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MINUTES OF MEETING
TALIS PARK
COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of the Talis Park Community Development District was held on Tuesday, March 24, 2026, at 10:00 a.m. at 16665 Toscana Circle, Naples, Florida 34110.

Present and constituting a quorum were:

James Proctor	Chairman
Steven Wishner	Vice Chairman
Barry Sinoway	Assistant Secretary
Michael Smale	Assistant Secretary
Barbara Hurt-Simmons	Assistant Secretary

Also present were:

Paul Winkeljohn	District Manager
Patrick Burgess	Governmental Management Services
Alyssa Willson	District Counsel (by phone)
Josh Evans	District Engineer
Alan Weiss	Resident
Several Residents	

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)*

Mr. Winkeljohn: If there are any comments from the general public now is the time if you have anything in general you want to say to the District Board, otherwise we'll proceed through our agenda.

Mr. Weiss: Yes, so we have some friends and neighbors here also, I just wanted to review the discussion that started back in November concerning the littorals and the erosion

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around the lakes from the middle of December Patrick and I, along with one of our other neighbors and the horticulturist with the CDD went around ponds with the idea of developing a plan which was recommended by the field manager at the November meeting. In January as you recall, I had some other neighbors and friends come by and talk about erosion, safety and just the overall appearance as it affects everyone in the community, and I was just wondering if there were any updates.

Mr. Winkeljohn: Specifically since our last meeting there's nothing new.

Mr. Weiss: Any plans to share?

Mr. Winkeljohn: One of the things we've been working on is sort of a general narrative and description of our policy and that's been circulated to all residents, that was prepared in the last month or so. The general policy adopted by the Board is to work with any association that wants to upgrade or change their environment past what we're regulatorily expected to do. The Board went through that, I think you were in one or more of those meetings but, there's been no directive to change anything. Patrick did you have any expirations or anything you're working on for those lakes?

Mr. Burgess: No.

Mr. Winkeljohn: We had a few topics.

Mr. Burgess: Yes, we met and we haven't obtained proposals or anything but, it's up to the Board if you would like me to do that now.

Mr. Wishner: Is the association in Corsica planning on doing any plantings to increase screening or anything like that?

Mr. Weiss: Not at the present time but, we just thinking about the responsibility of the CDD, so online if you look at the responsibilities there are three parts, one is the infrastructure you're talking about right now. The second one is public meetings, which we're in right now, and the third part, and let me read it for us, it's community services that enhance the quality of life for residents including maintaining parks, recreational facilities and other community amenities, so it is a three part, and that comes right from your charter originally.

Mr. Winkeljohn: Yes, Chapter 190.

Ms. Hurt-Simmons: Can you say those three again?

Mr. Weiss: Sure.

Ms. Hurt-Simmons: Not everything, I'm sorry, the three bullet points.

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Mr. Weiss: Sure, infrastructure is the first bullet point, second bullet point is public meetings, and I'm just summarizing, but the last one, is community services that enhance the quality of life for residents, including maintaining parks, recreational facilities, and other community amenities.

Mr. Winkeljohn: And just for the Board's purposes, the lakes system is part of your stormwater management, which is not a recreational entity, many times it's perceived as one but, it is not, it's clearly stated in our permits that they are not for recreational use from that perspective.

Ms. Willson: That's correct. (inaudible comment) So, Chapter 190 gives the crux of what the District may do, and then there's other items like what is specifically chosen to be funded with your bonds and your other operation and maintenance special assessments which are public funds. So, when you chose to pay on certain items with an inundated community like yours, if it were to provide recreational services, it would certainly be within your power to do so, obviously with modifications to your permit and whatnot. However, if you were to do that you would be required to then charge a non-resident user fee and allow people that are not residents to come in and enjoy the facilities as well, so that's an important component of using those public funds.

Mr. Winkeljohn: That's a great point, thanks.

Ms. Hurt-Simmons: So, the recap on that is?

Mr. Winkeljohn: If you had a recreational facility, and given his list, if any of those entities were something this District were choosing to have in place to allow, you would open up your gates to public access as well, and that's certainly not the intent of this community, that's why the roads are private, that's why you have what's called a hard gate, which restricts access to the community. The amenities or the improvements is really what they're called, that were funded through bond documents which are public in nature have no public visitation or access elements to them, and that's why that fits together perfectly.

Ms. Hurt-Simmons: Right.

Mr. Winkeljohn: If you were to start getting into the business, say you had some open land for a dog park or something like that, that dog park would be eligible and open to everyone or anyone who wanted to come see it because of the public nature, so the public/private balance that this community has struck would be at risk if you were to explore those types of options.

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Mr. Weiss: Can I just go back to the beginning of the community service that enhances the qualify of life for residents.

Mr. Winkeljohn: So, that's an option, it's a thing you can do. The District has not funded or operated anything intended for that for the public, or for the residents.

Mr. Weiss: And I'm referring to the residents, and the last word is actually residents, the quality of life for residents.

Mr. Winkeljohn: Right, it may do those things, yes.

Resident: Can I ask a question, I'm sorry I'm new to this.

Mr. Winkeljohn: That's ok, it's public comment portion, go ahead sir.

Resident: Yes, just a question, I'm a homeowner, I live on Corsica and I look at the ponds, and the question I have is, they're clearly eroding, they're slowly eroding down into the ponds, you can see it coming apart, and I'm just curious to know whose responsibility it is to fix that because it's going to keep eroding and it's going to get worse, it's not going to get better, so I'm just asking the question, as I'm trying to understand it because I look at it every year and it's getting worse and worse and I'm sure all that soil has gone down into the drainage system and it's not a healthy environment that way, so whose responsibility is it to fix that, I was under the impression it was the CDD.

Mr. Winkeljohn: So, there's a whole long answer to all of those questions but, in short, the District in terms of its lakes performs inspections, to your left is our District engineer, and his firms helps give us the technical skills to verify what the lake have to look like, what they're supposed to look like, and what the existing condition is, as those conditions reach a certain threshold the Board would take action. Some of what appears to be erosion may not be erosion in a negative sense from the District's standpoint, the District likes and I'm being general in nature with this statement, we have littoral shelf plantings, to a District it's a very blind environmental regulatory process, not a golfer, resident, perspective. What may look attractive, what may look like erosion may not be the same thing for us, so they're not always in harmony but, obviously, this Board sees it as residents because they're resident driven. So, we've had numerous areas where we've taken on the project in coordination with homeowner association groups, for instance, some piping for instance, it's not part of the District's drainage system but, somebody had ran some drainage into the lake and it was washing out the lake and so we worked through a solution to improve that as an example but, generally speaking the District handles that, it observes that but it

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works in coordination with the golf course folks, with the different residential groups, depending on the nature of it.

Resident: So, having said that, what was your assessment, is it eroding?

Mr. Evans: There was like one rill where there was erosion, and it was really because there a pipe that was placed in there to avoid erosion, and it wasn't placed deep enough but, I think that a lot of the areas that I think generally were referred to as erosion is just exposed lake bank that's not sod, so that lake has a, and it's what we've been really talking about since the beginning, that lake has a greater fluctuation of water table, so every foot of water table you have 4' to 6' more of exposed lake bank. So, when that lake gets down to its lowest elevation, you almost have no water in the bottom of the lake so you have exposed dirt, that's not necessarily erosion that's just exposed dirt. So, what we've been trying to do is where aesthetically necessary, putting in littoral plantings that kind of cover that dirt so it isn't brown, as the water table drops it exposes less of that lake bank. So, really when we did our inspection there was just one spot where it actually eroded and when we look at erosion we have a criteria. So, there's two types of erosion, there's rills where you see like a little creek, and that's 6" or so deeper, and we look at that as something that needs to be repaired and we repair that through a couple of different methods, one is we take dirt from the lake and fill back the rill and then put sod onto it, and then where we have continuous repetitive erosion which is usually in things like between two buildings where a lot of times you'll have a couple of roof drainings for example and it points towards that discharge and then you'll have repetitive erosion. You had that on your most westerly building, and you guys had it in a couple of inlets there from back in the parking lot on the west side, around maybe two more inlets and I bet that's going to solve that erosion from occurring in the future. The only thing that's eroded there really is just because the pipe was placed in there with probably an inch of dirt on the top of it so it washed up and around that pipe that's in an area that actually would be submerged once the water table comes back up. So, well below we had some control elevation which is your wet season water table where the water gets to the wet season, and once that water comes back up that won't even exposed. So, that would be a luxury one where we would fix it because it looks bad during the dry season but, it's doesn't really fit the criteria of erosion.

