

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, February 12, 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

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: Mr. Chairman would you like to remark.

Mr. Stanton: I would like to remark. I asked Paul to put for our discussion later on the reserve study. Just briefly over some history last year we authorized a reserve study. I was fully in support of that because the particular bid that we chose because it was someone who was familiar with Orchid Grove and it was the lowest bid. The results were available to the Board shortly before we needed to do the budget. Various Board members had questions about the veracity of the reserve study. I alone marked up about a dozen or so pages and gave them to Paul. He looked into them. Paul told me that a few

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calls he made they responded and then they stopped answering the phone. Frankly I think we are left with no useful tool on which to base decisions about how much money we need to have and put aside. At any rate if we raise the rate by something akin to a cup of coffee a month.

Mr. Dally: For certain individuals. Depending on how much your taxes are. Raise them by a percentage rate not a dollar amount.

Mr. Stanton: That is correct. It came out to around \$60.

Mr. Dally: For certain individuals for those that are paying higher taxes. It doesn't equate the same way.

Mr. Stanton: Ignore that. This is not a discussion right now.

Mr. Dally: Just correcting you.

Mr. Stanton: We don't have an adequate tool to forecast what our future expenses are going to be and to prepare for them.

Mr. Christos: Gerry is this the same company that the HOA uses for the reserve study.

Mr. Stanton: Yes it was. Right now we are postponing doing work because we have cash flow issues. There are things that are sitting on the waiting list just because we have cash flow issues. I don't think that is the right thing for Orchid Grove. I don't think it is the right thing for the owners of Orchid Grove. I am proposing that we discuss at the appropriate moment authorizing a new reserve study. A lot of the CDD's expenses are long-term expenses. Just look at the pool the pool lasted for 15 plus years and then all a sudden we were hit with a bill of about \$120,000 if you add the pool and all the associated things to go with it. We are going to have major expenses in the not too distant future. Some of the roads as I have mentioned before are showing signs of wear. They don't need to be done now but when we need to do it we need to have the money. We can have troubles with the sewer system. If something happens we can have trouble there are well. They are going to be major expenses. In order to do that we need to have a creditable reserve study. I think it is really essential for our financial health and that of the owners so that we can properly build that reserve so we can handle these things when they come up and need to be done. If we don't do it we only have one option and that is to take out a loan. Things that we use everyday like the roads, the clubhouse and

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whatever that might need some work we will take and transfer the cost from now to future owners. I intend to be here, but I don't want to get hit with big hits. What also happens is we could be earning interest on the money that is in the reserve account. If we don't do that and we take a loan then we are going to pay so we get double hit. We lost the income and we gain an invoice. We really need to think about getting a reserve study as soon as possible because the time to do a new budget will come at us pretty soon. I think not to have a creditable, useful, reserve study is not something that the Board should endorse. As a matter of fact it is not a good thing for the owners because it will ultimately diminish market values and it will transfer costs from now when we are using things to the future to some other owners possibly. I would imagine we all plan to be here for a while. When we get to the discussion I have something that I pulled from things to throw on the table that we can consider to pull from other reserve studies that might help us and guide us in determining what kind of reserve study we really need. That is my Chairman's comments for today. We will discuss it later on and hopefully the Board will agree that it is a good thing getting a reserve study. Another thing that I just found out in talking to Paul in that we don't actually have single number anyplace where we can see what the size of our reserves are. It is not in the books. Paul is going to add it to our monthly reports so that we have a place where we can go and say ok we are doing good, we are on course for where we need to be. I don't think we are going to have an adequate reserve immediately. We can't do that in one sitting but overtime we need to built it. There are things that are going to take us a long time to incur the expense. Now is the time to take action. Again that is my comments on the reserve study.

Mr. Winkeljohn: Alright.

THIRD ORDER OF BUSINESS**Approval of the Minutes of the
December 11, 2025 Meeting**

Mr. Winkeljohn: Item 3 is the minutes from the December 11th meeting are at your disposal or at your review. If you would like to approve by motion it would be appreciated.

On MOTION by Mr. Christos seconded by Mr. Dally with all in favor, the Minutes of the December 11, 2025 Meeting were approved.
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FOURTH ORDER OF BUSINESS Staff Reports

A. Attorney – Consideration of Request for Adjustment to District Counsel Fee Structure

Mr. Pawelczyk: I don't have anything to report specifically that we are not going to discuss later other than what we have put on the agenda which is an adjustment to our fee schedule. It does increase the hourly rate a little bit. I think the last time we increased it was four or five years ago.

Mr. Dally: I think it was last year.

Mr. Pawelczyk: No.

Mr. Winkeljohn: It has been a few years. In 18 years it only has increased 3 times.

Mr. Stanton: I don't think it is three years I think it is closer to 8 years.

Mr. Pawelczyk: In 2023 we increased our rates to what they are now before that we hadn't increased then since 2005. The last time we did it was a more of a step to where it should be for a local government rate. What we have done is we are not making this effective till your next fiscal year which is October 1, 2026. I don't think it is going to impact your budget. We have gone through all of our Districts, and we are updating our rates because for some of them we haven't done in much longer than the four years that it will be for these. I believe our rate currently was \$275 for partner and \$225 for an associate. This would increase it to \$300 an hour and \$250. I really don't think it is going to impact your budget especially as long as I keep doing the work because I think I am more efficient then if I had somebody else do it because I understand what goes into this District. It is on the agenda for discussion. You don't have to make a decision today. You can if you want but whenever you do make a decision if you approve it, it wouldn't be effective till October 1, 2026. The reason we are getting these out early is really, it's funny Gerry is talking about how we have to look at the budget and have cash flow problems and then the next item on the agenda is my fee increase. I apologize for that. Certainly if you have any questions we can talk about it further.

Mr. Dally: You are billed as a partner correct?

Mr. Pawelczyk: Yes. I can send an associate to this meeting. I think it actually benefits you because you really only pay for travel one way because I live right across the street and I know the District. We can certainly do that if that is the Board desire.

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Mr. Winkeljohn: I want to jump in for just a second. If you were to ask me today to give you the 2027 budget, even with this fee being approved I wouldn't change our budget line at all. We are operating well within it.

Mr. Dally: I am more giving Mike a hard time.

Mr. Pawelczyk: I will say and if you wanted to Paul would probably chime in I think we are the best at what we do in the CDD world and we are also the most economical. There is other firms out there that do this kind of work not necessarily in Broward and Maimi-Dade County that their partner rates are \$350 or \$375 an hour. You are not going to see a .1 on their billing sheet other than a .3.

Mr. Dally: Where are we at with the potential of you continuing to try to increase post this?

