lane because the connection between new asphalt and old asphalt will fail. I would do as small of patches as possible. I believe what Patrick just said try to get as far down the road as you can until you do a full road.

Mr. Christos: Where would this come out of our budget?

Mr. Winkeljohn: It would be identified through your savings, carry forward money, reserves or we could borrow from other line items.

Mr. Christos: Would it come out of repairs and maintenance?

Mr. Winkeljohn: Yes, whatever you have left in that line for this year. It could possibly exceed that line. You at $15,000. You haven't spent any so you would have to find another $10,000 or $15,000 depending on what contract you pick. The recommendation would be to do a much more minimal patching. Do we have a repair company that can do a hot patch?

Mr. Burgess: Originally I did but you are talking about literally half an inch. It is not a pothole. We use a company at our office that fills potholes that come in. It is potholerepair.com. They do a good job of patching, but I am talking about half of foot of pothole where they actually put mix in and patch around it.

Mr. Winkeljohn: That is a more durable repair because of what I was saying. You are bonding against different aged material so to get it to adhere is really hard. I would do a deeper saw cut around the areas that are really bad. I would do a smaller range, a soft cut not a milling and just fill it in.

Mr. Burgess: That is my point. The areas identified they are all over. Where do you want to get that done?

Mr. Winkeljohn: With the soft cut you don't have to do the milling and tapering and all that extra asphalt.

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Mr. Dally: I comfortably can't spend $37,000 when I know it is the supply chain issues currently existing in the world. This is markedly more expensive because of that. If we can do something somewhat more temporary that lasts a couple of years.

Mr. Burgess: I would recommend everyone look at the map that is provided because those are the locations identified and maybe if there is a concerned area. You brought this up. If there is a specific area that you want done we can work with.

Mr. Dally: It is mainly here all the way down to here. Rounding the corner.

Mr. Burgess: By the mailbox there.

Mr. Dally: And somewhat down that lot just a little bit are the two biggest patches of what I would consider potholes.

Mr. Winkeljohn: That is the exactly the logic. You should grade them out. Grade your F level situations and patch those. As the other ones deteriorate you patch them.

Mr. Burgess: Gator Paving is talking about saw cutting perimeter. They are going to be saw cutting. There is really not much difference we can do from what they are proposing. It is patchwork. Those small sections were measured and calculated and they provided us.

Mr. Stanton: Looking at the drawing it is starting over here not exacting in front of the mailboxes. It is starting over here, and it has almost continuous holes all the way up where the exit.

Mr. Winkeljohn: Just thinking about loud. That is almost a perfect example where you would mill from that last intersection, you would mill that whole road and just overlay it.

Mr. Stanton: That is almost everything in that area.

Mr. Burgess: Is there maybe a not to exceed that we can approve to see what priority areas could get done under that limit and I can go out there with a Board member and spray paint where we want done. I can get specific spots.

Mr. Dally was inaudible at this time.

Mr. Winkeljohn: For this year you haven't spent anything, so you have $17,500.

Mr. Christos: So you are saying do a whole thing?

Mr. Winkeljohn: All I am saying is that is a candidate for milling the whole thing down a quarter inch, getting an even coat in there and doing a one inch overlay.

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Mr. Christos: Do you think that would save us money?

Mr. Winkeljohn: No.

Mr. Stanton: It is the old stuff so that is why it is the worst.

Mr. Dally: The other parts further down into the neighborhood on that side to the northwest corner of it they are far less. What is the total budget?

Mr. Winkeljohn: $17,500. You have discretion to use other line items, etc.

Mr. Burgess: Maybe for $10,000 we can get the hot area by the mailbox area.

Mr. Dally: You think $10,000?

Mr. Burgess: It is a start.

Mr. Dally: I am willing to spend the repair budget on that portion.

Mr. Pawelczyk: I just throwing this out there to test it. To spend $10,000 is a lot of money but you are spending $37,000 or $40,000 to see if this works and then maybe towards the end of next year's budget if you have money left over, next year this time let's do $10,000 more.

Mr. Dally: I am willing to go not to exceed $15,000 to do this area.

Mr. Winkeljohn: To mill and resurface. I am agreeing from a practical standpoint of doing something and seeing how it works. Patrick can also go to the contractor of preference and say I have a not exceed number of $ 15,000. When they sell it to you the price changes every day.

Mr. Christos: Should we first decide on a vendor?

Mr. Winkeljohn: First and then a not to exceed and a scope definition the most you can get for it.

Mr. Dally: I like the one that is the least expensive.

Mr. Christos: I like Gator Paving. I like gators.

Mr. Winkeljohn: They are reputable, I have used them.

Mr. Dally: What is the cost per square yard? It might actually be cheaper. RJS is actually $5 per square yard cheaper.

Mr. Christos: I would be ok with the two lower bids either one depending on what your recommendation is. Have you worked with these companies or your experience?

Mr. Dally: Do you have a recommendation?

Mr. Burgess: I think Gator or RJS are fine. I can get pricing from both of them.

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The conversation was inaudible at this time.

Mr. Dally: If you feel more comfortable with Gator because they are company that you have worked with in the past and they do work I don't have an issue going with them based on the cost per square yard.

