

**MINUTES OF MEETING
TALIS PARK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Talis Park Community Development District was held on Tuesday, November 18, 2025, at 10:00 a.m. at 16665 Toscana Circle, Naples, Florida 34110.

Present and constituting a quorum were:

James Proctor
Steven Wishner
Michael Smale
Barbara Hurt-Simmons

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary (by phone)

Also present were:

Paul Winkeljohn
Patrick Burgess
Alyssa Willson
Josh Evans
Alan Weiss

District Manager
Governmental Management Services
District Counsel (by phone)
District Engineer
Resident

FIRST ORDER OF BUSINESS

Roll Call

Mr. Winkeljohn called the meeting to order and stated we have a quorum.

SECOND ORDER OF BUSINESS

***Audience Comments (Related
to Right to Speak Statute
Changes)***

At the beginning of the meeting if we have any public comments, now is the time for general public comment, and we do have a member of the public here. You're welcome to speak now or in concert with the meeting on any other item but, general comments would be now.

Mr. Weiss: Ok, thank you very much for that courtesy, let me just pass these down which I took yesterday, and one subject is the perimeter of the two ponds behind Corsica

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and just to reference I live at 16328 Corsica Drive, unit 202 along with 63 other homeowners. So, with the fluctuation of the water in the pond the perimeter, and you can see it on the top picture reveals that it's not as attractive a lake as everything else in the community and in the area, and we just had a big conversation last week about what we can do perhaps to mitigate that in terms of plantings. The bottom picture is another shot taken yesterday of just some of the overgrowth that had died basically, so it's not as attractive as it clearly should be. The bigger concern would be to try to mitigate the changes in the water during the dry season, and some of the golf course water seems to be higher than this pond and I understand the difference between the lined and unlined pond. I think the easiest and least expensive idea would be just to try to get some plants that can survive both the wet condition and the dry condition, and I'm told that Josh is the expert so I'm so happy he's here.

Mr. Evans: I'm not a biologist of the planting part, so I'm not an expert in plants but, there are definitely plants that people put along the lake bank to kind of hide basically the lake bank. So, just taking a step back, and you of the understanding that the lake is not lined and all the other lakes except for this newest lake, which has already been exposed to different issues where the water table dropped because this particular area has a higher water table fluctuation than most and it's been there since 1998 and I was the engineer for Mediterra for example, and in this area has sometimes up to 5 to 7 feet of vertical water tables of variation, and it's just the geological formation that causes that to do that. So, when you have 5, 6, 7 feet you can count on the 4 to 1 slope which might be 30 or 40 feet of lake bank there, so that's why the original developer decided to line the lakes. The reason this lake and the other lake was just a choice by the developer to save money basically because it functions still from a water table standpoint. So, Patrick is probably better than I as far as know what types of plants that you plant on the lake banks but, that's the only really good solution for hiding that, other than lining the lake which is hard to do after construction.

Mr. Smale: Josh you mentioned Mediterra, at one point somebody told me none of their lakes were lined.

Mr. Evans: Oh they're not.

Mr. Smale: So, do they have a similar fluctuation as we do here?

Mr. Evans: They do, and it's looks really bad.

Ms. Hurt-Simmons: So, if I could make a comment, I look out at hole T-box 8, and you know it looks like your first picture, and I actually started to take pictures around the

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community and the lakes are low, and they don't look good but, it is what it is, right. I mean this bottom picture, and some of this can get fixed because I remember when I first moved here and I've been here 11 years, and I remember they were planting the vegetation in and around some of the lakes up front, and so is it something we could do even around all the lakes, a little bit more of that?

Mr. Evans: You could, so what we're showing there, it's not more than a foot or two, and you're have that by natural evaporation, so what you see, you want to see a lake that's actually mimicking the water table like when you come to the entrance, it's going to get to where there's no water, and it probably has about 30 feet of lake bank. So, this is still getting recharged a little bit from the land lake system because in Fair Groves, and this is predating me but, in Fair Groves they actually have a little weir between us and Fair Groves to make sure that they chose not to spend the money on the liner, and we don't want it to derogate our lake system, so it has a weir, an elevation that no longer will drain the rest of the lakes. This one is connected by pipes and the lowest point is actually pretty low, so it's still getting a little bit of water into Corsica. So, if you didn't have that and you had the control structure that we have in Fair Groves, this would be a lot lower so you're really fortunate that it's connected with the pipe.

Mr. Weiss: Well, they should have lined the new section while they were doing the building.

Mr. Evans: Yes, they should have.

Mr. Winkeljohn: The builders would have had that opportunity.

Mr. Evans: We actually recommended that.

Mr. Winkeljohn: Right, we played a lot of cards to get that done and it all failed.

Mr. Evans: Yes.

Mr. Smale: And I don't know who, and maybe you know, does the responsibility lay with Kitson as the developer or with Front Door?

Mr. Winkeljohn: Whoever the private business entities were, it's a subjective decision on their part, it's not a requirement so they made a choice, no, we're not doing it.

Mr. Smale: So, then both of them made the choice.

Mr. Winkeljohn: Right, and anyone at the table could have said, let's put another \$500,000 into this lake.

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Mr. Evans: But theoretically those homes were less expensive because of that, or they would have built that cost into the sale.

Mr. Smale: Well, if they had lined the lakes, for example this lake at Corsica, what would have been the cost to line that lake?

Mr. Evans: How many acres is in that lake, I'm not sure, maybe an acre and a half at the most.

Mr. Smale: Fair Groves is exactly 1.0 acres.

Mr. Evans: Ok, so it would probably be a couple of hundred thousand dollars to line it.

Mr. Smale: And you keep referring to while it's under construction, can it be retooled in any way?

Mr. Evans: So, we've been doing this for years and so there was a cheap way to do it when they spray bentonite clay in and it does a great job for about 2 years, and it lines it but as soon as it evaporates the clay cracks, and the next year it builds up and those cracks leak and it really doesn't work after about 2 years. So, in order to put in a HDPE plastic liner, they have to put that in dry, so they have to be able to complete dewater that hole and then you have to put this in all the way around it where you pump water out, and you have to have somewhere for that water to go, and you have to be able to install that liner in a completely dry environment. So, depending on the depth of the lake, and your opportunity with a really dry season, and you time it just right, you can do it but, you can't put in a liner when it's wet because it floats.

Mr. Proctor: I remember when the lakes were relined, I think it was early 2013, and I think it was in maybe 2014 or 2015 because WCI put the liners in and they were not working, so Kitson actually got a \$4.25 million dollar bond to do the relining of those lakes and I just remember, for example if you take hole 4, they would dam up half of the lake so it's dry, and put the liner in then move the water over.

Mr. Evans: From one side to the other and you just keep shifting that.

Mr. Proctor: Yes.

Mr. Weiss: Well, we have two ponds there, you could pond from one to the other but, I'm thinking an easier and less expensive solution would be to somehow get a plant that would survive.