Mr. Pawelczyk: We won't look at it for another three years. Every third fiscal year we will look at it, and they will be increased based on a CPI. We try to base it on a CPI not directly. If in three years the CPI calls for an increase of \$12.50 we are not going to increase it \$12.50. We will probably sit and wait on it until we can increase it to \$325. We just look at it every three years. It doesn't mean we will provide for an increase. We are trying to get up to the at area, everything costs more. We are trying to make our rate still economically beneficial to our District clients but at the same time make sure that we can cover our costs as well. I will leave that up for any discussion or questions.

Mr. Dally: Honestly I don't see an issue with it.

Ms. Davie: Me either.

Mr. Christos: Sounds fair.

Mr. Dally: I think you are excellent what you do with us. You keep us in good line. Since I have been on the Board you have been a valuable asset and \$300 isn't bad actually.

Mr. Pawelczyk: I appreciate that.

Mr. Dally: To me \$300 is fair. I would hope that we could keep it that way.

Mr. Pawelczyk: Like I said we are even going to look at for three years. If the CPI goes up and it is a tremendous CPI increase we are going to bring it back to you before we can make any changes. That Board at that time can decide to do whatever they want.

Mr. Dally: Do you have that in writing anyplace that you do it every three years?

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Mr. Pawelczyk: It is in the last paragraph on the first page.

Mr. Dally: Ok, excellent.

Mr. Pawelczyk: So that is going to 2030. It is really like 3 ½ years.

Mr. Dally: I have no problem making a motion right now to approve this as long as it doesn't go into effect until October 1, 2026.

On MOTION by Mr. Dally seconded by Ms. Davie with all in favor, a Request for an increase to District Counsel Fee Structure effective October 1, 2026 was approved.

Mr. Winkeljohn: Thank you very much. Anything else for your report.

Mr. Pawelczyk: No other than to thank the Board. I think most of you know that I have been doing this for a long time and this is one of my favorites because it right across the street. I drive by it all the time. My wife and I walk by it all the time. It is a pretty important District for me to continue to represent and to give my input even where it is not necessarily, legal input, because I am a neighbor. Thank you very much for the work we appreciate it.

B. Engineer

Mr. Winkeljohn: The engineer has no report for you today.

C. Clubhouse – Club Hours of Operations, Fees and Changes

Ms. Patterson: The only thing I have for you is due to the cold I had some problems with the lake, called the company and they came out and they determined that the cold weather is the cause for all the fish dying. It is a particular type of fish that doesn't do well in the cold. They cleaned took out ten and I know Rueben has cleaned up at least six or seven. It is a lot and we are still finding them.

Mr. Christos: How big are they?

Ms. Patterson: They are good size. They are called peacock bass.

Mr. Winkeljohn: Those were brought in out of Southeast Asia.

Mr. Pawelczyk: They do really well in Maimi-Dade County.

Mr. Dally: If we could get rid of all the fish that would be great.

Mr. Winkeljohn: It is important for your lake. We stock it with mosquito fish. It is part of the lake maintenance protocol.

Ms. Davie: So maybe you don't stock them with catfish again.

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Mr. Winkeljohn: We don't. They will come in naturally. The waters are all connected so they can swim in.

Mr. Dally: Where is the water connected?

Mr. Winkeljohn: Over on this corner is a wear and at really high water levels. Most fish get traveled with birds. They grab one, they fly and they drop it.

Mr. Dally: That makes sense.

Ms. Patterson: So I am going to keep an eye on the lake and pick them out as I can.

Mr. Winkeljohn: Thank you. Any questions?

Ms. Davie: Did we lose a lot of iguanas?

Ms. Patterson: Reuben actually counted eight.

Ms. Quigley: Club hours of operation?

Mr. Winkeljohn: Sorry we missed that discussion.

Mr. Pawelczyk: I think what the direction was at the last meeting and it was December was to make some updated to this and distribute it to you all for some consideration. We did that shortly after the last meeting. I did receive some comments this week from Supervisor Stanton and have incorporated some of those comments into a document which obviously didn't make it into the agenda packet. I guess if it was up to me I would like you all including District management and our amenity manager to look at what we have revised, Gerry and I so far and see if you have any other changes to this. We can then bring it back with a resolution to make these changes at the next meeting.

Mr. Winkeljohn: They were circulated by email.

Mr. Pawelczyk: Back in December.

Mr. Winkeljohn: The most recent ones I shared with everybody.

Mr. Pawelczyk: We can discuss anything you want to now.

Mr. Christos: I would be helpful if the changes were highlighted so we would know.

Mr. Pawelczyk: They are redlined.

Mr. Christos: Not on here.

Mr. Quigley: In our email.

Mr. Dally: Are there massive changes?

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Mr. Pawelczyk: If you like I think I can do that. The first part on page 1 you club dues fees and charges one of the things that we think needs to be done is you might want to reevaluate some of these fees and charges whether it is the rentals. If you want to keep the rentals the same we can. I think the main fee that you probably want to definitely look at is your annual club member dues, which is \$1,200. That is if I wanted to join the club I pay \$1,200.

Ms. Davie: Do we have any that have joined?

Ms. Patterson: No.

Mr. Pawelczyk: No but that is not necessarily the point. I think you want to update it because that fee should be based on what you Sheree pay for having this clubhouse whether it is the bond debt, the maintenance, whatever portion of that budget is attributable to the clubhouse that is what that fee should be based on. So knowing we have had some increases in the recent past I think that number is a little higher than that. Paul's office could probably give us a better idea as to what that number is. Let's say it is \$1,500 you want to want to say it is \$1,500 plus 15% whatever you administrative cost is on top of that. That would be the new fee.

Mr. Winkeljohn: The Board authorized updating it through each budget cycle. We put it in as a new updated number should the numbers change. We did update it at the last budget.

Mr. Pawelczyk: You can't do that without going through rulemaking.

Mr. Winkeljohn: I thought we added that option?

Mr. Dally: I brought it forward as an issue.

Mr. Pawelczyk: Ok but it is not included on the website. It still says \$1,200. Your rules still say \$1,200. If there are any other fees that you want to address.

Mr. Stanton: I think we should look at the fees. Maybe this is something we could get Regina's input on to make sure that the fees for things like cleaning and the pest control and whatnot reflect what the cost is. I am not suggesting an increase or anything.

Mr. Winkeljohn: Yes, absolutely. I did forward his email to your tablets if you want to see it. If you take time to look at it on your own and we will talk about it at the next meeting like Mike suggested.

Mr. Stanton: We have plenty of time to adopt them.

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Mr. Pawelczyk: The only thing we need a public hearing for which means he has to advertise, GMS has to advertise that we are having a public hearing is if we are changing the rates or any of the fees. One of the things that I think we did want to change is I think this is one of the things that might have necessitated this is for afterhours events the renters now are required to pay up to \$50 per hour because that is more inline to what it actually costs the District for that additional service.

Mr. Winkeljohn: We wanted to put it in so that we would allow but we had it in the rule that we could charge them for whatever it would cost.

Mr. Christos: Membership replacement fee what does that mean?