Mr. Burgess: So it is a not to exceed $15,000.

Mr. Dally: RJS or Gator whoever.

Mr. Stanton: My feeling is we should start at the beginning of the area and work that way.

Mr. Dally: I would say yes to that, but I would say the worst is over here on this corner and a little bit further down there is a decent size chunk.

Mr. Stanton: I would get those two and what is in-between. Get a bid on that if you can.

Mr. Dally: I am willing to do a not exceed just to get it done.

Mr. Christos: I am fine with that.

Mr. Stanton: The trouble with that is can they get as much done as we want for $15,000.

Mr. Winkeljohn: We are going to find out. If it isn't a valuable deal we will bring it back.

Mr. Dally: I am willing to let Patrick and GMS be the judge. He will know.

Mr. Stanton: I like Patrick's idea of it to mark the two ends of it and say get everything in between.

Mr. Dally: I make a motion for a not to exceed $15,000, scope to be determined by Patrick with a Board, going with RJS or Gator whoever gives you the better cost.

On MOTION by Mr. Dally seconded by Mr. Christos with all in favor, a not to exceed amount of $15,000 for asphalt patch repairs with RJS Construction Group or Gator Paving to be determined by Patrick Burgess and a Boad member was approved.

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E. CDD Manager

1) **Consideration of Proposed Fiscal Year 2027 Meeting Schedule**
2) **Form 1 Financial Disclosure Due July 1, 2026**
3) **Reminder to Complete Annual Ethics Training by December 31, 2026**

Mr. Winkeljohn: Under the manager's report some housekeeping items. Your annual meeting schedule is presented. We are still on this meeting rhythm. Any objections? A motion will be welcomed.

> On MOTION by Ms. Davie seconded by Mr. Dally with all in favor, the Proposed Fiscal Year 2027 Meeting Schedule was approved.

Mr. Winkeljohn: Form 1 we just covered. Well done. Your ethics training reminder is December 31, 2026.

SEVENTH ORDER OF BUSINESS Financial Reports

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

Mr. Winkeljohn: Financial reports.

Mr. Dally: Did we ever resolve the situation with Castle with the checks? We resolved the agreement?

Ms. Patterson was inaudible at this time.

Mr. Winkeljohn: Yes. You weren't here but we voted for you. Any other financial questions?

> On MOTION by Ms. Davie seconded by Ms. Quigley with all in favor, the Check Run Summary and Unaudited Financials were approved.

EIGHTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Winkeljohn: Supervisor requests and audience comments.

A resident was inaudible at this time. The reason I came here today I am not that great at math.

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Mr. Pawelczyk: It is an increase of $130 annually.

Mr. Winkeljohn: Our increases are always annually. We only assess once a year.

Mr. Pawelczyk: It is usual for someone to leave happy because their assessments went up.

Mr. Winkeljohn: In theory the debt does retire, and the Board would have the discretion at some point in time to add new debt if needed to do per se a paving overlay. That is typically how it works.

Mr. Dally: Just so you guys know we are probably going to be taking a small loan out to do *Mr. Dally was inaudible at this time.*

Mr. Winkeljohn: The politics and the comfort of it if you time it to when your debt is paid off and everyone gets a huge reduction.

Mr. Christos: I can't wait that long.

Mr. Winkeljohn: It is not the far away. The first bond is 2033 and the other one is 2036. 2033 is right around the corner. Sometimes you can cut that off six months depending on when the last payment is made. You will be making that decision.

Mr. Pawelczyk: Just so you know there is other financing options. We will talk to a financial advisor at the time if you are going to pursue something like that. If you are only having to borrow $500,000 maybe you don't need a bond. Maybe based on the assessments being paid off there will be enough in your assessment levels to pay off a note where you can just borrow the money through a note with the bank, a less than 5 year note and pledge those future assessments to pay that off. There might be a way that someone can creatively come up with something that you don't have to issue a bond. You don't want to issue a bond frankly for $1,000,000 because the costs are so high.

Mr. Dally: You make a very valid point.

Mr. Pawelczyk: I am just saying we would want to look at multiple options at the time when that time comes.

Mr. Winkeljohn: The timing is five or six years. Any other colorful comments?

Mr. Dally: Motion to adjourn.

NINTH ORDER OF BUSINESS Adjournment

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

DocuSigned by:
Paul Winkelyohn
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Assistant Secretary/Secretary

Signed by:
Gerald Stanton
2A5AB9F9C5C148E...

Chairman/Vice Chairman

Certificate Of Completion

Envelope Id: 7501C581-804C-86A1-82C2-9AE75FD42F39 Status: Completed

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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: 10/12/2026 6:12:13 AM Viewed: 10/12/2026 7:58:59 AM Signed: 10/12/2026 8:00:13 AM
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: 2600:1702:6cf0:7200:b3b4:5b05:fb25:588f Signed using mobile	Sent: 10/12/2026 6:12:14 AM Resent: 10/13/2026 7:58:13 AM Resent: 10/21/2026 5:38:42 AM Viewed: 10/21/2026 5:46:23 AM Signed: 10/21/2026 5:46:49 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		

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
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Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	10/21/2026 5:46:49 AM

Payment Events	Status	Timestamps