Mr. Winkeljohn: Yes, because it's a visual element you're shooting for.

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Mr. Weiss: But the interesting thing is, it's not this bad all the way around, the side that you don't see, it's sort of hidden when you look over it, it's not bad.

Mr. Proctor: Is it east or west?

Mr. Weiss: Well, I'm talking about the west ponds right now, but these ponds are the same.

Mr. Proctor: Well the west ponds, and I'll let Patrick get involved in this discussion as well but, Josh, you and I were there a couple of years ago, and the west pond there was a lot growth and it was removed and there was plantings done on the far west end.

Ms. Hurt-Simmons: That was last year.

Mr. Proctor: Ok, so we paid to have that material cut on we spent quite a bit of money, I don't know what the number was, maybe \$30,000 or something maybe, more or less, and that's really immaterial but there was considerable plantings done on the west end of that pond.

Ms. Hurt-Simmons: So it was planted inside, or this is them?

Mr. Weiss: This is them and some of them are still there, if you look at these little stubby plants in the top picture, those are plantings, I think when they were planted, I remember when the folks were there trying to plant, they planted them when it was super dry, and I think a lot of them died, and I don't know if you had a guarantee on them or anything like that.

Ms. Hurt-Simmons: So, he's saying do we have a plant guarantee.

Mr. Winkeljohn: No, not usually, and littoral planting is particularly fail prone, usually it's like a 25% survival rate which is not unusual because that littoral is that flat area when it's dry or near the shore when it's wet. So, there's some solutions out there, and I've been doing this 40 years practically so I've failed at it a lot.

Mr. Proctor: I'd still like to know what the acreage is for the Corsica lakes are, how many acres do we have?

Mr. Evans: I can find out.

Mr. Winkeljohn: So, the idea is a ala carte, you put all the best plants that could survive and a mixture of types of materials and the one winner that I find gives you the best value are some sort of tree material, particularly cypress trees. Now they have another affect, is they're deciduous so they drop their leaves a couple of times a year, and I'm going why did that try die, and you have to deal with that but, they also have those knees in their

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root system that stabilize banks and in a District world it is a money saver because you're not having to recondition and reshape that lake bank every 15 or 20 years, and I know that's a long time span but, that's the cycle of these lakes. So after 15, 20 or 25 years, you're reconstituting that 4 to 1 slope by permit, you're required to, and I found that if you spot in mixtures of plants with an anchor like a cypress and there's a few other types of materials out there that has a similar affect, it stabilizes the bank, it gives the other plant material to hold to and they do better, and it's native and you get some native points for them and you get some wildlife that would normally be somewhere else which will come here, particularly the birds. So, it has a lot of long term values, and they're not terribly expensive and once they're in they propagate themselves.

Ms. Hurt-Simmons: Do you think that would be the way to go because obviously we need something to change the visual, more plantings of some sort?

Mr. Smale: Can I back up before that and say, assuming you could find something to make this better, who's responsibility is it to fix it? Well, the developer is off the chart, he's gone more or less, so there's us, and there's the Corsica Homeowners Association.

Mr. Winkeljohn: Right.

Mr. Smale: So, where does the responsibility actually lay?

Mr. Winkeljohn: Well, the obligation to do this today is zero right now from this Board, you could choose to do nothing and you would not be in violation of anything. My argument to you would be some contribution may be valuable to produce a long term stabilization to the bank, and so you could justify shared perhaps participation at the most.

Mr. Smale: But the developer is completely off the hook.

Mr. Winkeljohn: No involvement whatsoever.

Mr. Evans: They had the requirement to do some level of littoral planting, they did the minimum and that was it, so the things we've done in the past have been purely for aesthetics and what we need last year for example. Patrick pulled up our GIS database and it's a 3 ½ acre lake.

Mr. Proctor: So, Josh had did some homework on the Fair Grove lake and I can share those numbers, the cost for material is between \$1 and \$2.10 per square foot, actually that's the cost of material, the installation is \$1.50 to \$2.00 per square foot, so you have a range of \$3.50 to \$4.10 per square foot. So, on a 1 acre lake the range is \$109,000 rounded to \$179,000 per acre, so if you take the \$180,000 time 3 ½ acres, you have about \$630,000

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to do it. So, my thought would be, you should share that number with your Board, and see what the residents feel about it, I mean if they really want to solve the problem, the lake probably should be lined.

Ms. Hurt-Simmons: Well, it doesn't really solve the problem because I'm looking at my lake across the way and it's not close, and your lakes are close to your homes, and it's not pretty right now.

Mr. Evans: You're going to have a couple feet of drop from evaporation, you can't do anything about that unless you have a well there to recharge it.

Mr. Proctor: Our annual rainfall through November 1st was 47.4 inches, the average rainfall is 56 inches.

Ms. Hurt-Simmons: We came back and it was low.

Mr. Smale: So, based on Jim's estimate it's about \$10,000 a unit, and I can't imagine you would get any approval for that. I mean I think our only next step is to figure, or have somebody who knows something about plants and say this works because we can speculate all we want around the table here but we have to think about that.

Mr. Winkeljohn: And it's still trial and error.

Mr. Evans: And it's going to require continue maintenance too, like Paul was saying littoral plants can die pretty quickly and so it requires continuous replanting, it's a plant and a process, not just a one-time planting.

Mr. Winkeljohn: Right, it's a lifetime commitment.

Mr. Evans: We did this last year, and we're here again.

Mr. Smale: And whatever issues that we resolve with regard to Corsica we can plan on having Fair Grove lake follow that.

Mr. Winkeljohn: Right, and the one piece of my description earlier is not everybody likes what I just described, like it's a little intimidating.

Mr. Evans: You get complaints that they can't see the lake anymore.

Mr. Winkeljohn: That's the other thing, is there's perception battles also.

Mr. Proctor: Mike, there's a third lake too that's not lined, it's behind Carrera and the driving range.

Mr. Smale: Oh that little one.

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Mr. Proctor: Because I had discussion with a couple of residents there and they want to put some type of a fountain in or an aerator and so I gave them the information for Cross Creek to kind of see what their options were.

Mr. Winkeljohn: And the last piece as a District manager, my advice back to the Board is you don't have an obligation for aesthetics, you have an obligation for your permit and permit requirements and you also would want to consider, I know you've already thought of this but, I'm just saying it out loud as your manager, you want to consider the precedent that you can live with all 3 lakes.

Mr. Smale: And that's where I was going.

Mr. Winkeljohn: So, that's the hard work.

Mr. Proctor: I would be uncomfortable, I mean you're talking about over a million dollars, I would be uncomfortable going to the other 550 residents or whatever it is and doing an assessment to increase the fee.

Mr. Smale: To get that assessment we would also need to put it to a vote.