Mr. Wishner: And I presume that you are aware that the lakes on Corsica are among the few lakes within the community that are not lined.

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Resident: Yes, I'm aware of that.

Mr. Wishner: And that is the reason why the lakes there look the way they do as opposed to other lakes because the other lakes are lined, and would be up to the Corsica Community Association to decide whether they wanted to go forward and work with us in funding, you funding the lining of those lakes. We accepted them unlined from the developer, as we did with Fairgrove for example, even though we nearly begged Fairgrove to line their lake before they turned it over to us and they chose not to. Your developer chose not to, should you as an association chose to fund the lining of the lakes we'd be happy to have our engineers work with you to make sure that was done properly so that your lakes did not look the way they do in the future but, that would be a decision for you and assessment for the Corsica community to fund should you chose to do so.

Mr. Proctor: And question for you Alan, I mean Josh Evans prepared a cost estimate as far as the relining, did you share that with the entire community or just your Board?

Mr. Weiss: Just locally, just with the neighbors, nothing formal.

Mr. Wishner: So your Board has not addressed this?

Mr. Weiss: That's correct.

Mr. Proctor: Would it be prudent to share that with all the residents?

Mr. Weiss: I'm not on the Board but I can certainly ask the folks who are on the Board.

Mr. Proctor: Ok.

Resident: I have one question, so you talked about shelf plantings?

Mr. Winkeljohn: Littoral plantings.

Mr. Wishner: Littoral plantings.

Resident: It seems to me, if you survey the bank there's fewer areas without plantings than with plantings, so the question is why can't we fill that out, why wouldn't that be a responsibility to do that in a way that is thorough and just more aesthetically pleasing to our shareholders?

Mr. Evans: Well, that's a business decision for you guys but I can explain why you just can't necessarily plant the entire thing. So, these are wetland plants and they all live within a certain hydrology, and the hydrology meaning, it goes up and down so much throughout the year and all of these plants have a certain hydrology that they live within. So, different periods of the year you could plant that whole thing and they would survive until

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such time that the water table goes back up and then it's going to kill everything that was submerged more than a certain period of days. So a lot of what you'd be planting would die on an annual basis and it's very expensive, so I think we tried to, or the Board went out and did some plantings in some areas that I think were acknowledging that they had a really low survival rate but, to address some complaints but, if you went in and you planted that in a higher lake bank up and down for all of the dry area, 90% of that would be dead in the next year because it would essentially flood itself out. So, one of the benefits of having a lined lake is that water table fluctuation is based on some small amount of leakage but, I'm sure it's mostly due to evaporation, so you have maybe 1 or 2 feet of vertical water change throughout the year, where you have 6 or 7 feet of vertical water change, so there's not a plant material that can survive that hydrology of it going up and down that far. So, anything that you do there's a portion of it that could be planted and it would survive but, most of it is going to die because when the water table comes back up in the wet season you drown a large part of that lake bank. One of the things that I suggested a while back was, that I've seen for situations like this because I was the engineer for Medaterra back in 2000 and they had the same water table fluctuation, and this area has one of the larger water table fluctuations in Collier County, it's just the hydrology and the way are system is with the limestone, it's got these little tunnels, little caves that move water really fast. The only way I found that you can offset that is to do something more hard like a limestone cap rock and that needs to be designed and it's a thing where you can put in some cap rock and make it look nice because as the water table goes up and down it doesn't kill the plant obviously, it's cap rock and then the top you could do some type of plantings but, you're just always bound with the hydrology.

Resident: And I'm seeing areas where it's kind of uniform in terms of height and there's plantings here, and low plantings there so, you're saying there's some sort of a 3 foot area where it's different?

Mr. Evans: No, if you had the resources you could plant all the way around the lake and then there would be some point, a vertical point where that should survive if it's irrigated properly but, it's an aesthetic thing, it's not an erosion thing. I mean it reduces the amount of erosion that occurs but, we really haven't had an erosion issue, it's more of an aesthetic issue and what it looks like by the exposed lake bank.

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Mr. Weiss: And to this gentleman's point, that's like almost 10 feet from the water up to the grass, and I think that's the part that gets everybody a little bit disappointed the way it looks. So, in due respect to the lining the ponds, that's a cost prohibitive number, that's a crazy number, and the disruption to the whole community to drain the ponds, put the fabric in and fill it back up again doesn't do anybody any good, so it just doesn't make sense. I think what we're all looking for is what can be done reasonably, how do we work this out so that we can make it more attractive without cause grief to everyone, and it looks like it's a 10 foot span from the bottom to the top.

Mr. Evans: It is and that relates to about 40 foot width because of the 4 to 1 slope are every foot to vertical drop, you have 4 more feet.

Mr. Wishner: And if you look at the unlined areas at Medaterra or Quail West, they go completely dry.

Resident: But are there plantings around there?

Mr. Wishner: It's just natural.

Mr. Weiss: I just want to go back to my question, I apologize, so what I was getting to was, it is like a 10 foot span, I've never in 5 years I don't think I've seen the water ever get that high to where that grass ends right now, so I'm already, with some thought and consideration of what we could do to minimize the 10 foot gap to like 5 feet because the water never really gets all the way up there, that we can make that part more uniform and attractive, I think that would be something logical and something cost effective, and I think it's something that would ease everybody's concern about seeing 10 foot of dirt around all the pond without draining and putting a liner in, and I was under the assumption that there was going to be some plan to look at what options might be so that it could be costed out, we could look at it intelligently, and say, you know what, that's a good resolution to make everybody sort of on board, who pays for it, I'm not going to get into the argument because I don't know enough about the terminology, the CDD, and the responsibility, I'm just trying to figure out what we think would be a good resolution that we can consider as a team, that's all I was trying to answer, so I just wanted to make that point.

Resident: You make a point of the cap rock sort of solves that problem but, I'm guessing you're not talking about that because that's an expensive solution.

Mr. Evans: Yes, the cap rock, it's not too far off from the cost of lining the lake, so all these solutions are expensive.

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Mr. Wishner: And requires annual maintenance.

Mr. Evans: Any you have to pressure wash it because it looks bad after it's been inundated so you need to go back and pressure wash it, so there's not a cleaning solution, and if you put the cap rock, well if you're going to go that far you're really putting lipstick on a pig when you could just line it for 20% more.

Mr. Sinoway: That was in your report was it not Josh, both of those options were in your report?

Mr. Evans: Yes, several months ago but, the next step on the cap rock was it was kind of a shot in the dark, it really required links of architect designing it and then going out and finding a contractor, that's a highly variable thing, if you have a contractor that's digging a lake down the street, and he has a bunch of cap rock he's trying to get rid of, that's a 10 cents on the dollar cost versus just going out and trying to obtain that rock, so it's a variable question.

Ms. Hurt-Simmons: Josh, I have a question.

Mr. Evans: Sure.

Ms. Hurt-Simmons: Have we done measurements every year about high that gets because I know this past summer was very dry, but have we done measurements?