Mr. Pawelczyk: We had FOB's so if you have a FOB or some sort of card device that is what it cost.

Mr. Christos: Ok but we don't but we will still leave it in.

Mr. Pawelczyk: We should leave it in there. We did make some changes later on which I will get to real quick. I am going to zip through these and then if you have any questions we can discuss those and we can put it in the next agenda package with a resolution and with a public hearing if you want to make changes to the rates. Those have to be in the advertisement or just table the item and bring it back at the next meeting and give you all a chance to think about this a little bit more and see if there is any other changes you want to make.

Mr. Christos: I don't know but just looking at this it seems like the security and the traffic control prices are low.

Mr. Pawelczyk: I agree.

Mr. Christos: You are not going to find somebody that is going to come for \$25 an hour.

Mr. Pawelczyk: That is why I think Regina's input on this is she will be able to go through that document and look at it a little closer to make changes. She is the one dealing with anything pertaining to this document. She is the one that deals with it on a daily basis.

Mr. Stanton: There is an option in there for a user to not clean up and leave it for us to clean up. I was wondering if it might not make sense for us to have a cleaning service come in and do it and pass the cost of the cleaning service with an upcharge.

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Mr. Winkeljohn: If they have a deposit you would subtract it from the deposit.

Mr. Pawelczyk: You could add that.

Mr. Winkeljohn: The reality with clubhouses is more along the lines of what you said. They are asked to clean up. There is an automatic charge for our cleaning and if there is excessive cleaning or damage they are subject to those costs. That is typically the way it is spread out.

Mr. Stanton: As far as the annual membership club dues for non-residents I think at one time there was a discussion about it should be at the level that only the really, really interested people that want to come to us our facilities.

Mr. Winkeljohn: Yes, it is formula based on the amount that each of you pay for the debt portion which have a bond just for the clubhouse. Then all the line items that relate to only the clubhouse. Those are added up and divided by the number of residents and that is the annual charge. That is where the \$1,200 comes from.

Mr. Christos: And we can't make it higher to discourage people from coming?

Mr. Pawelczyk: Your fee has to be based on the cost of providing a service. That is local government law 101 basically.

Mr. Winkeljohn: You can be extremely aggressive to make sure you capture every penny.

Mr. Christos: Ok.

Mr. Pawelczyk: I have Taj Mahal clubhouses at \$3,500 because that is what it costs. If you would like I will just go through the other changes real quickly. We also wanted to make clear that the pool and the fitness center are not available for rental. If you read the whole document it says that. We went through and made sure any reference to both of those items are consistent throughout the document. There is an access card control information sheet that is part of this which people used to fill out or probably still do fill out. We updated that form whether it is an access card, a FOB, or a cell phone and app throughout the document to make sure we didn't confuse anybody. We did update the rental agreement a little bit to include those changes. We also updated the rental agreement to deal with function room rental availability. Remember we talked about at the last meeting that it seemed to only have strict four hour time slots. We updated that to clarify that it can be any four hour time slot within those time periods.

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Mr. Christos: On page 21 it says no more than one and then in parentheses it says 2 hours before events so don't we need to clean that up.

Mr. Pawelczyk: Which section are you looking at?

Mr. Christos: E. It is in the rules of use- club facilities.

Mr. Pawelczyk: I will find it. We added the provision in the rental agreement with the approval of the District manager, club manager, additional time beyond the four hours can be added to an event at the rate set forth in the club schedule. Payments and final changes to rental arrangements must be made no later than one business day prior to the scheduled event.

Ms. Davie: Last time we had a party come late and that is why they wanted to stay late. Can we do something about that? If you come late you still have that block?

Mr. Dally: There is a valid point here because we are providing staff to be here during those specific hours. That staff is then going into an overtime basis because they are going to show up at the time they are supposed to show up. We should have a provision stating if you are late you can either extend to the four hours and pay the overtime for the staff or end the party at the regular scheduled time. Good point Sheree.

Mr. Pawelczyk: These are good and I will incorporate these. We will recirculate it and we will bring it back and do some final discussions at the next meeting and be done.

Mr. Dally: Can it be circulated in an email outside of the agenda?

Mr. Pawelczyk: It has been. We can do that for sure. It will come from Paul's office. That is really it for the club schedule. Gerry discussed with me some questions he had on the club rules. If we are going to go through rule-making that is a whole other advertisement. If we want to consider changes to the rules we can do that too but that is a different kind of advertising schedule. We can do both at the same time.

Mr. Christos: Has it always been on parties in the evening on Friday and Saturday? Has that always been the rule?

Ms. Davie: Sunday through Thursday are 9 to 10 and Friday and Saturday are 8 to 6 p.m.

Mr. Christos: Which is kind of odd.

Mr. Dally: I don't want late night parties.

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Mr. Christos: It seems kind of crazy to have it end at 6:00 p.m. on Friday and Saturday.

Mr. Winkeljohn: There was some history to it. The HOA wanted to have those times available for their own events. There was going to be a monthly cocktail party or gathering of the residents. That was the original want. That is where that came from.

Ms. Davie: People would want to stay later on a Friday or Saturday if they had an event.

Mr. Dally: It is not a liability per se but just more of a potential of someone drinking and driving.

Mr. Pawelczyk: Has anybody really said I would like to rent this on a Friday or Saturday night? Is there a demand for it? If there isn't why do it.

Ms. Patterson: It is very rare. I have been here four years, and I would say maybe 5 times.

Mr. Pawelczyk: I don't think you have a large rental presence.

Mr. Christos: I was just thinking that it seems silly to have it at 6:00.

Mr. Pawelczyk: If we are making changes I think the suggestion could be we could add something in there that for Friday or Saturday night rental that would be at the discretion of the club manager because she has to staff it.

Mr. Dally: Also true.

Mr. Pawelczyk: That way if you could staff it and you choose to do it you could do it. We could do that. It is up to you. I could add something in there.

Mr. Winkeljohn: I think in your situation where your rental is fairly restrained it is once or twice a year I would leave it open at the discretion of the District and club manager. If she sees something that she thinks is worthy she can bounce it off me and I will say that it is not going to fly. We do this all the time.

Mr. Stanton: To Rich's point is that going to incur additional overtime?

Mr. Winkeljohn: It is built into the fees in the agreement.

Mr. Pawelczyk: I will bring it back. We can always nix it.

Ms. Quigley: For clarification on the fees and charges the personal trainer fee can we add a unit to that? Is that per visit?

Mr. Stanton: Per visit.

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Ms. Quigley: Can we clarify that?

Mr. Pawelczyk: It is in the agreement. We can put it in the fee schedule.

Ms. Quigley: Everything made sense to me but that one.

Mr. Pawelczyk: I will recirculate it and in fairness to Regina the December one I sent to Regine Lucas in Paul's office and not to Regina Patterson. I don't think I made any changes to the rules Gerry we just discussed them. I don't think there is anything that needs to be changed other than some Scribner's errors which we can fix without having a hearing. Just some typos that Gerry found.