Mr. Winkeljohn: So, if the District would to say this is a special service area, and Alyssa would have to nudge me if it's not allowable here but, in some Districts we can segregate a special assessment area and a special service area because of a unique requirement and we could assess just those areas for their ongoing costs. I don't know that you could borrow like a traditional bond type borrowing, you probably could go to a bank loan and then get that repaid by those residents and then the ongoing maintenance, you could have a tiered maintenance assessment, ongoing, so the mechanics are there.

Mr. Smale: But even that way you're suggestion is that those residents are responsible for it.

Mr. Winkeljohn: Absolutely because the other residents paid their purchase price on their home in the District acquired by fee simple basically a lake that was lined, and so ultimately they're different, they would qualify as a methodology person as a different assessment level, I could make that argument.

Mr. Smale: So, what's the solution for today, investigate plantings?

Mr. Winkeljohn: Well, I think we could serve in an advisory role, that would be my suggested contribution to their request is to allow our staff to be available to them to answer questions, provide contact information, and knowledge, identify some plantings that would

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be acceptable to the District that may work for their goals, so like a cooperative role but, I wouldn't go any further personally.

Mr. Smale: But let's say that we did that and they found some plant that works, it would be within our scope to contribute something if we wanted to.

Mr. Winkeljohn: Yes, and I made the argument that if it sustains the bank which it most likely would and helps prevent future costs that the District would have to incur then that would be a very valid sharing of expenses.

Ms. Hurt-Simmons: Well, how soon could we have some proposals to them?

Mr. Burgess: As soon as I could meet with them, I don't know if there's a person that wants to meet from the CDD Board with the Corsica Board representative.

Ms. Hurt-Simmons: I mean if I'm available I could go and several of us could go if we're available.

Mr. Winkeljohn: We prefer only one Board member.

Ms. Hurt-Simmons: Oh, that's right, the Sunshine Law.

Mr. Burgess: We did plantings at the beginning of this year, so you guys approved three different plant materials to be installed, the prior year you removed a lot of them.

Ms. Hurt-Simmons: I thought we planted last March or April, your group was here remember Alan, you guys were here it was about a year ago or January.

Mr. Weiss: Yes.

Mr. Proctor: I think we really better do our homework on these plantings because I think it's nothing more than putting money down a black hole.

Mr. Winkeljohn: Right, and remember, it's ala carte, meaning you get a list of all the probably plants that would survive and then the survival range can be 50 feet apart, it won't work there, but it will work there, and so it's trial and error most times.

Mr. Smale: And then any precedent we set is going to get repeated for two other lakes.

Mr. Winkeljohn: Right, so you feel like you're throwing money into a hole.

Mr. Evans: Right, and most of your residents come back in November, and if there was a planting plan, I would suggest you plant it right at the end of October so it looks nice for the season but, don't expect those plants to be there when you get back, it's the best way to really do it because to keep the alive throughout the year you're going to have to plant them multiple times a year.

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Mr. Proctor: Josh, can you provide your findings that you prepared for Fair Groves to Mr. Weiss.

Mr. Evans: Yes, I was just telling him I think that would be a good idea.

Mr. Proctor: At least you have the numbers.

Mr. Evans: Yes sir, will do, and then when you were talking about the methodology, if they did a lining project, the CDD did a lining project for each one of those lakes, do they have specific assessment to those?

Mr. Winkeljohn: See I couldn't get through the requirement, the value, it has to be a public benefit to the District and I don't think we could pass that threshold because it's really an aesthetic argument. You'd have to say this is the less expensive way to fix the lake, if the lake weren't performing per permit which I know isn't true and you know that, so we wouldn't be able to pass the straight base test in a trial.

Mr. Weiss: Is there any non-plant perimeter rocks?

Mr. Winkeljohn: Yes you could do rip raps you could do some boulder solutions, those are terrible but, they're expensive.

Mr. Evans: It works but what happens the water hits the rocks and I've done that before, and I guess the people don't like the way the rip rap looks after it gets flooded two or three times because it has like a brown mossy looking stain on it, if it stayed really clean and white it would be great. What we've done at Arborwood in Fort Myers, the golf course is done in about half rock along the edges, and that's a really nice permanent looking thing that goes around a lot of their drains, that's a hardscape look and it looks good.

Ms. Hurt-Simmons: Can you get prices for that and pictures?

Mr. Evans: For the that?

Ms. Hurt-Simmons: Yes.

Mr. Evans: Yes, I can ask them.

Ms. Hurt-Simmons: Because it's like permanent and it's not going to die.

Mr. Weiss: And we're sensitive to everyone's tax dollars and everybody else.

Mr. Winkeljohn: Right, and you can hear in our words that we've suffered through these challenges a few times and it's a universal issue, South Florida, all my communities are welcoming people who are not from South Florida often and they expect one thing in the lake and the correct look of the lake is to look like a marsh, almost swamp like, that is the correct look of a Florida lake by definition. So, that's the ongoing battle and this is what you

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want it to look like and what it can look like are never the same thing but, we can get closer, no doubt.

Mr. Evans: Ok, so I'll get some things for Corsica and then I'll try to get some costs for the other items.

Mr. Smale: And in the meantime Patrick, can you find out about the plantings that would be appropriate.

Mr. Burgess: Yes, I do that.

Mr. Winkeljohn: And if you consider my idea with the interval with the cypress type trees, that gives you and kind of saves you some of the hardships that we described so I'd like him to price a few of those also, the red cypress or some of the other ones.

Ms. Hurt-Simmons: And we would need to, or what did we decide?

Mr. Winkeljohn: Nothing about cost for sharing or anything.

Mr. Smale: We're doing the investigation as a cooperating with them, we're not committing any money or anything like that.

Mr. Winkeljohn: Right.

Mr. Proctor: Paul, this might be a good time to bring up Cross Creek's estimate with Patrick here.

Mr. Winkeljohn: Yes, we can jump to that, good idea.

Mr. Weiss: So, thank you very much.

Mr. Proctor: And this affects Corsica right.

Mr. Burgess: It is in Corsica yes.

Mr. Winkeljohn: Related to Corsica definitely.

Ms. Hurt-Simmons: Where is this on the agenda?

Mr. Burgess: I got it late, they had to adjust the pricing as best as they could.

Ms. Hurt-Simmons: Ok.

Mr. Winkeljohn: It's one of our open topics but we just got some pricing we were waiting on. The original estimate came in quite a bit higher.

Mr. Proctor: So Patrick why don't you explain what the proposal is.

Mr. Burgess: Yes, so on the field report I put two pictures, pictures I could take that looked good, and that's on page 65. So, I was told that there was a bridge between the center piece between the Corsica lakes and it turns out it was an irrigation line break that washed away all the soil in that area, so it's essentially, there's a small canal between the

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two ponds there. So, I met with Cross Creek and in order to repair that and get the soil back to where it should be and to the original layout their proposing is what you see here, it's \$8,750 for installing a Geotech bag around the bottom of the bridge, just basically pulling the material out that washed away and replacing some of the plant material there but, we just don't want it to get worse.

Mr. Proctor: And it will, I'm trying to find it in the agenda.

Mr. Burgess: It's page 65.