Mr. Evans: No, but we know how high it gets it's what variable is what I don't know yet, like depending on the dryness because the wet season water table it gets to the same elevation every year because we have these control structures that monitor that. So, these control structures, when the water table gets up, you can go a little higher but we have these outlets that control the elevation and it only goes up to 6" or 8" above that. So, I can tell you, to a relative degree of certainty I can tell you how high it gets but, every year it drops to a different elevation based on the drought.

Ms. Hurt-Simmons: Ok.

Mr. Weiss: Are we now down to the high water mark would you say?

Mr. Evans: That high water mark gets created by the high water, so what happens is the sod grows down.

Mr. Weiss: Well, it's wherever the outlet pipe is that you just mentioned.

Mr. Evans: Right, that's the elevation.

Mr. Weiss: So, are we planting down to that elevation, that's the question.

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Mr. Evans: Yes, I think actually the grass sort of grows down and it kills up to that elevation, so it sets that elevation every year when it gets to the water table because the sod doesn't survive 1 or 2 days.

Mr. Sinoway: I'd like to go back with Alyssa for a minute and ask her what her conclusion is with respect to the Board's responsibility in this entire issue, is it just a voluntary thing on our part, outside of our purview Alyssa?

Ms. Willson: Your responsibility is to maintain the infrastructure that was funded with the bonds, so your responsibility is to maintain the functionality of the stormwater management system. If you spending it on items that benefit the golf course that would need to be cost shared, if it pertains to, and your engineer can state that any of those plantings would enhance the functionality of the stormwater system that would be eligible for you without opening up a recreation permit, anything beyond that you would have to essentially open up a recreation component, and again, it's not how your community was set up.

Mr. Sinoway: Ok, so in this particular instance it's not the Board's responsibility to address this issue or to fund this issue, it's the homeowners association that's involved, the particular homeowner association, is that correct?

Ms. Willson: If it's related to enhancement that is aesthetically pleasing, yes, that would be the homeowners association.

Mr. Sinoway: Ok.

Mr. Weiss: But we don't agree that's the case, we think it's eroding and it's deteriorating the pond, and it needs to be maintained and we think it's your responsibility, so that's where we are here.

Mr. Wishner: But our engineer is in disagreement.

Mr. Weiss: Your engineer, I appreciate that, but we look at it and I can see it, and it is eroding, that's just the way it is, and you can't deny it but, I appreciate where you're coming from but said it before, it's only going to get worse, I mean what are we going to do, wait for it to destroy it and then it's going to cost more to fix it, or do some enhancement now to fix it so it doesn't become a year after year problem, and we're sitting here 5 years from now and a major reconstruction has to take place, that's what I'm getting at because I think in a minimum way we could fix it without letting it get worse and say you know what, that's the reasonable result and it has nothing to do with the golf course, it's eroding and it's only going

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to get worse is what I'm trying to get to, and I think if you get ahead of it with some simple planting we'd be happy with that, we'd be happy with the aesthetics, we'd stabilize the soil so it doesn't get worse over time, and it's a win/win, and I don't think it's that expensive to do it now versus the relining of the pond, bringing in cap rock and doing a major reconstruction with damage to the rest of the property getting that rock in and out and relining the ponds because there's going to be damaged done, you know it, they're going to bring trucks, they're going to have to do excavation and it's going to be a mess. So, I think that's a reasonable solution from where the grass ends now further down the bank, stabilize the future erosion and it makes it more aesthetically pleasing, I think that's very reasonable.

Mr. Smale: Can I ask you a question, do you disagree with what Josh is saying?

Mr. Weiss: Which part?

Mr. Smale: Any part.

Mr. Weiss: I think it is eroding, so I do.

Mr. Smale: Ok, so from our Board's standpoint, we pay him as our expert and he's saying it's not erosion.

Mr. Weiss: Of course you pay them.

Mr. Smale: Well, ok, what are we supposed to do, pay somebody else?

Mr. Weiss: I'm not trying to be argumentative, I'm giving you my opinion, I think it's eroding and I think it's only going to get worse, that's what I'm trying to tell you.

Mr. Smale: Ok, we have to rely on the opinion of our expert.

Mr. Weiss: I appreciate that.

Mr. Smale: So, I think that unless that changes, we're at a stalemate.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Weiss: What have I said that was unreasonable about what a solution might be, what so unreasonable about that?

Mr. Sinoway: Hold on just a minute.

Mr. Smale: Well, the first thing you're saying that I feel is incorrect relative to what Josh is telling us is you're saying it's based on erosion, and he said it's not erosion.

Mr. Weiss: He said there was erosion, he said there's positive erosion.

Mr. Evans: There's one place where you guys installed a pipe or you wanted a cover on it so there's erosion on top of that pipe but, that was caused by your installation, and I

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want to make sure that it's clear that my opinion of erosion is a factual one it's not one of a matter of who's paying.

Mr. Weiss: I appreciate that.

Mr. Evans: I just want to be clear about that.

Mr. Weiss: But is it true that the plants will prevent future erosion or is erosion possible?

Mr. Evans: Yes, erosion is possible.

Mr. Weiss: Ok.

Mr. Evans: And plantings do a great job of preventing erosion but, what we have is, you just have exposed lake banks during the dry season when it's not rainy, and then when the lake fills back up, which it fills back up very quickly once the rains start, the portion of the area that you're concerned about which is aesthetically not pleasing is covered in water at that point, so it doesn't erode, it's below the water table. So, I hear you, and even though I've addressed every time you guys have asked me, come out and look at it, it's really unfortunate the developer didn't want to spend the money to line the lake in the beginning because we actually pushed them to do that in those cases and certainly our preference, you probably would have paid a lot more for your home if it were lined because they would have passed that cost on to you guys, and it's unfortunate that didn't occur because now you are dealing with an aesthetically less pleasing project and I feel for you, I just can't say something that it is when it's not. We've had very limited erosion in that lake.

Resident: I have a related question, so when the other ponds went through a higher level, you measured it one time, as you said you took out your old surveying equipment and we were within a fraction of an inch that you indicated, and that was no substantial, and I understand it's not lined, I understand the water erodes from it but, shouldn't the other ponds spill over into this one, or is there height that goes by that keeps from coming?

Mr. Evans: There's something inbetween that lake and the next lake that it's keeping the water from draining down to the lower elevation of your lake, and it wasn't designed that way, it's just by chance. When I took over and we did the new lake, I don't recall the name in the front of the development but, we made sure that we put a control structure in there to prevent that lake from draining our lake, there's something by chance inbetween our lakes that keeps it from draining all the way down, and we didn't install anything for that occurrence.

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Mr. Weiss: What is that?

Mr. Evans: Usually it's a pipe that would have an invert elevation, there's a control box, a pipe, or something inbetween those lakes that's at an elevation that's preventing it from going down to the lower level elevation.

Mr. Wishner: If we didn't have that, for example the Fairgrove unlined, would drain all of the rest of the lakes in the community because it's the low point and that's where water is seeping out. So, we have a control box that prevents the flow of the other lakes into the Fairgrove lake to prevent them from being drained and the Fairgrove lake will go up and down, as yours will, because it's not lined.

Resident: Is there a check valve in the Corsica lake?

Mr. Evans: No, not a check valve but, there's something at a higher elevation that's keeping the water from draining down into that lower elevation and I don't know what it is because it preexisted me but, what we designed in Fairgrove was an actual in line weir at a certain elevation to prevent that lake from draining our lakes, this one has something actually that's keeping it from draining the rest of the lakes but, it's still going down lower than I liked it to. If I had to do it over and I was designing it I would make sure it had a control structure between Corsica and the other lakes because if it not being lined, I think there's something there that's preventing it from draining into a lower elevation but, I don't know what that is.