Mr. Winkeljohn: So we will move this onto future agendas.

Mr. Stanton: We can review it next meeting.

Mr. Winkeljohn: Thanks Mike.

Mr. Stanton: On that same topic when we do this do we need to do this at a separate public meeting?

Mr. Winkeljohn: It can be part of our regular meeting. It is just like the budget.

Mr. Stanton: I would like to perhaps separate it from the budget meeting.

Mr. Winkeljohn: We don't have to do them together.

Mr. Pawelczyk: It would be my goal if we could try to do it before that. I figured at the next meeting we will review it and at that time we will do the final changes. You will authorize Paul to advertise it. I don't think we are ready to change the rules, but I am going to send them to you anyway incase you want to look at them. That takes like a two month cycle so two months from that we can go ahead and have a public hearing on the rules. That would be May. We will get it done.

Mr. Stanton: Having gone through as I did I think it is reasonably well done.

Mr. Winkeljohn: We have done it a few times.

Mr. Pawelczyk: I think the last time we did it we spent a lot of time on these changes. As a history so you know the last time we amended the rules which was not the fee schedule the rules themselves was 2021 and before that you amended them in 2015 twice and then in 2017. I think 2021 was a pretty comprehensive change is my recollection. We will go from there.

Mr. Winkeljohn: Thank you sir. Moving on Regina's report is complete.

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D. Field Manager

1) Action List

2) Field Report

3) Bridge Landscape Enhancement Project

a. Electrical Repair Proposal with Eagle Group, Inc.

b. Proposal and Rendering with Brightview Landscape Services, Inc.

c. Proposal and Rendering with Larsen Landscaping, LLC.

Mr. Burgess: On page 36 is the action list so if you guys have any questions on that. I am trying to get Alpha Foundation to come out and look at the south side of the bridge with the concrete there. I will start with them first.

Mr. Dally: Can we grind that down?

Mr. Burgess: I think we can grind it, but it is cracked so I kind of want to make sure that there is nothing underneath it that would collapse it. I think Alpha Foundation can put foam under there and then we can try to grind it.

Mr. Winkeljohn: It is a little washed out we think.

Mr. Stanton: There was some erosion there. If we can put something in there to minimize any future erosion.

Mr. Burgess: We are going to look into that. We are trying to get it all figured out.

Mr. Dally: Is there anything we do prevent people from tripping? My daughter fell on it the other day.

Mr. Winkeljohn: You need to grind it a little bit.

Mr. Burgess: I can get someone to grind it.

Mr. Dally: We need to take care of it ASAP because it feel like it is going to turn into a hazard very soon. Now that we are talking about it in a public forum we need to address it right away.

Ms. Davie: I have a question on the gym entrance canopy? Did we talk about that?

Mr. Burgess: Gerry wanted to discuss that just because when it rains waiting for the door open. We didn't look into it until the Board gives us direction to.

Ms. Davie: Have people complained?

Ms. Patterson: Yes.

Mr. Burgess: We can get pricing on that if the wants us to. It should be fairly cheap, but we will bring back some options for you guys.

Mr. Dally: I would be ok with moving that to the active section.

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Mr. Burgess: Any other questions on the action list? The main focus of my report is the bridge landscaping. I put a small field report together just because we did some plant plugins and the CDD was mulched. I thought it turned out really well. I met with the landscaper yesterday and just told him they should be hard edging the mulch bed and a few other small items. He understood. I thought it looked good. It freshened it up a little. There is some pictures in there. On page 41 there is ferns that is actually an invasive aquatic fern. I want to get them removed. BrightView gave me a proposal for \$750. There is six locations of them, but we want to get them out completely down to the root and spray the roots as needed. They are continuing to get bigger and bigger.

Mr. Christos: Will it be ok not to have anything in those beds?

Mr. Burgess: Once it is removed we can see if we want to just put sod or what you want to do from there. I just don't recall what was there prior. I think they took over something that might have been there. There is six areas around the lake so if you guys are ok with the \$750 fee you can approve it.

Ms. Davie: Why are we removing it?

Mr. Burgess: It is not native, so it just likes to take over and grow and grow. I just want to get it ripped out.

Mr. Christos: That sound fair.

Mr. Winkeljohn: You can proceed. It is within his discretion to spend. He just wanted to make you aware of it if there is no objections.

Mr. Dally: No objection.

Mr. Burgess: We did get a price for the buttonwood hedge that is on the outside of the pool that is between the sidewalk and the pool. I think it probably has been there for a long time. We have a proposal to do trinettes in there. It is a yellowish greenish hedge. It is a very basic hedge. The can be kept the same height as that is or if you guys do something for more privacy you can put a taller hedge there.

Mr. Christos: I think that we have so much trinette here that I would not be in favor of that.

Mr. Burgess: Do you want to do a not to exceed and give us a direction on what you would want?

Mr. Winkeljohn: The next durable item would be a clusia.

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Mr. Dally: We have too much clusia.

Mr. Christos: Can we do something like bougainvillea that would be pretty and colorful? I stayed at a hotel in Palm Springs, and it was beautiful around the pool.

Mr. Burgess: Well they are thorny.

Mr. Winkeljohn: When you trim it to fit the sidewalk on one side there will be no flowers on it. It is a desert plant.

Mr. Pawelczyk: I had one and I had to keep trimming around the pool. It just looked like a green bush because I had to cut the flowers off of it.

Mr. Christos: I just thought that would be pretty with color.

Mr. Winkeljohn: There is a dwarf that won't create a hedge. The dwarf is very effective when you want the color but not the trimming. The dwarf is only this high.

Mr. Dally: I would prefer to have that then trinette and clusia. I don't necessarily think we need to block for privacy.

Mr. Winkeljohn: How about we leverage our landscaper a little bit and get some suggestions and renderings.

Mr. Stanton: It is to provide privacy from the units not from the pool and to keep light that is going on at the pool from going over by the units and to some extent control the sound. That is why the hedge was as high as it was. It was up to the top of the fence if you recall for a long time.

Mr. Winkeljohn: Then we lowered it because the counter idea was to be able to see and we also had a camera shooting that way and you couldn't see very well with the hedge, so we adjusted it.

Mr. Burgess: We can get renderings.

Mr. Winkeljohn: There is a purple dwarf that fits that kind of space.

Mr. Dally: Would you like to connect with the landscaper and Patrick?

Mr. Christos: Yes I meet with him every week.

Mr. Burgess: The proposal they gave for the trinettes was \$758 so I don't know if you want to do a not to exceed and get it done once we have a good idea or do you want to wait till the next meeting?

Mr. Dally: I would like to see you bring it back if that is ok with you guys.

Mr. Christos: It is not an emergency.

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Mr. Dally: I don't think it is something we need to get done today. I would like to see what it looked like before, not that I don't trust you.