Mr. Wishner: So, this is the estimate after we've gone back to them or someone else?

Mr. Burgess: Yes, I just reached out to them because they were proposing \$10,000 and we thought that was high, so I just told them to sharpen your pencil as best you can and this is what they came back with because they've done lake bank erosion work, plenty of work like that so they're capable but it's a weird area. It's on the south side of the property, so it's just a weird access area and a good amount of washout happened. The picture doesn't really do it too much justice but, it's a pretty big area.

Mr. Wishner: And how do we feel about this quote?

Mr. Burgess: I mean I could ask other contenders, I asked Blue Landscapers and they won't do it because it's in the water basically, it's not their scope of work. I don't know any other vendors here that I could reach out to but, if Josh or somebody knows I could ask.

Mr. Proctor: Well, it's an opinion, it's your opinion or yours and Josh's that this needs to be done.

Mr. Evans: Yes, it has to be done.

Mr. Proctor: Ok, so I move that we approve this estimate.

Ms. Hurt-Simmons: I second it.

Mr. Wishner: Before we vote on that, can I just ask if we're comfortable that the estimate is reasonable for the work.

Mr. Evans: Unfortunately, it's not what I would have expected to do that type of fix where they take the bag and they take the silt out of the lake like a dredge.

Mr. Wishner: Ok.

Mr. Winkeljohn: And it was almost \$3,000 more and we negotiated a little bit to pressure them back down and this I think is reasonable.

Mr. Evans: And if you're interested, it's kind of weird right here, you have this 3 acre lake and then a berm that runs through the middle of it, it's not to separate it from a flood

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protection standpoint, there's a thing called treatment training, and South Florida requires to have water on one side of it and the problem is if it goes in here and it goes to the next lake and it has this dual affect of improving the water.

Mr. Wishner: No, I have no objection of the repair, I just want to be comfortable about the pricing.

Mr. Winkeljohn: Great question, and yes we feel comfortable.

Mr. Wishner: Ok.

On MOTION by Mr. Proctor seconded by Ms. Hurt-Simmons with all in favor, accepting the proposal in the amount of \$8,750 to install a Geotech bag between the Corsica lake bridge and Cross Creek was approved.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the April 22, 2025 Meeting

Mr. Winkeljohn: Alright, back to our agenda, moving to item No. 3, the minutes from your April 22nd meeting have been circulated, if those are in order, a motion is appreciated.

On MOTION by Mr. Proctor seconded by Mr. Smale with all in favor, the Minutes of the April 22, 2025 Meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal year Ending September 30, 2025

Mr. Winkeljohn: The annual kickoff for your audit is item No. 4, a motion to authorize the execution of your engagement letter with your auditor would be in order.

Ms. Hurt-Simmons: Is this a new company?

Mr. Winkeljohn: No, we hired them for a long period of time and that was just a couple meetings ago.

Ms. Hurt-Simmons: Ok, that's what I thought.

Mr. Wishner: And could you just refresh our memory as to how that audit proceeds and who oversees them.

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Mr. Winkeljohn: Ok, so annually your audit is conducted, it starts after October 1st, which are past that. It's due to the state by I believe March 31st is the deadline, so we start it now. The oversight is, well they're an independent auditor so that's obvious but, our accounting staff has worked with all these auditors for a long time, so they flow right into our server system, they can pull and test all of the documents remotely, so it's very efficient and very common practice, and you've had nothing but great audits since the default days.

Mr. Wishner: Ok, alright, and what does the audit run in terms of cost?

Mr. Winkeljohn: \$3,000 to \$4,000, yours is a little bit more because you have lots of bonds so it might be \$6,000 at the most and then the last time I think they gave us an 8 year window of pricing they we had confirmed on, and they're about less than \$200 difference per year.

Mr. Wishner: Ok.

Mr. Proctor: And we have one less bond now because of it.

Mr. Winkeljohn: Right. Are there any other questions on the auditor? Is there a motion to authorize the engagement letter?

On MOTION by Mr. Wishner seconded by Mr. Smale with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2025 was approved.

FIFTH ORDER OF BUSINESS

Approval of:

A. Berm Upgrade and Discussion – Landscape Architect Professional Services Proposal and Agreement (046-25) with Outside Production, Inc.

Mr. Winkeljohn: That brings us to item No. 5A.

Mr. Proctor: Why don't we save that for last Paul.

Mr. Winkeljohn: Ok, so we can pass on that and do you want to cover the lake transfer discussion now, item 5B?

Mr. Proctor: Ok.

B. Lake Transfer Discussion – American Land Title Association Commitment

Mr. Winkeljohn: So, as you guys remember, we've been pushing and having issues with the swift transfer of that lake land easement to the District. We passed it off to our engineer.

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Mr. Wishner: I'm sorry, are we talking about the Fair Groves?

Mr. Winkeljohn: Yes, Fair Groves, thank you, and our engineer has been working through that process and I believe he's here today to report the status and the viability of the transfer.

Mr. Evans: Yes, so it's all been certified, it meets all the specifications of the South Florida Water Management District of Collier County. The late issue that came up when they tried to do it originally was that Lennar, the vertical builder, put into these drainage pipes that connect to the roof drains, and they made the up way too high, so that they were exposed. At that time we had them put them about a foot below the water which is now below that, so they're really low and we went back out and reinspected those and they were installed properly and it's what we asked them to do, so that was the last remaining item on my list to verify that.

Mr. Wishner: So, from an engineering perspective you're comfortable that the transfer is appropriate.

Mr. Evans: Yes.

Mr. Winkeljohn: And we also have on our call Alyssa, your District counsel, and Alyssa would you opine as to the legal status of this transfer?

Ms. Willson: Yes, absolutely we received a request from the developer regarding the real property, we've reviewed it and the only item that have been updated since the initial request is that they did provide the updated title commitment which is included in your agenda package, there's nothing here listed on the title commitment that would negatively impact the District facility to utilize this property for the lake stormwater system so we are recommending approval of this conveyance as well.

Mr. Winkeljohn: Thank you, and nothing additional from District staff other than recommended approval.

Mr. Smale: So we pretty much have no choice.

Mr. Winkeljohn: Not a pleasant one.

Ms. Willson: Correct.

Mr. Wishner: And the gate that we have between this and our other lakes to ensure the fact that this is not a lined lake will not adversely affect the rest of our lakes, that gating is all appropriate, working properly.

Mr. Evans: Yes, it's working great, in fact can see it.

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Ms. Hurt-Simmons: Do they have a homeowners Board there yet?

Mr. Evans: I'm sure they do.

Mr. Winkeljohn: Yes.

Mr. Proctor: Their president has contacted us.

Mr. Evans: And to answer your question, we're already having the same conservation we're having with Corsica with these guys.

Mr. Winkeljohn: And I like helping them, it's a good cooperative community, the answer is not always what you ask for things, so it's not unusual. Is there a motion to authorize the lake transfer as discussed.