Resident: Is that desirable or undesirable to have that, invert elevation?

Mr. Evans: Very desirable because for example at Fairgrove we intentionally put that in to prevent that, so we don't say, hey if you guys aren't going to spend the money to line the lake we can't allow that lake to negatively affect us, and that was a developer choice of the cost of the amenities and whatnot.

Resident: Got it.

Mr. Evans: So, in this situation there's something inbetween and I'm not sure what it is or exactly what elevation it's at but, there is something that's in that lake keeping Corsica from draining the other lakes.

Resident: Couldn't you put a check valve in Corsica so it only goes to a certain level?

Mr. Winkeljohn: It's running naturally, it's low level is natural.

Mr. Evans: Yes, so Corsica's lake is going up and down with the water table and it's just like dropping a drop of water, if you filled you tub with sand and you dropped a drop of water in it, it's just spreads out so the water can move, so there's really no way to offset that

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other than to put a liner in it. So, even if you have a pump for example, and a lot of the irrigation systems, traditional irrigation systems in southwest Florida don't have a well, it drops a drop of water and for every drop of water you take up for your irrigation system, and one time I think we joked because it's spreading that water out over miles and miles, and you'd have to pump offset, or you'd have to raise the regional water table to really offset that. I think you're thinking one thing, is there a way to get more water to the lake to raise it, it wouldn't do any good if you didn't line it.

Resident: Now what you're saying is that black inlet pipe is that draining water out?

Mr. Evans: Yes, but it doesn't go out of the community until it gets to a certain high elevation that you don't reach until you get to peak of the wet season.

Mr. Wishner: That's a stormwater control structure.

Mr. Evans: Right.

Mr. Winkeljohn: Gentlemen, if we could move on, we do have a public hearing for our budget scheduled for today and that's really main crux of today's meeting but, I'm always available to you, most of you, we've already had these conversations and I appreciate you wanting it on the record and expressing your opinions, it's an ongoing issue, it's never going to go away.

Mr. Evans: And you have my contact information, I've always been open to answer any questions you guys have.

Mr. Winkeljohn: There are other ways to solve this that Josh has been way to polite to mention because they're not palatable but, you could plant the living daylights out of those lakes and turn them into a marsh and you wouldn't like it, so that's the other solution is to turn it into a native looking pond using that expression.

Mr. Evans: But when the water table goes up a lot of that material will die because it will drown.

Mr. Winkeljohn: Yes, and I'm just thinking of some of the more or less enjoyable material that lives in Florida that we wouldn't want in the lakes because it would reduce volume and so there are solutions but, nobody wants them, it's just the reality of South Florida lake living, and this is the only community that I have that has lined lakes so I'm used to this quite normally but, it's a tricky subject, I appreciate everyone's cooperation and everyone's effort as a community to work on it, you've done a lot.

Mr. Weiss: Thank you.

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THIRD ORDER OF BUSINESS Approval of the Minutes of the February 17, 2026 Meeting

Mr. Winkeljohn: Moving on to our business items if you'll allow, the February 17th minutes where circulated, and I made one change the chairman pointed out with a name spelling, but that was it, so I would ask for a motion to approve with that change.

> On MOTION by Mr. Wishner seconded by Mr. Proctor with all in favor, the Minutes of the February 17, 2026 Meeting with the submitted change were approved.

FOURTH ORDER OF BUSINESS Public Hearing to Adopt the Fiscal Year 2026 Budget

A. Motion to Open the Public Hearing

Mr. Winkeljohn: And of course, as I mentioned today is a special meeting we set for the purpose of performing the adoption of your annual budget, is there a motion to open the public hearing?

> On MOTION by Mr. Wishner seconded by Ms. Hurt-Simmons with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

C. Consideration of Resolution #2026-02 Annual Appropriation Resolution

Mr. Winkeljohn: And at this time we would take public comment related to budget, staff presented and the Board approved the proposed budget for today which did not include any increases to the assessments. We've been through quite a few exercises to bring our operating and our debt budget into a smoother appropriate funding level, we're replenishing our reserves, we replenished our reserves from a large capital project to do the berm work and plus the irrigation, and you're well-funded for a sizable and important infrastructure repairs and improvements throughout each fiscal year as you are so funded, so congratulations with that. The actual line items in the budget are at your discretion throughout the year with the exception of contracts and such but, you're well-funded to be able to accomplish anything with the proposed budget, and staff recommends approval by motion and resolution #2026-02.

Ms. Hurt-Simmons: I have a question.

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Mr. Winkeljohn: Go ahead.

Ms. Hurt-Simmons: The project that we're talking about on Veterans, is that in this budget or is it this year's budget?

Mr. Winkeljohn: So, yes we're in current fiscal year, we're fine, that's in this year's budget.

Ms. Hurt-Simmons: Ok, it is in this year's budget.

Mr. Winkeljohn: Yes.

Ms. Hurt-Simmons: Ok, alright, and that's under special projects?

Mr. Winkeljohn: It can be, yes.

Ms. Hurt-Simmons: Ok.

Mr. Winkeljohn: Your budget, we evolved it a little bit last year to add a reserve and so we always have the discretion, if it's a line item we can use those funds or if it's beyond that capacity then we can pull reserves and by a simple amendment.

Ms. Hurt-Simmons: Ok, thank you.

Mr. Wishner: And which budget is this project?

Mr. Winkeljohn: That one has not been identified.

Mr. Wishner: Ok.

Mr. Winkeljohn: We're still in the preliminary stages, we have a sense of the cost, we know the order of magnitude it would tie us up financially but, we can afford it.

Mr. Wishner: Ok.

Mr. Smale: I have a question about the assessment table, as you're probably aware we're talking about taking on, the members are talking about taking over the golf course.

Mr. Winkeljohn: Yes, I am.

Mr. Smale: And Kitson still owns this lot down here, they're calling it the RAV lot where they had proposed a high rise condominium.

Mr. Winkeljohn: Yes, there's a little more development potential.

Mr. Smale: Are there lots within this assessment table that they're currently paying assessments on that are in that space?

Mr. Winkeljohn: Yes.

Mr. Smale: So which ones are they, is it Toscana Villa 1A?

Ms. Hurt-Simmons: I'm on page 35 of the agenda.

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Mr. Winkeljohn: Yes, that makes sense, I don't know the names like you all do because they changed the marketing terms but, they're all accounted for.

Mr. Smale: Well, there's Toscana Villa 1A and there's Toscano Condominiums, and I'm guessing that 1A is 12 lots, it might or whatever.

Mr. Winkeljohn: Right, whatever is there.

Mr. Smale: And the reason I'm asking this question is part of the proposal within the homeowner take over, or the member take over the club, is they would turn over that lot along with the golf course, so then the golf course, or let's call it the club, would then be responsible for paying the 12 assessments on that space, unless there's some kind of a re-plat or whatever.

Mr. Winkeljohn: Right, so I think I know where you're headed, you just want to make sure the District isn't mistreated by that process.

Mr. Smale: I want to make it clear, and yes, but also make it clear to the people as the take over process goes on that's part of it.

Mr. Winkeljohn: Yes, so the land mechanism will handle all that, and that's a really good question by the way. The Districts have mechanisms to protect from any of that every getting out of balance, and it's originally through developer completion agreements and the major document that I point to tied to your assessment methodology which identifies all the land, and says all this land gets equal share of debt and operating is at your discretion a little bit but, the debt portion I think is the bigger one, and then there's a document that's called a True-Up agreement which says that if you reshape anything or sell it off, or transfer it, you can never reduce the amount of debt in that even form approach, you can't stack it too much one side, or carve it out, it's always cared for through acreage and then by platting and it's always adjusted through the process. So, we've been doing it since this project began, it changed a lot over the years but, the debt is always evenly distributed according to those original concepts. The only exception is if some group decides to pay it off, they can pay it off, and there may be a home or two in this community, I don't think there's any development that was paid, I think some of them were paid down, so they may look like their paid, you're only paying $10,000 a year and your neighbor is paying $12,000 a year, how is that, there's probably a history where they bought down the debt a little bit to make it cheaper, as an example. So, there's a complete mechanism that controls for that and that chart took an evolution where we updated the names because they changed so many times.