Mr. Christos: That is fine. I would like to see some renderings too.

Mr. Winkeljohn: You have another month or so before we would want to do a planting season anyway, so you are looking at April, late April.

Mr. Burgess: Ok. The other item before I get the bridge stuff. I was asked to get a different irrigation float idea. What is out there you just have pvc pipe floating and it looks kind of bad. BrightView sent me a proposal today to do basically a stand for lack of better words at the bottom of the pond and put an intake on it. They are proposing \$1,800 to do that. I think it will look good. It is a lot better than what is out there. The only other option is a fake duck.

Mr. Christos: Are you saying that the pipes would be below the water level then?

Mr. Burgess: They would be below the water level.

Mr. Stanton: The intake would be someplace above the bottom below the water level. Right now the ducks are sitting on it. The birds are sitting on it, and they are leaving their marks. I think that it was painted black, and I think maybe some of the paint is coming off.

Mr. Winkeljohn: It might be a lot cheaper than \$1,800 to just repaint it.

Mr. Christos: That is a lot of money.

Mr. Stanton: I am hearing complaints from unit owners about the view. We had a pretty lake, and we put this in the middle of it. It happened for a good reason, but I think the Board should have been involved in discussing it because having it floating like that, it doesn't impact the view.

Mr. Winkeljohn: I think that is a pretty expensive solution. I think there is less expensive ideas.

Mr. Christos: I agree.

Mr. Winkeljohn: We will bring back some ideas.

Mr. Dally: Honestly throw a coat of paint on it. It is not the end of the world. You have a whole other half of the lake.

Mr. Stanton: Well a lot of people are complaining to me.

Mr. Dally: I haven't heard a word about it from the HOA standpoint.

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Mr. Stanton: I really think that we should do something about submerging it and \$1,800 doesn't sound like a great deal of money. Painting it that is an ongoing thing.

Mr. Christos: Is it possible to move it under the bridge so it wouldn't show or does it have to be where it is?

Mr. Stanton: That was one of my questions.

Ms. Patterson: The pipes are connected to those machines.

Mr. Stanton: If you extend the piping over to there.

Mr. Dally: When we are worried about cash flow \$1,800 is a lot of money.

Mr. Winkeljohn: My recommendation is to paint it in the immediate solution and come back with some more permanent appealing solutions that are maybe more economical. I think there is some more research. Like you just said it would have been nice if we brought it to the Board we didn't even see what they were going to do. We just knew that the irrigation guy said you have to get it off the bottom right? All that added together here you are. Now the answer is we need to see what they are going to do and if there is more than option.

Mr. Stanton: It has been there for months so let's not even paint it.

Mr. Christos: Is it sucking up the water for the sprinklers?

Mr. Winkeljohn: Yes it is the intake. Usually they set them on blocks on the bottom. That didn't work or wasn't working and it needed to be floated but it is in the center column of the water.

Mr. Burgess: I can get another vendor to quote it, and I can get you pricing on the decorative duck as well.

Mr. Winkeljohn: There are floats that are floating that do not have to be on the surface. They can be pressurized less or shortened and just held on the bottom. It can be under the water.

Mr. Dally: Can we just tie a chain around it and put on a rock on the bottom?

Mr. Winkeljohn: There is a lot of ways to solve this. You see them all the time, little swans or ducks. They are holding irrigation lines up. There is water level ones that you can't see that sit right at the surface. The problem is the animals know that it is an oasis, so they sit on it and they leave their remanence. You can get them that just sit just below the surface.

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Mr. Stanton: Painting is just temporary let's look for something where we can be a permanent fix.

Mr. Winkeljohn: That is an answer to tell them that you thought \$1,800 was offensive. We will bring it back to you. Alright we are ready for the bridge.

Mr. Burgess: The first part of the project is the electrical work that needs to get done. Basically it is two step process. The electrician that we work with would basically remove all the old equipment out there. Things that shouldn't be there and reconfigure the whole entire island so that when the plantings are done the lights would be situated on pavers. They would be in a better position to light the trees. It is a little pricey, but it is a lot of work. It is making sure all of the lights work, doing any adjustments that are needed, putting proper photocells out there. You have two little dial timers that anyone can change. It just needs a lot of TLC. I think it can definitely work. They just need to be out of the mulch and put on something that they can be level and not tip it over. That is basically stage 1 and then stage 2 is getting everything installed and ready for the planting to be done. Do you have any questions on that? I believe he will still honor this price. I don't have any concerns about that, but it has been over 30 days. He is our electrician everywhere, so I think he is pretty faithful.

Mr. Christos: This isn't the person that installed the lights.

Mr. Winkeljohn: Your holiday lighting company did these. The communities.

Mr. Christos: I guess my question is I don't mean to be picky, but this is going to be a better install then we have with cords and extensions cords and all that.

Mr. Burgess: Yes.

Mr. Stanton: This is just what should have been here in the first place.

Mr. Christos: Are we doing about the wires in conduits so that they can't be sliced by the weedwhackers?

Mr. Burgess: I am sure that they can do that. We can ask. I don't know how that would be.

Mr. Dally: Are they just going to sit on the ground?

Mr. Burgess: No it would be buried. Not deep but then mulch would go on top of it too.

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Mr. Stanton: Everything was out there and then we had lights installed. I think we should have done what we are doing this time having the lights installed and then the landscaping. Install the lights where they should be to have a minimum impact visually and then install the landscaping. I think all of the wiring between the lights should be inconspicuous. Inconspicuous to me means you get some of the flexible conduit and you dig a small hole, and you put it down six inches or something like.

Mr. Christos: I think if we don't put it in conduit and there is another change of landscaping and people don't know where the wiring is, it will be a disaster chopping cords when you are digging.

Mr. Stanton: The conduit is a metal flexible conduit with a plastic covering. It is protected and if somebody digs down to it they may damage the conduit but hopefully they won't cut the cord.

Mr. Christos: That is what I would like to see myself.

Mr. Stanton: Is that the way he is going to put it in because this quote is non-specific on that?

Mr. Burgess: It does not mention that, but I can ask. I really don't know how much additional that would be.

Mr. Stanton: I suspect that what we are looking at here for the GIF's and whatnot is the water resistant ones the WR ones?

Mr. Burgess: Yes he wants to keep the GIF's so that if you guys do events out there you will have power. We can lock them.

Mr. Christos: But if we have an activity out there we could access them.

Mr. Burgess: Yes.

Mr. Christos: I think no matter what we do we should do this lighting part of it.

Mr. Burgess: I think it needs to be redone.

Mr. Stanton: I think it should be done and I think it would be good for us to approve both of them at the same time and get the show on the road. It will be in sequence, and I am sure that Patrick will manage that. He seems good at that.