On MOTION by Mr. Wishner seconded by Ms. Hurt-Simmons with all in favor, authorizing the lake transfer with American Land Title Association was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

Mr. Winkeljohn: That brings us to our staff reports, Madam attorney?

A. Attorney

Ms. Willson: Nothing to report other than to make sure we are completing our ethics training requirement which must be completed by the end of this calendar year for reporting on your next Form 1 cycle. So, if you need links to any of those trainings, Paul or my office can circulate those if needed, other wise nothing specific to report.

Mr. Winkeljohn: And they're on your website also, so your 4 hours ethics training needs to be done annually but, I'll send the email again.

Ms. Hurt-Simmons: I did mine.

Mr. Smale: I think I did mine in July.

Mr. Wishner: So, anything since June is for what?

Mr. Winkeljohn: It's for next year's filing of your Form 1, so it's January 1st to December 31st for the ethics cycle, and your filing cycle is June to June. Thank you Alyssa, I think you said that was all you had.

Ms. Willson: Correct, otherwise I'm available to answer any questions.

Mr. Winkeljohn: I appreciate that.

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B. Engineer – Inspection Report

Mr. Winkeljohn: Josh, anything else for our friends today?

Mr. Evans: I don't have anything additional.

Mr. Winkeljohn: I was going to mention something, I've been on these calls with the basin mitigation program, the state has passed a new law where anyone who is contributing to a water basin has to start a program ultimately where they're challenged to reduce nutrients from the stormwater system, and Josh mentioned a couple of tricks to the trade, the delayed weir system, or the little travel path of water, retention time is what that relates to, and a bunch of other stuff. You're not on the list but, I'm not surprised if we will be on the list at one point in time. Josh and I have it for a couple other communities that we both manage and he consults with, so we'll know the easy way through it if it does come to you but, just to let you know.

Ms. Hurt-Simmons: And what's the program called?

Mr. Winkeljohn: It's a stormwater nutrient removal program.

Mr. Evans: And we are on the list as it relates to the golf course because all golf course have to be included.

Mr. Winkeljohn: That's interesting.

Mr. Evans: And I'm trying to help Kevin on the side to make sure.

Mr. Winkeljohn: So, that's why it didn't come to the District because we have a unique permit that is for the golf course, and so they're hit for them regardless, because fertilizers are the number one cause, so a lot of these Districts are being pulled into it, saying hey what can you do, you do enough now and if you're not, what are you going to do to do enough, and the magic number, what is enough is in court and being litigated right now. So, we've been through all the programs where they said, we can't tell you what it is yet but it's coming.

Mr. Evans: They're checking the golf course but, we're the permittee so when they don't do it right, we would get the violation.

Mr. Winkeljohn: So, it's coming theoretically.

Mr. Evans: But I'm just kind of observing right now.

Mr. Winkeljohn: Right, so I put it out here for you guys just to keep in the back of your minds so that if I start talking Chinese about these lakes, it's because of this. So, you're all set unless you have anything else?

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Mr. Evans: Nothing else.

Mr. Winkeljohn: And just a little piece of the history, about 4 or 5 years ago, all Districts had to submit a baseline of their lake situation, their lake maintenance costs, what they were spending, and you could tell where they were going because they get the baseline, the regulatory world gets a baseline of some facts, and then they start asking you to report, and they keep crunching more and more data, and then a rule comes out, and it takes the rest of our lifetime probably for it to get meaningful but it's coming.

C. Field Manager

- 1) FY25 Annual CDD Highlight Report**
- 2) Monthly Report**
- 3) Interior Berm Planting Renderings from Blue Landscaping**
 - a) Rendering 1**
 - b) Rendering 2**
- 4) Proposal for Sidewalk Repairs on Veterans Memorial Blvd. with Florida Sidewalk Solutions**

Mr. Winkeljohn: Under field manager's report, your annual, like I said, these data crunch requirements you have this performance measurement annual report, so we took care of that. I'm sorry, I misspoke the one I'm talking about is the one that the Board asked us to produce. So, what we did was we took our last two months of the summer report, and consolidated the previous reports into one master report for you guys which was then shared with the HOA crowd to distribute as an update on the District. Everybody got a copy of the draft, and most of you gave us input and I thank Patrick for birddogging that one, I think it came out really well this year.

Ms. Hurt-Simmons: Did we get any feedback? I didn't get any.

Mr. Wishner: Oh, I got a lot of feedback, all favorable.

Ms. Hurt-Simmons: Ok, good.

Mr. Winkeljohn: So, on behalf of the community, thank you for your service and the report looked beautiful.

Ms. Hurt-Simmons: Yes, it looked really nice Patrick did a good job.

Ms. Wishner: The comments were in the tone of wow, you guys did a lot, we didn't realize how much you did.

Mr. Proctor: Well, actually I did get one positive comment.

Ms. Hurt-Simmons: Ok.

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Mr. Winkeljohn: So, I anticipate that cycle to repeat because when we have slow period, and we don't meet, there may not be a monthly report so I like the way we used our time which was we used that month to create the annual report.

Ms. Hurt-Simmons: And I will say, and you and I talked about it on the phone but, we haven't met since April, and I was hoping that we get some reports, and in the summer we got nothing, so people were asking what we were doing when I got back, and you can refer to a monthly report but, it's just nice, I mean this is a packed agenda.

Mr. Winkeljohn: A little bit, yes.

Ms. Hurt-Simmons: So, can we in the future have some kind of a report.

Mr. Winkeljohn: Yes, we've committed to do monthly report.

Ms. Hurt-Simmons: You will?

Mr. Winkeljohn: Yes.

Ms. Hurt-Simmons: What about the months that we don't meet?

Mr. Winkeljohn: Exactly, it doesn't matter whether we meet or not, he's going to do his field inspections, he's still going to do a report, if I have anything I'll throw it in there.

Ms. Hurt-Simmons: But we'll still get his comments.

Mr. Winkeljohn: Yes.

Ms. Hurt-Simmons: That would be great, that would be nice.

Mr. Winkeljohn: No doubt, and the only reason we didn't do one like in June or July is because we just did the annual report and consolidated that but, we'll still do it.

Ms. Hurt-Simmons: Ok.

Mr. Winkeljohn: So, Patrick anything else under your normal monthly report?

Mr. Burgess: Let me see, under the monthly report.

Mr. Winkeljohn: And obviously it's in your packets, and we sort of bounced around a little bit with our guest at the beginning and so we've covered a lot of it.

Mr. Burgess: Yes, so starting on page 61, what we did work on a lot was, I mentioned in the past on Veterans Memorial Blvd., across from the golf maintenance entrance there's a lot of brazilian pepper that's coming from The Strand, we did approve Vision Landscape to push it back to not have it encroaching on the sidewalk area and then also to relieve the drainage ditch that leads from Corsica down towards the FPL easement. Kevin was worried about it and they did it in the past apparently but, with Vision Landscape being a new vendor

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and it isn't in their monthly scope of work but, you can see the pictures that they did clear it, and it's a lot.