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Mr. Proctor: I think we need to clarify the number of units, think it's under RAV Villa 1A which is 18 units.

Mr. Wishner: What page are you on James?

Ms. Hurt-Simmons: It's page 35.

Mr. Winkeljohn: I can double check it.

Mr. Smale: It's either that 12 or it's 18.

Mr. Proctor: Well, Toscana 1 is Villa 1A that's 12 units, we know there's 12 original Toscana.

Mr. Smale: Ok, I didn't know that but, then that must be 18.

Ms. Hurt-Simmons: It's the 18 one, I think.

Mr. Proctor: It's 18, yes, so that's what we need to deal with.

Ms. Hurt-Simmons: So, that's what we're talking about.

Mr. Winkeljohn: So, my point is you don't have to worry about it, it's tied to the land.

Mr. Smale: Yes but to be clear for the club, that number is not going to change, they have to pay it every year and it's not going to be mocked up and reverted.

Mr. Winkeljohn: No, not allowed to do that.

Mr. Smale: So that's part of what they should be entered into the equation.

Mr. Winkeljohn: You got it.

Ms. Hurt-Simmons: So, rather than you just telling them that, I think an official letter or something needs to be sent to them just for clarification.

Mr. Winkeljohn: And the mechanism for that is the real estate transaction.

Mr. Smale: Yes, the attorney should be aware of that.

Mr. Winkeljohn: The taxes are disclosed under that process and estoppels are all tied to the property, and it's all articulated through there, we do that automatically.

Mr. Smale: In the event that the new club owners being the members, say, well we're never going to build anything there let's replat or do a True-Up or whatever the mechanism is.

Ms. Hurt-Simmons: Rezone.

Mr. Smale: Can that happen?

Mr. Winkeljohn: No, no matter what they do, that contribution will not change in that geography, it can't change.

Mr. Smale: Ok, alright, they should just be clear on that.

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Mr. Winkeljohn: Right, and because the District's rights are recorded deeply into the land, documents and the tax process, the folios, say the folio change, we track that, and we would see the folio, it went to a new one and we would reassign the costs accordingly, and if there was a shrinking there would be a debt to be paid at closing.

Mr. Proctor: Based upon the approved proposed budget it would be $23,164.38 annually.

Ms. Hurt-Simmons: And that's in this assessment table.

Mr. Smale: Ok, that was my question.

Mr. Winkeljohn: Of great concern, I appreciate that. So, with that are there any other questions? Moving then to resolution #2026-02 is presented for a motion.

> On MOTION by Ms. Hurt-Simmons seconded by Mr. Sinoway with all in favor, Resolution #206-02 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-03 Levy of Non Ad Valorem Assessments

Mr. Winkeljohn: And now that we set our assessment level in the accompanying budget, the next resolution #2026-03 is the means to achieve the revenue necessary, the Non Ad Valorem Assessments process is the best deal in town, and it's your only option, so I recommend approval by motion.

> On MOTION by Mr. Smale seconded by Mr. Proctor with all in favor, Resolution #206-03 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Winkeljohn: And congratulations you've completed your public hearing for the budget adoption, is there a motion to close?

> On MOTION by Mr. Wishner seconded by Mr. Sinoway with all in favor, closing the Public Hearing was approved.

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FIFTH ORDER OF BUSINESS

Consideration of Addendum to Cost Sharing Agreement Between Talis Park Community Development District, Talis Park Community Association, Inc. and Talis Park Golf Club, Inc., for Infrastructure, Operation, and Maintenance

Mr. Winkeljohn: Moving on, we were asked to bring to you which is item No. 5, the addendum to the cost sharing agreement, you all know noticed there was some updating that would be helpful for that. I believe the draft and the circulated map updated by Josh, thank you very much Josh, and hard work from Melissa, accomplishes your request.

Mr. Wishner: So, what if anything is this?

Mr. Proctor: I may just refer to that, because the chairman of the transition committee for the turnover wanted to know more about CDD, so through Paul got the contracts that we entered into and one of those was this agreement that states out the berm requirements and it had the old irrigation system and I thought we should update it, that's all this document does.

Ms. Hurt-Simmons: So, it's only the berm, that's the only change.

Mr. Winkeljohn: And the new exhibit that you can see.

Mr. Wishner: So, it's not necessary to include in this anything related to Veterans.

Mr. Proctor: That's in a separate agreement.

Mr. Wishner: Ok, and the nature area, or whatever it's called.

Mr. Winkeljohn: The preserve.

Mr. Wishner: Yes, the preserve.

Mr. Winkeljohn That's always been ours.

Mr. Wishner: Ok.

Mr. Winkeljohn: So, from our standpoint, I think what we want to do is have the Board approve this for execution in final form, we present it to them, and if they have edits or whatever that are non-material we can make those and have it executed.

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> On MOTION by Mr. Wishner seconded by Ms. Hurt-Simmons with all in favor, accepting the Addendum to Cost Sharing Agreement between Talis Park CDD, Talis Park Community Association, Inc, and Talis Park Golf Club, Inc. for infrastructure, operation and maintenance as presented was approved.

Ms. Hurt-Simmons: I have a question on it, it doesn't matter on the vote but, why does the HOA have to sign off on this?

Ms. Willson: They're a partner because there are some things that are on their plate, so it's a 3-party agreement.

Ms. Hurt-Simmons: Ok, I thought so.

Ms. Willson: They have some items related that they're paying off and other items in the agreement, so those items are not being modified but since we're updating this then all parties would need to sign off on it, so it's not that anyone's responsibility changed, we're just updating to request the current infrastructure.

Ms. Hurt-Simmons: Ok, thank you.

Mr. Winkeljohn: Thank you Alyssa.

SIXTH ORDER OF BUSINESS Staff Reports

Mr. Winkeljohn: Moving on, and while you're up, do you have any report for us today, Alyssa?

A. Attorney

Ms. Willson: Just that the legislative session has kind of ended, they're coming back for a special session, there are some modifications to the District sovereign immunity and other items that did pass through legislature, so there may be some updates for your interest, but everything is still under your general liability coverage, but there are some changes to your potential sovereign immunity. Otherwise we'll be reviewing the legislative items to provide updates on anything else that may impact CDDs and other Special Districts, as well as what comes out of the upcoming special session that they have scheduled. Otherwise, nothing else to report but, I'm available to answer any questions.

Mr. Winkeljohn: Thank you.

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B. Engineer – 2026 Lake Bank Inspection Report Map

Mr. Winkeljohn: Josh, anything else to add today?

Mr. Evans: No, I don't have anything additional.

Mr. Winkeljohn: Thank you. We did answer your irrigation question, do you want to cover that, or do you want me to cover that and just let them know how that allocation happened, do you want me to mention that?

Mr. Proctor: Yes, if you want to.

Mr. Winkeljohn: Yes, so just basically the transition committee for lack of a new name, they wanted to make sure they had the rights to the irrigation water correctly identified, and the District has no participation in that. Typically the withdraw permit might say the CDD and the HOA and the golf course, or just the CDD, and whoever does the reporting has to do it. In your case it was always set up with a golf course, and the HOA are the two partners to all irrigation and we're just a customer, we use a piece of it for our area. So, nothing for you but, if somebody walking around brings it up, the District has no participation in that.