Mr. Dally: I have never taken an issue with the electrical part of this project at all. I think the electrical side of it is without question something we should be doing. My concern is what I have talked about in the past is when we are looking at what we are

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putting in in terms of landscaping there is healthy landscaping out there right now. The clusias will come back. Secondly I don't think we need to block the fence from the bridge all the way around. We have this beautiful lake, and I want people to enjoy the view of it. If we put hedging all the way around the hexagon it takes away from that ability for us to enjoy it a little bit more. There is no ramification the same way as blocking a light or blocking sound from the pool you have to hedges from that perspective. I would prefer to see us either preserve the current landscaping as much as possible or B really focus it around just maybe around the trees where the lights are, so we hid the lights a little bit, but we are not blocking off all over the view around the hexagon.

Mr. Stanton: One of the problems that we have there is the fisherman because they are walking through the shrubs all the time. If we did something like just putting islands around the trees and maybe a couple of steppingstones so that people would have a path. Maybe that will reduce some of the damage to the landscaping.

Mr. Christos: Yes it seems like we plant things and then they stamp on them and ruin them.

Mr. Stanton: Exactly.

Mr. Dally: If there is no landscaping there people can just walk right up to the bridge. I don't disagree with you. I think a decorative stone would look very nice as long as we can anchor it in some capacity into the ground where it is not a dangerous piece that someone can pick up and throw into the lake.

Mr. Stanton: We are talking about lights for the trees. We are not talking about extensive lights.

Mr. Dally: You put something around the tree to cover those lights, so they are not exposed and they do their job. We don't have to do the whole around I don't think unless we keep what we currently have in my opinion. As they die off we remove them. There is sticks with like three leaves on the top.

Mr. Burgess: We can remove those and install something in front of that.

Mr. Dally: My point is I don't want to install anything up there.

Mr. Burgess: Then we can just take them out and try to clean up all the old mulch and as much wires as we can.

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Mr. Dally: As long as we can do the electrical work with the current stuff I am ok. I would like to see us keep that and maybe do something around the trees to replace what we are going to remove from the trinettes' perspective.

Mr. Christos: Try to hide the lights. I think the entrance area where the swirly bush is, I think, is appropriate to have landscaping.

Mr. Dally: Agreed.

Mr. Christos: I think that center part if you sitting on the benches you could look at the lake so why have bushes blocking out the view.

Mr. Winkeljohn: Scale it back and save some money.

Mr. Dally: That is my only thought. If we can go with that route Gerry I would be fine with doing no landscaping at that point to.

Mr. Stanton: I would be fine with that. Landscaping at the entrance there then around the base of the trees, concealing the lights as much as possible maybe a little taller stuff there.

Mr. Winkeljohn: So do you want us to bring that?

Mr. Dally: I would be ok with if we want to have somebody go again and work with them. We have the \$6,000 thing from BrightView. I would be fine with saying a not to exceed that number because it is going to be cheaper than that number because we are taking stuff away and handing it to someone to go out with BrightView – I pointed to William for the audio – and approve this not to exceed that number and let him work with them to do it the right way.

Mr. Stanton: And I think it should be higher so more of a deterrent for people walking.

Mr. Christos: Around the trees you mean.

Mr. Stanton: Yes.

Mr. Christos: I agree.

Mr. Dally: What do you think about that?

Mr. Christos: I think it is fine. I am just going to throw this question out there. Have we ever thought about putting a light on that sculpture because we have a pole right there? It is so dark in that circle where that moose or whatever it is, it would accent that.

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It would be pretty at night, and it will also give us lighting in that dark area as you are coming onto the bridge. It is very dark over there.

Mr. Burgess: That is HOA property.

Mr. Dally: I thought the sculpture was the CDD, but the property was the HOA.

Mr. Winkeljohn: Nope you got all of it.

Mr. Christos: We could do that then from the HOA side. We do have power there so it would be simple to light that up at night.

Mr. Stanton: I like that thought. If we put lights on CDD property then are they going to glare into people's eyes if they approach it from certain angles or whatnot.

Mr. Christos: There is a very tall pole there with a security camera so it could shoot down from that pole.

Mr. Burgess: Back to the bridge. The electric do we want to do a not to exceed on that?

Mr. Christos: The only thing we said was the conduit so do we have to figure that into it.

Mr. Stanton: We need to have that at least specified. As Patrick said he thinks that is included.

Mr. Burgess: I disagree. I did not.

Mr. Quigley: The total is a not to exceed what the total of the two is, which is what \$9,300? The landscaping will be less, but it would include an increase on the electrical.

Mr. Winkeljohn: I think that is fair. Is there a motion?

Ms. Quigley: I just have question because after the last time we talked about this I know that Paul had several comments about these spiral things and the ability our landscaper to maintain them. Do we feel confident that we can maintain that shape or should we consider a simpler shape that might be easier to maintain?

Mr. Winkeljohn: There is an Italian cypress version of that which doesn't have the spiral that gives the same impact, but any decent landscape could maintain it. It is more uniform.

Mr. Christos: What about the things that we just planted at the 8th Street entrance those Bougainvillea trees. They are very beautiful and colorful. That would give us a lot of bang for our buck out there.

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Mr. Winkeljohn: If you will give us the discretion to pick a specimen for those areas that is maintainable we can proceed.

Mr. Christos: It doesn't require a genius to trim those. I think that would be really beautiful there. I think they look really nice at the entrance.

Mr. Winkeljohn: It is one of the more expensive things in the whole project. We can probably come up with something more maintainable. It is a focal point.

Mr. Stanton: We are talking about putting it on the these two sides here?

Mr. Christos: Right.

Mr. Winkeljohn: There is some ideas. We have done them in that family that will look nice that will be statement or focal point.

On MOTION by Mr. Dally seconded by Mr. Christos with all in favor, a not to exceed amount of \$9,300 for the Bridge Landscape Enhancement Project with BrightView and Eagle Group was approved.

Mr. Winkeljohn: Anything Mr. Patrick?

Mr. Burgess: That is all.

E. CDD Manager

Mr. Winkeljohn: There is nothing to report under the manager's report other than I do start the budget cycle early with you all. Usually we will give you a draft definitely by April. You give me feedback and then we bring back a formal draft usually April or May. If we are going to squeeze a reserve study in later this meeting will coincide with the budget cycle.

Mr. Christos: Are we going to discuss the reserve study again?

Mr. Winkeljohn: Yes, that is item 6. The latest we can propose the budget is June 15th.

Mr. Stanton: I am not sure we can get it in time.

Mr. Winkeljohn: It is a little tight.

Mr. Stanton: The reserve study could be for next year or something like that.

Mr. Pawelczyk: That wouldn't mean that you couldn't if you had money you couldn't start holding money or reserving money.

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Mr. Dally: I like to say money every time.

Mr. Pawelczyk: Then you just build it up and then the reserve study will account for that. It just won't be allocated.