Mr. Wishner: So, it was The Strand that did this?

Mr. Burgess: No, our vendor, Vision Landscape did this.

Mr. Wishner: Shouldn't The Strand be doing this?

Mr. Burgess: I met with the superintendent of the golf course there and asked them how they would be able to work with us because if you look on the other side of the buttonwoods, they removed a lot of dead trees, their fence fell down, so they replaced their fence, put clusia hedge in but, this area they left. So, I asked them if they had plans to remove or do anything here and they said no.

Mr. Wishner: But that's not my question, my question is it their responsibility to do anything?

Mr. Burgess: No, it's coming on to our property.

Mr. Winkeljohn: And this is that line between aesthetics and function, and we have the obligation for function, aesthetics is the next question, and the argument Patrick tried to present to them is, look you guys, this makes you look bad if we don't work together because we'll just butcher cut it and say we're sorry, so that's the relationship. So, ultimately if we had a stronger, over time, some kind of cooperative relationship, and they should participate in it because it's really theirs.

Ms. Hurt-Simmons: Well, who are you talking to, are talking to their CDD or their HOA?

Mr. Burgess: I talked to the golf course superintendent because their complex is right on the other side of that, it's a weird property line, like their fence is in the middle of that hedge, and Jim and I looked at it recently and the fence is torn down there, there's big brazilian pepper trees falling on it, and it's a pretty big project.

Mr. Proctor: There's a couple pretty big size trees that I suggested we have removed that's actually on the other side of the fence, so they're encroaching on that side but, to an earlier point, Kevin really wanted that open ditch cleared so the water could flow in our direction.

Ms. Hurt-Simmons: So that was a good thing.

Mr. Proctor: Yes.

Ms. Hurt-Simmons: Does Kevin know the superintendent over there?

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Mr. Burgess: He's new, he just started this year.

Ms. Hurt-Simmons: So, is it a problem or do we need to reach out to their HOA or the general manager?

Mr. Burgess: Well, we definitely want to keep the ditch clear for stormwater flow.

Ms. Hurt-Simmons: And they don't have a problem with that, they just want us to do it.

Mr. Burgess: Yes, and we're going to do that.

Mr. Winkeljohn: We have to.

Mr. Burgess: But the issue is that you can see, like give it a month or two, it's going to be growing back really fast, like that brazilian pepper is really invasive, and it's not a native plant so it just grows like wild.

Ms. Hurt-Simmons: Is there something we could do through our channels to talk with them?

Mr. Winkeljohn: That would be great.

Ms. Hurt-Simmons: We would want them to cut that back because it's their aesthetics.

Mr. Winkeljohn: Right, and it's going to keep tearing their fence down, and they have issues on their side, and we'd like them to evolve their maintenance strategy a little bit to be a little bit more long term thinking, like treat some of the pepper trees, remove the larger one.

Mr. Smale: It sounds to me like it's the golf course property, not their HOA or anything like that, so that's really where we'd have to look, because what I'm thinking about it over the, the hole is right there, and I would be surprised if it's not just the golf course guys, it doesn't mean we can't approach them but, I think that's who we have to talk to.

Mr. Winkeljohn: But if you have any contact, or if anyone does with their HOA or a resident.

Mr. Hurt-Simmons: Well, do you want us to pursue that?

Mr. Winkeljohn: It can't hurt.

Mr. Wishner: I don't know anyone over there.

Ms. Hurt-Simmon: I mean I have friends over there in The Strand. Jim, what do you think? Do you want to go over there with me and talk to somebody?

Mr. Proctor: If you want me.

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Mr. Wishner: We should get from your friends, we should get the name of the general manager, we should start there.

Ms. Hurt-Simmons: We can do that, yes.

Mr. Winkeljohn: That would be helpful.

Ms. Hurt-Simmons: Ok, Steven and I are on it.

Mr. Winkeljohn: Alright.

Mr. Proctor: Just one thing about Veterans there, Patrick and spoke this summer that the silver buttons, they wanted to trim them excessively, and it turned out great because they grew back and they really look nice now. They didn't look good for a few weeks, but they look really good now.

Mr. Winkeljohn: That was a good investment, no doubt.

Mr. Burgess: Right, and they did that at no cost, and on the south side they hard cut them, so they looked really bare but, it was a good time to do it but, it worked out really well, they didn't charge you, it was a lot of work, they had a whole crew out there for a few days, so I think they did a really good job.

Mr. Winkeljohn: Awesome. So, item #3 under the field, the interior berm, our favorite project.

Mr. Burgess: Yes, so starting on page 66 is rendering 1 and then on page 67 is rendering 2 from Blue Landscaping that they provided for the interior berm project, I know the silver button that was left in there are at their end life basically, and a lot of them have fallen, and we spent a lot of money standing them back up and a lot of labor after the storms. So, I asked Blue to provide renderings and I think they gave you guys a really good visual, and it kind of goes back to the landscape architect proposal where I don't feel that is necessary right now for you guys to consider given that's \$10,000. I think Blue is capable of giving you renderings and at least allowing us to go get pricing from there.

Mr. Wishner: Are there costs associated with these two various renderings?

Mr. Burgess: No, not as of now because I wanted to kind of get an idea started for them to then move on to the next step to it because this would be, and I'm waiting like a width or a length of how these buttonwoods would break up. If you look, like the buttonwoods would be kind of your dividers, so I wanted to know how long that would be to have more of an idea of how it would look, and they're working on that but, there's no cost yet. I wanted them to give us ideas and I know you guys like the copperleaf on I think it's on the backdrop.

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Mr. Proctor: Well, we had the proposals back in March.

Mr. Burgess: Well, that was for the buttonwood, and then installing buttonwoods, so that was what we had originally thought of.

Mr. Winkeljohn: This is more of a mixed landscape buffer style to it.

Mr. Wishner: I like both of these, the question to my mind, are they similarly priced or is one materially different than the other.

Mr. Winkeljohn: My reaction is, I think this is a golf course goal, not a CDD goal, I know whose land it is but, that's my reaction.

Mr. Smale: Probably true, they want to make it look nice.

Ms. Hurt-Simmons: I agree.

Mr. Proctor: Well, once we finalize the renderings we need to get more than one estimate.

Mr. Winkeljohn: Right.

Mr. Proctor: Because I brought this up and it's actually in the minutes, we just approved from last April, Blue's estimate on March 26th to do the silver buttonwood, 15 gallons was \$116 per, and I checked with our HOA landscape chairman because those same silver buttonwoods were put on Talis Park Drive, and if you compare the numbers, they increase the price \$43,000 in the 12 month period when they did that.

Ms. Hurt-Simmons: Same company?

Mr. Proctor: Yes.

Mr. Winkeljohn: So, there's some negotiating, absolutely.

Mr. Wishner: But I think the more relevant point is, if this is a golf course issue, why are we even talking about it?