Mr. Wishner: We use a piece of the golf course portion.

Mr. Winkeljohn: I think that's who we're connected to, yes, and they have the obligation to track or to meet their permit parameters, I don't know what they are, they're not the same as like a county, or a residential, they're above and beyond because it's a golf course. So, no issue there, just wanted to let you know we worked on that a little bit and make sure everybody was on the same page.

C. Field Manager

1) Monthly Report

2) Discussion of Veterans Memorial Blvd. Car Crash

Mr. Winkeljohn: That brings us to field manager, Patrick.

Mr. Burgess: So, under engineer I did add the annual lake bank inspection map, it's just 3 pages, there's a lot more to it but, there was too many pages, so based on that map there's areas in red that are in need for urgent repair, and areas in yellow that you probably already need, so Cross Creek Environmental who does your lake maintenance, they're going to provide us a proposal to repair the urgent areas and once we have that we'll present it.

Mr. Wishner: Do we know what page?

Ms. Hurt-Simmons: It's on pages 69,70 and 71.

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Mr. Wishner: Ok.

Mr. Burgess: So, 69 is the breakdown, and you have to zoom into it to see the areas, and there's a report with pictures that I can provide to you guys through email.

Ms. Hurt-Simmons: And what is this?

Mr. Burgess: It's the lake bank inspection report.

Ms. Hurt-Simmons: Ok.

Mr. Burgess: So, once we have numbers on that, I'll present it but, I don't have anything as of today, Cross Creek is still working on it but, the plan is to do the urgent repairs and look into the secondary repairs for that.

Mr. Wishner: I'm sorry, I'm a little bit confused, these numbers, 32, 33, 34, what are those?

Mr. Burgess: They correspond with the report that has pictures of them that I will send you but, the report is 48 pages long, so I didn't want to add that to the agenda because it would have made it too big of a file and may not have been able to be sent but, I can provide that but, Cross Creek has both of these and those are the areas, and those are the repairs that are recommended. A lot of it is just filling in some areas, adding sod, nothing crazy I don't believe but, we don't have number yet until they finish their report.

Mr. Sinoway: And would we be doing the red areas and the yellow areas?

Mr. Burgess: I guess it just depends on the price but, the red is definitely what we want to tackle first, yellow is minor repairs needed, so nothing major but it could get worse I guess as we enter rainy season.

Ms. Hurt-Simmons: My question was, we have to vote on that because they want it done before the summer, would that require a meeting or what does that look like?

Mr. Winkeljohn: Do you know or do you have a sense of what it might cost?

Mr. Burgess: I don't have a number yet.

Ms. Hurt-Simmons: Couldn't we do a motion to say up to this amount?

Mr. Wishner: A cap.

Mr. Winkeljohn: Yes, give us a not to exceed amount, we have the discretion to do probably up to about $10,000 worth of repairs, and I don't think it will be much more than that.

Mr. Burgess: And it's a lot of areas.

Mr. Evans: I think it's going to be more than $10,000.

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Mr. Winkeljohn: Oh, all of them, I see what you mean.

Mr. Burgess: Right for all of the red at least, I think it's going to be.

Mr. Evans: I think it's going to be, and I'm really shooting from the hip here but, it's probably more than $30,000 but, less than $50,000.

Mr. Winkeljohn: Ok.

Ms. Hurt-Simmons: And how often do they do this, every year, right?

Mr. Evans: Once a year.

Ms. Hurt-Simmons: I know they look at the banks.

Mr. Evans: And you want to do it while the water level is down.

Mr. Wishner: Right.

Ms. Hurt-Simmons: So, do we not have this in our budget if they're looking at it every year?

Mr. Winkeljohn: Yes, and it's important, you have the funds to do it.

Ms. Hurt-Simmons: But it's not targeted, it's not identified.

Mr. Winkeljohn: No, we didn't identify it specifically as a line item this year.

Mr. Evans: And just to elaborate, we did the golf course renovation a couple of year ago, so that really addressed all of the existing emergency ones.

Ms. Hurt-Simmons: So we haven't had anything for a couple of years.

Mr. Evans: That's right.

Ms. Hurt-Simmons: Got it.

Mr. Evans: So everything was perfect, now we're starting to see them, and it's something you want to have in your budget on an annual basis going forward but, the reason you haven't had anything develop is because the developer did the original and it was 90% of the lake.

Ms. Hurt-Simmons: So, it's not in next year's budget that we just passed specifically.

Mr. Winkeljohn: Some of it is but, what I think Josh is say that's important is that this is probably 5 years-worth of work we're going to do now, and that will spread out over the next 3 to 5 years without a cost, so I think it's within your capability to fund this year, and it would be cheaper now.

Ms. Hurt-Simmons: Ok, got it.

Mr. Sinoway: But the question is it specifically funded in a meeting or do we have the funds available to do it without a meeting?

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Mr. Winkeljohn: Yes, to all of the above, what I recommend is that you approve are reasonable number, say the $50,000 for instance, and staff will work through it, verify the priorities are indeed going to have that return on investment and if it needs to be done, we'll get it done, and we'll bring it back to you and verify where the funds would come from.

Mr. Wishner: So, if we approve it in that manner, who is going to manage and sign off on the specific expenditure?

Mr. Winkeljohn: I'd love to do it but, I really prefer the chairman to do it.

Mr. Wishner: Ok.

Ms. Hurt-Simmons: Then Jim would.

Mr. Proctor: Yes, and what's the timeline on when it would be completed?

Mr. Burgess: We don't have any information yet.

Mr. Winkeljohn: But it's the kind of thing we can put them on before the rains type of a plan and they'll totally understand that.

Mr. Evans: It's probably a weeks-worth of work for these guys once they start it.

Mr. Proctor: And we are meeting next month.

Mr. Winkeljohn: Not necessarily.

Mr. Proctor: Ok.

Mr. Evans: I think it's about $25,000 to $35,000, so if you approved it up to $50,000 I think you're well beyond what you think it would cost.

Mr. Proctor: I don't think we should approve up to $50,000 if it's going to cost $25,000 or $30,000, so I would say $30,000.

Mr. Wishner: How about $40,000?

Ms. Hurt-Simmons: Or $35,000, I think.

Mr. Winkeljohn: I think we'll be fine.

Mr. Evans: And let's just say it came in a little over that, we could pair it back to the worse one.

Mr. Winkeljohn: That's what I was saying, we can look at it, evaluate it for highest priority.

Mr. Wishner: Well, wouldn't it be less expensive for them to do it now while it's not severe?

Mr. Winkeljohn: Definitely.

Mr. Burgess: I'm going to get both prices, that's what I asked them to do.

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Mr. Wishner: I would suggest we approve up to $35,000.

Mr. Proctor: I'm fine with that.

Mr. Winkeljohn: Is there a motion?

> On MOTION by Mr. Wishner seconded by Mr. Proctor with all in favor, authorizing the Cross Creek Environmental lake maintenance repairs not to exceed $35,000 as stated on the record was approved.

Mr. Winkeljohn: So, we'll take care of that for you. Anything else Patrick?

Mr. Burgess: Yes, just a quick update on the Veterans Memorial Blvd. crash that I talked about at the last meeting. The landscape replacement, the proposal that we received from Vision, Egis, your insurance provider is assisting us with recovering the full amount of reimbursement to replace the landscaping, and it wouldn't affect our policy or anything like that, it's just to replace the landscaping that was damaged. It would be no cost to the District, so I don't see why we wouldn't do it but, then there was discussion about installing other barricades and whatnot, and they recommended going through an engineer, doing a traffic study and doing the proper steps for that because it would be improper to do it just based on what we think is best. So, I think the best route is replace the landscaping at no cost to the District, and then down the road if you guys want to explore other options we just need to do the right process for that.