Mr. Winkeljohn: That is all I had.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Mr. Winkeljohn: The financial reports include the check run summary and unaudited financials. Gerry mentioned at the beginning that we are going to ultimately add a reserve chart. Just one thing about your financials and your budget the way you are set up is your reserve lines are in the budget. What the reserve chart schedule will look it is it will reference those this year because you already got the debt budget. Then when we adopt a new budget we will pull them out and put them down there so you can track it.

Mr. Stanton: We will have a way of looking at them.

Mr. Winkeljohn: You will be able to see how you are doing. We will pull it out, so it is more specific. You have like \$90,000 in reserves in your budget this year. That is the only comment I had on the financials. Any others? Is there a motion to accept?

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

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Winkeljohn: Supervisor requests including the reserve study discussion.

Mr. Christos: I have a question on the past reserve study. Did we have any opportunity for feedback to this company?

Mr. Winkeljohn: The way their program worked is they do the reserve study, they give it to you for review. We told them thank you for the reserve study it will be on our next agenda, and you can be on the call or come to the meeting, and they said that is extra. Just give us your comments and we will make the edits. After the meeting I gave

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them the edits. I sent them Gerry's handwritten notes. I gave them some of my own as well. At that time they said we would make the changes. They had a major shift in staff and the person who did our reserve study wasn't there anymore. They said it would cost them too much time and money to make the edits and said thank you very much.

Mr. Christos: So do we pay for it?

Mr. Winkeljohn: We already paid for it, yes.

Mr. Dally: So how do we get our money back?

Mr. Pawelczyk: I don't know anything about this.

Mr. Winkeljohn: They never made the changes.

Mr. Dally: It was in the contract that we were due one change.

Mr. Winkeljohn: You were due a change and they said they couldn't do it.

Mr. Christos: How much?

Mr. Winkeljohn: It was a couple thousand dollars for the whole reserve study. If it makes you feel a little better I was using another client to try to keep them sweet. I got this other business for you. I sent them their financials and said give me a proposal. They said we can't do that we don't have time for that one. So it kind of backfired on me. They wouldn't make my changes. They said the changes were way past the scope of edits. There was some value to the original. There was some flaws to it as well. You learned something from it. It gave you a monetary target and it basically told you what they thought and what they thought was you need about 6% a year for the next seven or eight years and you will be what they recommended as a viable reserve amount. How they got to it some of the formulas were misunderstood. If you take what they got really right and really wrong it kind of washed. It wasn't useless.

Mr. Dally: Can you recirculate that?

Mr. Winkeljohn: Yes.

Mr. Dally: We are not going to be able to make a decision that impacts this year's budget. I say recirculate it and bring it back to the next meeting with everyone has looked at because I don't think William looked at it. I don't remember it really to be honest with you.

Mr. Winkeljohn: One of the concrete examples was we just spent about \$170,000 on pool upgrades and they put those in as though they hadn't been done. It overstated

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it. Then on the other side they understated some of the costs for the lift stations. They didn't really understand like the pool has five or ten things that needed it own schedule they put is as one.

Mr. Christos: I think they have done the same thing with the HOA when I was looking at that reserve study.

Mr. Winkeljohn: I will resend it. The newer eyes will be very helpful.

Mr. Stanton: I have been through more than a couple reserve studies. The format that I see that is most common is you list all of the items that are included in the reserve study so you can look at and say hey we have enough or we don't have enough. Then you list the useful life. Then you list the remaining useful life. Then you list the cost either refurbishing something or replacing it. Then you take those things and you put them into a spreadsheet. You lay it out this year we are going to have this expense for that and since that is already done sometime in the future it drops off and now you have a line that tells you what is forecasted, what your expenses should be for a number of years. It is easy to determine exactly what our responsibilities are. That can be listed. It is not a great big list. It is just a small CDD. Then they make a forecast and they say for next year you should have this many dollars in your reserve account. They tell you either you are doing it right or not, if you are considered fully funded, you have a low risk of cash flow problems, medium risk of cash flow problems or you have a high risk of cash flow problems.

Mr. Dally: Where are we right now?

Mr. Stanton: We don't know.

Mr. Dally: According to what you got.

Mr. Stanton: He is going to put it into the next report.

Mr. Winkeljohn: They basically showed 6% for the next number of years would catch you and then you can go down either no increase or about 3%. They basically said you needed to increase your fees to catch up and that you were behind.

Mr. Stanton: Routinely expected forecasts and historical inflation rates, and things like that is all taken into account. Routinely they all say that 70% or 100% of what they forecast for the next year is adequately funded. So if we have \$120,000 pool refurbishment to do then we would need that plus whatever other items we have. Then

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what really happens is every few years you have a reserve study updated. There is two kinds of updates. They update it without coming out or they update it with coming out. One is a little more expensive then the other. Every few years they do it again and at some frequency you have a full reserve study done. I am trying to remember the number of years but if you go on four or five years then you have another full reserve study done where they come out and go through the original process again.

Mr. Dally: That is what we do with the HOA with this company. We are not under the gun with this by any means for this year. We can take our time. If you want to bring in some bids. If you want to look at what we had. Come up with a better understanding of what we are looking for.

Mr. Stanton: That is what I would suggest we do. Now with this piece that Paul is going to add to the financials we will have a way of knowing immediately when we look at it whether or not we are properly funding it. Right now it is no more than a guess. Because of the guess we have set rates that cause us to postpone things that we need to do.

Mr. Christos: Right.

Mr. Dally: I don't think we ever postpone something that we needed to do. We postpone wants and desires but not needs. The only thing that I think is a need that is coming up is going to be the roads. I actually left the meeting in December I went and drove home, and I noticed for the first time those road are getting rough over there.

Mr. Stanton: They have years of life left in them, but they are getting rough. One of the things that I think we need to do because we are at that point where what is there is useless is some of the stripping. Some of the yellow stripping that is around here, the plastic stripping has melted in. We need to look at that because that is a safety issue.

Mr. Christos: That needs to be done and also Gerry couldn't we patch some of these potholes temporarily for a short term fix.

Mr. Dally: When you leave here go down this road. It looks like what would be a pothole, but it is just actually the pavement.

Mr. Stanton: It needs to be depressed to collect the water.

Mr. Dally: This isn't that.

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Mr. Stanton: It is depressed more than it should be in my opinion. It was not well done in the first place.

Mr. Winkeljohn: The final lift has come off so the roads there with that final lift is pretty thin has separated a little bit.

Mr. Stanton: That is part of the reason that I am saying that eventually we are going to need to do the roads. There is places where there is serious deterioration of the final lift. Not necessarily around the drains. I go out this way all the time. I go out onto Cypress all the time and that one over there I swear is a suspension killer.

Mr. Dally: We do need to restripe. We talked about it a bunch of time. Why don't we have Reuben do it?

Mr. Winkeljohn: Tell me what to do.

Mr. Dally: We have told you. We want the paint. We need to order the paint, and we need to know what paint to order and all that other stuff.

Mr. Winkeljohn: Alright.