Mr. Winkeljohn: It's an argument I would make as your manager, and again, I'm a little bit of a broken record but, you have a maintenance and mechanical role, a utility role, versus an aesthetic role and this cost difference of just swapping out the plants, keeping the berm, and tiers structurally fine and making the buffer requirements, is one cost, and then this I think is going to be a much bigger cost because we're fitting in who's looking at it, while you're looking at it.

Mr. Proctor: But we're doing the maintenance on it.

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Mr. Winkeljohn: Right, so we have a choice, do we want to put something in that we can afford to maintain or something that's going have to increase the budget a little bit because this is not a small area, I mean this is just a part of it right, Patrick?

Mr. Burgess: Yes.

Mr. Winkeljohn: This is to give you the planting rhythm and look when we see the number with it and then what it's going to add to the maintenance annual amount, I think there's a higher level of negotiation and discussion required.

Mr. Smale: Well, that's a really good point, I hadn't thought about the maintenance aspect of it because if we commit to something it's not just one investment, we're committing to annual maintenance budget.

Mr. Winkeljohn: And there's some economy of it.

Mr. Proctor: And that's part of our berm contract that maintenance that's included.

Mr. Winkeljohn: Yes.

Mr. Proctor: I asked Patrick to do a little research on the buttonwood stakings after the damage in 2019 it was \$841.50, in 2024 it was \$300, in 2025 it was, \$10,000 or \$20 and Milton did it for \$15,281, so we spent \$25,000 in change in 2025 because of those two hurricanes. Otherwise, the staking really hasn't cost us.

Mr. Winkeljohn: Right, it wouldn't be anything.

Mr. Burgess: We had a lot of them fall over in the past two hurricanes.

Mr. Winkeljohn: Right, and the buttonwoods, we've gone through having a benefit at the beginning of their life, and new development, but they're not particularly suited to be a shrub, and they want to be a tree.

Mr. Wishner: Right, and I recall that's why we were looking at this before to discuss alternatives to the buttonwoods.

Mr. Winkeljohn: Right you can use a few of them like this design suggests, that's an appropriate amount.

Mr. Wishner: It seems to me that we need to more intensely involve the golf course because they need, I think, they need to make the decision on what they want to spend to improve this from an aesthetic point of view.

Mr. Winkeljohn: Right, I would recommend one Board member from the District meet with somebody from that entity, and Patrick is here, or I can attend or participate if you want

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but, you all are pretty savvy business people so I don't think you need more people, I think you can handle it.

Ms. Hurt-Simmons: Well, Jim is that you as chairman?

Mr. Proctor: I'd be glad to.

Mr. Winkeljohn: I think you can make it pretty clear that we could spend \$10 or we could spend \$100,000 but we don't have to spend \$100,000, we can spend \$10, those are the lines, and you can put it in better terms than I just did but, that's the logic.

Ms. Hurt-Simmons: When is the ideal planting season?

Mr. Winkeljohn: The spring.

Mr. Burgess: Yes.

Ms. Hurt-Simmons: So, we have now until the spring to figure this out.

Mr. Winkeljohn: Yes.

Mr. Burgess: Right because it seems like the dry season already.

Mr. Winkeljohn: Yes, so late spring.

Mr. Proctor: And we talked about three different phases potentially doing this one from the first hole to the first hole waterfall green. The second one would be north of the driving range back to the T-box, and third phase would be starting at the two T-box going south.

Ms. Hurt-Simmons: And there has to be budget consideration for them, right?

Mr. Proctor: Yes, but that's how it was quoted back in March.

Ms. Hurt-Simmons: Do you think they had more pressure to get that price down with people they work with?

Mr. Winkeljohn: That was where I was headed, is that they use Blue internally, or you all do, and we don't as much.

Mr. Proctor: I think unless you have competitive bidding, you're not going to get the price down.

Mr. Winkeljohn: Right, and they have a little bit of pro shop right now with the contractor, but you could use that as leverage the other way, is how I always approached it, is like you're here, do you want me to bring somebody else in or do you want to give a good price, they usually fall to that pretty quickly but, when we ask them for a price, we don't get the cooperation frankly, we've been getting their highest price, like we just went through.

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Ms. Hurt-Simmons: I'm sorry, we're trying to get Bluestream to come out, and we have Bluestream at our house right now, and I need to go fix this with my husband.

Mr. Winkeljohn: Good luck, very well. So, there's no action on item #3 but we have some new information and ultimately you might want to hold off on pricing, maybe not get that.

Mr. Proctor: I think we should think about maybe who else would potentially give us a rendering.

Mr. Winkeljohn: You said Vision could do it?

Mr. Burgess: I haven't asked Vision.

Mr. Winkeljohn: It wouldn't hurt.

Mr. Burgess: We can definitely ask them, the proposal for the landscape architect, that would be \$10,000 and they provide their services but, I think looking at what Blue provided for free, I think Vision or any vendor that is capable can do that and save you guys a lot of money, so I can definitely ask Vision.

Mr. Winkeljohn: Alright, and if we wanted to get a third, I have a relationship with BrightView still in this area, and they could do a rendering as well and a price.

Mr. Proctor: Well, obviously getting more ideas is good, and that actually would be helpful, maybe even before we met with the HOA Board.

Mr. Winkeljohn: Ok, so let's do that. So, item #4, the sidewalk repairs.

Mr. Burgess: Yes, so this is some work that you've had done in the past year is shaving down some sidewalk hazards and there's just a few more areas that we need to get done.

Mr. Wishner: This is on Veterans?

Mr. Burgess: Correct.

Mr. Wishner: And have we done this work on Veterans in the past?

Mr. Winkeljohn: Yes.

Mr. Wishner: And are we happy with the vendor we used?

Mr. Burgess: Yes, I think they do a great job, they primarily do the sidewalk shaving, basically grinding it down so it's ADA compliant they don't do replacements but, what they do I think for the price they are proposing is well worth the investment.

Mr. Winkeljohn: Yes.

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Mr. Wishner: And are they the same vendor that's used internally here in Talis Park to do the sidewalk maintenance?

Mr. Burgess: I'm not sure, I don't know.

Mr. Winkeljohn: I wouldn't know.

Mr. Wishner: Ok, because I'm just curious as to whether they're as cost effective as whatever Talis Park uses.

Mr. Winkeljohn: I don't know that Talis Park has one.

Mr. Wishner: Yes, the sidewalks are being maintained.

Mr. Winkeljohn: Are they being repaired regularly?

Mr. Wishner: Yes.

Mr. Winkeljohn: We could probably ask Kevin and see if he knows who does it.

Mr. Burgess: Yes, I can ask Diana, she probably knows as well.

Mr. Winkeljohn: Ok, and if the price is still within if they're a similar price, I would ask that you authorize it, and if it's a lower price we can go with the lower one.

Mr. Wishner: Sure, I'm fine authorizing the spend subject to the discussion of which vendor is preferred and the most cost effective.

Mr. Winkeljohn: The most competitive.