Ms. Hurt-Simmons: I have a question, I know there's been other accidents, people driving through and hitting that tennis fence and knocking stuff down but, this is the most damage we've had, right?

Mr. Burgess: As far as I've seen.

Ms. Hurt-Simmons: Do we have a list of how often this is happening?

Mr. Winkeljohn: Once or twice but, from a District perspective.

Mr. Smale: I can think of three times, and this is the only time it's affected us.

Mr. Winkeljohn: Right and I know we want to tackle all problems, really the use of traffic is outside of our scope, the actions of traffic are outside of our scope, if we were replacing landscaping every 6 months we might have a return on our investment to get involved in the traffic side of it, but really we can send complaints to the county, so you see my point.

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Ms. Hurt-Simmons: Yes, that's why I asked.

Mr. Smale: I think it's more of a HOA issue.

Mr. Winkeljohn: If it's damaging then that party may want to get more involved but, for us it's covered by the insurance and we're not party to that.

Mr. Burgess: I think where the podocarpus hedge is, and then there's a gap and then the fence, I think they could put something on their property a lot easier than maybe we could but, really our podocarpus hedge blocks the view of the tennis courts and everything.

Mr. Sinoway: And just so the record is clear, I'm finally convince that the insurance premiums will not increase as a consequence of this accident.

Mr. Winkeljohn: Anything else Patrick?

Mr. Burgess: Just the handout for the interior berm landscape replacement, we talked about getting a plan together for the buttonwoods that are out there, they've been knocked over during high winds, and then hurricanes, and it's an expense that's kind of dated at this point, so we thought a whole one was the most visible option but it's up to you guys to discuss for replacing and Blue Landscaping provided some renderings. Pretty simple stuff, you have copperleaf on a few of arboricolas in the backdrop that looks good, it could be cut down, it grows back, it's native. There is silver buttonwood hedges as an option, that would just be maintained as a hedge, not a tree that's currently out there, and some verdi arboricola which is very common. So, everything is going to be low maintenance, it's not going to increase your monthly maintenance costs from Blue Landscaping and it's really just to add some color and remove the continued maintenance of those buttonwoods that fall over.

Mr. Wishner: Any differences in water usage?

Mr. Burgess: No, there's be adjustments from Blue within the proposal they provided to make sure that everything has been properly irrigated but, it would just be changing out either direct line or bubblers, whatever is out there but, that would definitely be, and I'm assuming the major part of this work is going to be the labor to remove the buttonwoods and then adjustments to the irrigation. The plants are pretty cheap from my understanding and it's nothing crazy or fancy, it's just an enhancement and something new.

Mr. Wishner: And we don't have estimates right now?

Mr. Burgess: I don't because they wanted to know which one you wanted to go for before spending time putting together pricing.

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Mr. Proctor: So, the concept of removing the silver buttonwoods that are 20 years old and when we have a high wind storm we have a lot of them falling.

Mr. Burgess: Yes, and recently with the winds.

Mr. Proctor: So this kind of planting will hopefully reduce that cleanup expense going forward.

Mr. Burgess: Yes.

Mr. Smale: And not being any kind of plant expert, do you have a recommendation among those?

Mr. Burgess: I think Jim had a good recommendation, what did you say?

Mr. Proctor: I think on the T-box, I think they're both fine, but I would go with option 1, and then at the mid fairway I'd go with option 2, and before the green area I'd go with option 2 but, I think both options are good.

Mr. Burgess: And you can see the map on there, the aerial, there's areas where you have tree coverage or nothing is going to grow underneath there, and I think people play ball over there so you don't want people going in there and stepping on plant material but, I think whatever you do would be an improvement, and that's the busiest part of that section so if you break it up in three areas it would be a little bit further south is one area, and then the driving range is the other area.

Mr. Proctor: So, this would be the major phase I guess of the three phases, we'd still have the driving range phase, and then we'd have the phase from the one green going south.

Mr. Burgess: Right and the driving range is the bigger area.

Ms. Hurt-Simmons: The one going south would be seen by people living on the outside, they would enjoy that view.

Mr. Burgess: Yes.

Ms. Hurt-Simmons: That would be the next phase I would think.

Mr. Burgess: I think the goal was really to see how this one worked out since it is the most used and then get us a ballpark cost of what we could maybe do for the other areas because at the end of the day it's a lot of labor to get these buttonwoods out, and that's a big chunk of it, planting is not hard but, there's a lot of plants out there.

Mr. Proctor: So, then the timing once we get the cost of it makes sense, we would do it post hurricane season?

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Mr. Burgess: Yes, that's fine, I think whatever.

Mr. Winkeljohn: Usually the rainy season is not good.

Mr. Proctor: So, phase 2 we could put in next year's budget.

Mr. Winkeljohn: Yes.

Mr. Wishner: I think post hurricane season make a lot of sense because if there's damage to the buttonwoods during the hurricane season, we're going to take the out anyway.

Mr. Proctor: Right.

Mr. Winkeljohn: And it's harder to plant in November and hurricane season is deep into November now, so I would put one phase in every April or May.

Mr. Wishner: Ok, so you think we should do it now?

Mr. Winkeljohn: Yes, if you want to do one this year, yes, maybe as late as June.

Ms. Hurt-Simmons: So, it's coming out of the current budget, and we talked about that.

Mr. Wishner: Yes, but we don't know what this cost is yet.

Mr. Winkeljohn: No.

Ms. Hurt-Simmons: So, we do need another meeting.

Mr. Winkeljohn: That's fine, do let's get the pricing.

Mr. Burgess: Ok.

Ms. Hurt-Simmons: Will we get competitive pricing?

Mr. Burgess: I mean my honest opinion is, I don't think it's worth it because Blue does your irrigation and they know the history of what's there, so I think having another company come in and try to figure it out and then do work on a non-contract.

Mr. Wishner: And it's typical with Blue, I think they came up a little bit on price because they're always high.

Mr. Burgess: I can definitely ask them to be as sharp as they can with a pencil.

Ms. Hurt-Simmons: And they were the lowest on some of those bids before.

Mr. Winkeljohn: Right, and in the future warranty is better with your maintenance company.

Mr. Smale: Ok.

Mr. Winkeljohn: Thanks Patrick.

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D. Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Mr. Winkeljohn: Under manager's report, I have a bunch of housekeeping items that are unpleasant but, we have to do them. The first is easy, that's your annual meeting schedule, we keep it on this rhythm, at this time, and location, we debate whether it's the men's or women's call and we're open to change but, I propose the same as always, it's up to you.

Ms. Hurt-Simmons: Well, if we need an adjustment once year, we can do that.

Mr. Winkeljohn: Yes, and this meeting was moved a little bit.

Mr. Smale: Ok, so I make a motion to approve whatever you have there.

Ms. Hurt-Simmons: It's the days, the third Tuesday at 10:00 a.m.

> On MOTION by Mr. Smale seconded by Ms. Hurt-Simmons with all in favor, accepting the proposed Fiscal Year 2027 Meeting Schedule was approved.

2) Form 1 Financial Disclosure Due July 1, 2026

3) Reminder to Complete Annual Ethics Training by December 31, 2026

Mr. Winkeljohn: Items No. 2 and 3 under manager's report are your personal housekeeping ideas, you have to make sure your Form 1 is in and that you've completed your ethics training, it's all on the portal, once you're in it you just click through it, and it automatically populates, so that's very helpful, just a reminder that's due by July 1st but you can enter it I think starting next month.

Mr. Wishner: And how do we get to the portal?

Mr. Winkeljohn: They sent you an email last year, and they'll send it again this year.

Mr. Wishner: Ok.