Mr. Stanton: I really think Reuben is filled up. There is times when something needs to be done and it takes him a while to get to it and see him going back and forth all the time doing things. He is pretty filled up. I think what we need to do is have somebody come in and do that.

Mr. Dally: We can delegate workloads. That is a good thing about having a full time employees we can delegate his workload as Regina sees fit and as we tell Castle.

Mr. Stanton: If we add this to his workload and he is already filled up, don't forget we used to have two people here. If he is already fully scheduled then how do we delegate it to?

Mr. Dally: Do you think Reuben can fit this into his schedule?

Mr. Winkeljohn: Can you describe what you want painted?

Mr. Dally: The stripping in the middle of the road.

Mr. Stanton: The stripping in the middle of the road is a whole different topic.

Mr. Dally: So what are you talking about?

Mr. Stanton: We were talking about the white stripping once upon a time having Reuben do some of that.

Mr. Winkeljohn: Like the stop bars and things.

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Mr. Stanton: All of the yellow stuff that I can think of is thermoplastic. Getting the thermoplastic done means you have to come in with some grinding equipment, take off the old thermoplastic and put new thermoplastic on top of it. That takes special equipment. It is not something that we can delegate to Reuben.

Mr. Christos: Can we get a bid for that?

Mr. Winkeljohn: Yes. There is a couple of contractors. We have one that has already worked with us. We can get a price.

Mr. Christos: Ok, that is a good idea. I also wanted to say can we get a bid for repairing some of this asphalt, just an estimate of what it would cost us.

Mr. Pawelczyk: I think you need to identify the locations.

Mr. Winkeljohn: What I usually do, and this isn't pleasant to hear but when it comes to the roads you have to have a qualified traffic engineer or engineer be the lead on it because if we come up with and none of are qualified to technically do it. I will have to ask our engineer to send one of his people to do a road study really quick for us and identify levels of repair and give us a budget. Then we can put that spec out to a qualified person and do it right.

Mr. Christos: I think before it gets worse we ought to look at that.

Mr. Winkeljohn: If the Board would like us to?

Ms. Davie: Yes.

Mr. Stanton: I think the worst part that we have is the yellow stripping.

Mr. Winkeljohn: There is technical review of your roads and the things that the expert tells you should be doing or need to do.

Mr. Dally: Honestly this is one of the biggest parts of the reserve study in my opinion. If we have an actual technical person look at the roads that is probably the most massive of the reserve study for us right now because we just did the pool. The pool is good. We just did the deck. The deck is pretty good.

Mr. Pawelczyk: I will throw this out there as part of your analysis as you go through this over the next several meetings but I have a couple of Districts and Paul probably does to that they might be ten years on a reserve study or 15 years from actually mill and resurface the roads, take up the old asphalt and put new asphalt down but they want to extend the lift so that they can continue to save enough money to mill and resurface in

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ten years or whatever it is so they have hired people to put down as you indicated a top coat but it is not just like when you had your home and you get your driveway done and they put an oil based black on it so it looks good for 5 minutes. They put some sort of coating on there that supposedly preserves the roads a little bit longer and gives you five more years of life out of it. If your roads are so deteriorated they might already be past that. I don't know. I have two Districts that did that and both of them are very happy with what they did. It is a pain in the butt because it is just like mill and resurfacing because you have to close the roads to get it done, direct traffic and limit people's use of the roads. It is a lot less expensive then mill and resurfacing your roads. It might be something they will look at as part of this overall analysis as to whether or not you should extend the road life to save for it.

Mr. Christos: I like that idea.

Mr. Winkeljohn: Phase 1 is 15 years old. I have my direction.

Mr. Stanton: So we are going to get an engineer's report on road conditions.

Mr. Winkeljohn: And maintenance recommendations.

Mr. Stanton: There is some stripping that needs to be done on the other side. Anything that can be done to extend the life of the roads we will put that in the specification to the engineer so we can pick and choose what the most appropriate approach is.

Mr. Dally: How long do you think that is going to take?

Mr. Winkeljohn: A month.

Mr. Dally: So we will have it at the next meeting.

Mr. Winkeljohn: No, not at the meeting. Your meeting I have already started on it. It is three weeks away because it has to be done a week in advance. If something takes a month it is two meetings away.

Mr. Dally: Ok, I am used to private businesses. I get told things go do this and I need it yesterday.

Mr. Winkeljohn: So directed, thank you.

Mr. Stanton: While we were on the roads we talked about this at the last meeting. You were going to look into that?

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Mr. Winkeljohn: Patrick or Regina were working on that with Kevin from DML. I haven't seen a final answer yet. I know it is happening. Do you want to give them the latest?

Mr. Burgess: The manufacturer is sending replacements for the round of the speed bumps that were purchased. They will replace those.

Mr. Stanton: Are they replacing it with exactly the same stuff?

Mr. Burgess: Most likely.

Mr. Stanton: Was this some sort of manufacturing defect?

Mr. Winkeljohn: That is our argument that is a warranty.

Mr. Stanton: That was only out there for eight months.

Mr. Dally: The first round was out there for more than a year and some change.

Mr. Stanton: How time flies. Even so I would hope that there would be something that we could do that was a little more permanent then this. I haven't really done a survey, but I noticed on passing by that some of the other ones are starting to look like this. My area over here is the one that I see all the time, so I notice it. It is one of the worst ones that I have seen. The center piece, which is the newest piece the center piece is as bad as the rest of it.

Mr. Winkeljohn: It is under warranty and it is being repaired.

Mr. Stanton: If you want to void the warranty and pay again you buy something new.

Ms. Davie: No, let's try this again.

Mr. Stanton: We will take what we can for nothing.

Mr. Winkeljohn: That would be my recommendation.

Mr. Stanton: But that would cause me to wonder if that is the right long term solution.

Mr. Winkeljohn: They are temporary. They are not permanent solutions. They are temporary and need to be maintained or replaced on a regular basis. Their lifespan should be more than a year. It should be like two to three years depending on traffic and how they are used. You don't know until you put them in how they are going to respond.

Mr. Stanton: Ok.

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Mr. Winkeljohn: But the good news is this one we reported it in time where they are honoring the warranty.

Mr. Stanton: Does the honor come with a new warranty?

Mr. Winkeljohn: That is a slippery slope isn't it.

Mr. Stanton: I see that as encouragement to have a better product.

Mr. Winkeljohn: A lot of them will pay and we have a better one they will work a deal with one. For a small fee today I will give you a better product tomorrow.

Mr. Stanton: I just had my air conditioner looked at today and his deal was if you buy a contract we can give you a second year free and further if you buy a contract today I will include this as free, so I am getting five for probably twice the amount it cost.

Mr. Winkeljohn: Alright are we good? Any other Supervisory topic? Motion to adjourn?

SEVENTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Davie seconded by Mr. Dally 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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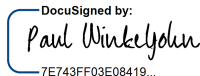
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