On MOTION by Mr. Wishner seconded by Mr. Proctor with all in favor, authorizing staff to proceed with the sidewalk repairs on Veterans Memorial Blvd. subject to the most cost effective vendor for the project was approved.

D. Manager

1) Number of Registered Voters in the District - 668

2) Final Approval of the FY2024-FY2025 Report Performance Measures and Standards

3) Consideration of FY2025-FY2026 Performance Measures and Standards as Required by Florida Statute 189.0694

Mr. Winkeljohn: Under the manager's report, just some housekeeping items, you have 668 registered voters, I just have to tell you that. Item #2 is the performance measures and standards, and I had mistakenly mentioned that earlier but, annually we have this requirement to have performance measures, you've adopted them annually and then we have to issue a final report, which is what this is, and the report gets accepted by motion. Is there a motion to accept the report?

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Mr. Wishner: Have I seen this, or have we seen this?

Mr. Proctor: We reviewed that.

Mr. Winkeljohn: Right, when we first produce them it's a list of a couple of pages of pre-generic requirements of the District, I checked the box that we did our requirements, and that's it.

Mr. Wishner: So, this is not new news.

Mr. Winkeljohn: No, it's a wonderful requirement that came out of nowhere.

Mr. Wishner: Got it.

Mr. Smale: I remember part of the discussion was to make it relatively easy to fly by so we can kind of keep matters for ourselves.

Mr. Winkeljohn: Yes, and we have enough reports that we do for you that are appropriate and this is ancillary and it almost got removed this last summer by legislature but, it actually was put back in. Is there a motion to approve?

On MOTION by Mr. Smale seconded by Mr. Wishner with all in favor, the final approval of the FY2024-FY2025 Report Performance Measures and Standards was approved.

Mr. Winkeljohn: Alright, and item #3, is just what we discuss, this is the next year's performance measures and standards which is identical to the prior year, except we updated the year.

On MOTION by Mr. Smale seconded by Mr. Wishner with all in favor, accepting FY2025-FY2026 Performance Measures and Standards as required by Florida Statute 189.0694 was approved.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Acceptance of Unaudited Financials

Mr. Winkeljohn: And the last action item for you today is your check register and your unaudited financials. I have nothing of note to bring to your attention other than you've had a really good year, is there a motion to approve?

Mr. Wishner: Where do we stand with our reserves?

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Mr. Winkeljohn: Ok, let me check that, just a second. So these financials, we could have done in October, and you would have had one month's financials but, instead of that I did them through September 30th because I was anticipating that question. So, at the beginning of your budget is your balance sheet, and that's page 104, and there's columns for general fund and capital fund, you still do have \$40,000 in that capital fund, we did not exhaust it by the way, we rounded it up a little bit, so if any of these projects are qualified, which some of them would be like one of these lake plantings or something like that, we could draw from there but, aside from that your general fund had an end of the year fund balance of \$415,000. Just to give you an idea, that's just short of two thirds of the entire year's annual operating service, of \$670,000, so that's pretty good, that's what we were hoping for, and it will grow a little bit again this year because we flow money into it, so you finished last year with a solid number and you're going to replenish it so it will go up to probably, I'm going to guess \$550,000, another \$100,000.

Mr. Wishner: Ok.

Mr. Winkeljohn: So, we're on pace with what we were looking for.

Mr. Smale: So, that is a result of our increased amount.

Mr. Winkeljohn: Correct, and this current year the residents will enjoy a lower debt service payment as well because of that refinancing.

Mr. Smale: So, that's a lot better than we were looking at a year ago.

Mr. Winkeljohn: Yes, you're fixed but, you did it on purpose, the increase, you chose a higher increase to accelerate some of these savings but, also so you could bite off these annual projects out of nowhere that you don't always anticipate, and you're right where you should be. Is there a motion to approve?

Mr. Proctor: I have one additional thing, assuming that we're going to meet in December or are we not going to meet?

Mr. Winkeljohn: Probably not.

Mr. Proctor: Ok, so based upon that the vendor agreement list that you provide which was helpful, Vision's contract goes through February 28, 2026, and it requires a written renewal.

Mr. Winkeljohn: Ok.

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Mr. Proctor: So, my opinion is I think they've done a really good job at their cost number that we saved, so if it's appropriate I move that we continue with them for the following year.

Mr. Smale: Are they going to give us a new number?

Mr. Winkeljohn: It's in their contract just to renew.

Mr. Smale: Ok.

Mr. Winkeljohn: Is there a second?

On MOTION by Mr. Proctor seconded by Mr. Smale with all in favor, authorizing staff to renew in writing Vision Landscaping contract for next year was approved.

Mr. Winkeljohn: And I'll give you just sort of behind the scenes how we, and I appreciate you bringing that up, when we adopt the budget that is implicit that any renewal items in the contracts are automatically renewed unless they're brought up separately, that's sort of how it goes, so that's implied. Like what you just did, I appreciate it but, if there's ever a contract, and you say, hey that one, let's talk about that, we earmark it and we put it back in front of you.

Mr. Proctor: Ok, so here again, I think we're satisfied with what they're doing on the berm and there hasn't been any irrigation issues to my knowledge.

Mr. Winkeljohn: Ok, so it's a statement of no objection type of scenario. So, we do need a motion on the financials.

On MOTION by Mr. Wishner seconded by Mr. Proctor with all in favor, the Check Register and the acceptance of the Unaudited Financials were approved.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

Mr. Winkeljohn: Are there any other Supervisor's requests?

Mr. Wishner: No, and just for awareness, if we're not meeting in December, and there is an intention to meet in January, I'm out of the country the second half of January.

Mr. Winkeljohn: Ok.

Mr. Wishner: So, I'm only available the first half of that month.

Mr. Winkeljohn: And you're back in February?

November 18, 2025

Talis Park CDD

Mr. Wishner: Yes.

Mr. Winkeljohn: I wouldn't be surprised that's when we meet and we can do a lot of stuff then, we usually try to hit four per year.

NINTH ORDER OF BUSINESS Adjournment

Mr. Winkeljohn: Is there a motion to adjourn?

On MOTION by Mr. Smale seconded by Mr. Wishner with all in favor, the meeting was adjourned.

DocuSigned by:

Paul Winkeljohn

7E743FF03E08419...

Secretary / Assistant Secretary

Signed by:

James Proctor

B21E07777C4442D...

Chairman / Vice Chairman

Certificate Of Completion

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assurfinjp@aol.com

Chairman

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Signature

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James Proctor
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Paul Winkeljohn

pwinkeljohn@gmssf.com

Executive Director

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Paul Winkeljohn
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In Person Signer Events

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Editor Delivery Events

Status

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Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

1/21/2026 5:51:44 AM

Certified Delivered

Security Checked

2/3/2026 8:16:10 AM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	2/3/2026 8:16:16 AM
Completed	Security Checked	2/3/2026 8:16:16 AM
Payment Events	Status	Timestamps