Mr. Winkeljohn: If you can't find it, the Supervisor of Elections is the entity, and if you really can't find it after that just send an email to Jennifer in my office, she's really good at finding it for you.

Mr. Wishner: Ok.

Ms. Hurt-Simmons: And the first week of June is filing for a seat?

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Mr. Winkeljohn: Yes, June 8th through June 12th is when those of you who are running for election or staying in your seat for re-election, you have to fill out your intent to qualify.

Mr. Sinoway: What's my seat number?

Mr. Winkeljohn: You are seat #3.

Mr. Sinoway: Ok.

4) Consideration of:
- **a. Final Approval of the FY2025-FY2026 Report Performance Measures and Standards**
- **b. FY2026-FY2027 Performance Measures and Standards as Required by Florida Statute 189.0694**

Mr. Winkeljohn: Item No. 4A and B are the annual performance measure requirements, you approved one last year, and you're accepting the report by motion and then you're going to approve next year's, so two motions, one to accept this year's report, is there a motion?

> On MOTION by Mr. Wishner seconded by Mr. Proctor with all in favor, final approval of the FY2025-FY2026 Report Performance Measures and Standards was approved.

Mr. Winkeljohn: Then a motion to authorize next year's performance measures and standards.

> On MOTION by Mr. Wishner seconded by Ms. Hurt-Simmons with all in favor, accepting the FY2026-FY2027 Performance Measures and Standards as required by Florida Statute 189.0694 was approved.

SIXTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register
B. Approval of Unaudited Financials

Mr. Winkeljohn: Item No. 7 are your financials reports, which includes your check register and your unaudited financials.

Mr. Smale: I have a question and this has been in front of me probably for several years and I've finally noticed it but, when we have line item that says field services, that's

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you guys, and management fees, and that's you guys, who are we paying rent to, or what is rent for?

Mr. Winkeljohn: So, you have a public records depository, and you own a little piece of a file cabinet with a bunch of file folders that you pay for to have those records onsite, the District records. The way we do our contract as District manager, is we charge every District a little bit so that everybody pays for their space.

Mr. Smale: Ok, and then why are we paying for computer time?

Mr. Winkeljohn: Same thing, your accounting system is a mainframe and every client pays their fee to be on that mainframe.

Mr. Smale: It just doesn't seem like computers cost much anymore, you could do it all on this I-Pad.

Mr. Winkeljohn: Right, and it's not literally computer time, it's sort of the terminology but, it allows you access to that secure financial system, more like a license fee in modern terms.

Mr. Smale: Dissemination, I think I know what that is, website administration but, all of these things are paid to GMS.

Mr. Winkeljohn: Right.

Mr. Smale: Why don't we just do one contract with GMS that covers all of this stuff, instead of having these line items that seem pretty silly to me, I mean $200 a month to rent a drawer in a file cabinet, or computer time, we're not really using the computer, it's an I-Pad, I mean I think that, even though it's legacy, let's update the legacy because this is stupid, in my opinion, does anybody disagree with that?

Ms. Hurt-Simmons: No, we don't disagree.

Mr. Smale: I mean what's the process for doing that?

Mr. Winkeljohn: You just did it, I mean you can ask for a revision of our agreement to modernize it, I'm happy to do that.

Mr. Smale: Ok, so let's modernize whatever the agreement is and be fully upfront with what it includes, because this stuff that's from the 80s.

Mr. Winkeljohn: Understood.

Mr. Smale: So we don't need it to clutter up our financials and also I noticed in the financials, your contract prices have gone up for the year, right?

Mr. Winkeljohn: Yes, we have a CPI.

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Mr. Smale: I don't remember discussing that, so you have a what?

Mr. Winkeljohn: A CPI.

Mr. Smale: Ok, so you have a CPI, and that's in your contract?

Mr. Winkeljohn: Yes.

Mr. Smale: Ok, alright so then we didn't discuss it, ok. Did we discuss you contract previous to approving the budget, I don't remember that, so I think we should put that on the agenda sometime, so that it's very clear to every Board member what we're paying for.

Mr. Winkeljohn: Sure, ok, and we amended it I want to say 2 years ago, we brought in some of the language that's been the same, some statutory adjustments, and in hindsight it would have been great to tackle these then but, I'm happy to redo that.

Mr. Smale: Ok, and obviously there's no urgency to it but, I think it should be modernized and clear to the Board members.

Mr. Winkeljohn: You got it, and there's some stuff in there that's missing business-wise that I'd like to bring in, one of them is, yes, you're paying $10,000 or $12,000 a year for a field manager, but when you do a half million dollar project, we don't get any reimbursement for that, and we're responsible for the accounting of it, and the field side, so it's like quadruple his job, so what I bring in is, on a project basis a management fee on top of that, like a project manager type of role, and we eat that all the time and it kills us, like Patrick doesn't go to any other clients when you did your berm project as an example. So, there's some things I'd like to bring in also, so I'll be happy to do that.

Mr. Smale: Ok, just for clarity.

Mr. Winkeljohn: Ok, sure.

Ms. Hurt-Simmons: I have a couple of questions, I thought this could be our last meeting for the summer, but the letter to the community will come out again I thought you did a great job putting that together last year.

Mr. Winkeljohn: Yes, and we usually like to get it right towards the July, August time period.

Ms. Hurt-Simmons: Yes, ok, and you'll get our input again on that.

Mr. Winkeljohn: Yes.

Ms. Hurt-Simmons: Ok, perfect. Then last summer we had like 5 or 6 months where we didn't meet, and even the thought that we were getting the field reports, we weren't getting any updates.

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Mr. Winkeljohn: Yes, so we'll continue them this time.

Ms. Hurt-Simmons: So, you'll send those out, just like your reports?

Mr. Burgess: Yes, I'll send you those emails and whatever I'm doing, I may not always have a report with pictures but, I think I can definitely provide something to update you guys.

Ms. Hurt-Simmons: Ok because I always like that.

Mr. Winkeljohn: Is there a motion to accept the financials reports?

> On MOTION by Mr. Sinoway seconded by Mr. Smale with all in favor, the Check Register and the Unaudited Financials were approved.

SEVENTH ORDER OF BUSINESS Supervisors Requests

Mr. Winkeljohn: Any Supervisor's requests?

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Wishner: Hearing none, is there a motion to adjourn?

> On MOTION by Mr. Sinoway seconded by Mr. Proctor 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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Source Envelope:
Document Pages: 59
Signatures: 6
Certificate Pages: 2
Initials: 0
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Electronic Record and Signature Disclosure: Not Offered via Docusign		
James Proctor assurfinjp@aol.com Chairman Security Level: Email, Account Authentication (None)	Signed by: James Proctor B21E07777C4442D... Signature Adoption: Pre-selected Style Using IP Address: 2600:e404:1b4:1e00:806:add9:b1ff:aacb	Sent: 10/16/2026 11:54:49 AM Viewed: 10/16/2026 12:42:36 PM Signed: 10/19/2026 11:00:19 AM
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Paul Winkeljohn pwinkeljohn@gmssf.com Executive Director Security Level: Email, Account Authentication (None)	DocuSigned by: Paul Winkeljohn 7E743FF03E08419... Signature Adoption: Pre-selected Style Using IP Address: 2600:1702:6cf0:7200:8c58:fc5f:35e2:e4a3 Signed using mobile	Sent: 10/16/2026 11:54:48 AM Resent: 10/30/2026 9:22:19 AM Viewed: 10/30/2026 10:30:19 AM Signed: 10/30/2026 10:30:25 AM
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In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	10/16/2026 11:54:51 AM
Certified Delivered	Security Checked	10/30/2026 10:30:19 AM
Signing Complete	Security Checked	10/30/2026 10:30:25 AM
Completed	Security Checked	10/30/2026 10:30:25 AM

Payment Events	Status	Timestamps