

**MINUTES OF MEETING
WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Windsor at Westside Community Development District was held Friday, **May 22, 2026** at 9:00 a.m. in the Club at Windsor at Westside, 2100 Tripoli Court, Kissimmee, Florida.

Present and constituting a quorum were:

Duane (Rocky) Owen
Tom Franklin
James Crews

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Jason Showe
Sarah Sandy
Jarett Wright

Manager
Attorney *by telephone*
Field Manager

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Consideration of Resignation of Supervisor Stewart, Seat 3**
- B. Consideration of Resignation of Supervisor Mercer, Seat 4**

On MOTION by Mr. Franklin seconded by Mr. Owen with all in favor Mr. Stewart's and Mr. Mercer's resignations were accepted.

C. Appointment of Individual to Vacant Seats 3 and 4

On MOTION by Mr. Owen seconded by Mr. Franklin with all in favor James Crews was appointed to the vacancy in seat 4 with a term ending November 2028.

D. Administration of Oaths of Office to Newly Appointed Supervisors

Mr. Showe being a notary public of the State of Florida administered the oath of office to Mr. Crews.

E. Consideration of Resolution 2026-01 Electing Officers

On MOTION by Mr. Franklin seconded by Mr. Owen with all in favor Resolution 2026-01 was approved reflecting the same slate of officers and naming Mr. Crews as an assistant secretary.

FOURTH ORDER OF BUSINESS

**Approval of the Minutes of the August 8, 2025
Board of Supervisors Meeting**

On MOTION by Mr. Franklin seconded by Mr. Owen with all in favor the minutes of the August 8, 2025 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-02
Approving the Fiscal Year 2027 Proposed
Budget and Setting the Public Hearing to
Adopt**

Mr. Showe stated Resolution 2026-02 approves the proposed fiscal year 2027 budget, sets the public hearing for August 7, 2026, directs us to transmit the proposed budget to Osceola County and post it to the district's website. There is no proposed increase in assessments.

On MOTION by Mr. Franklin seconded by Mr. Owen with all in favor Resolution 2026-02 Approving the Fiscal Year 2027 Proposed Budget and Setting the Public Hearing to Adopt was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2026-03 Setting
the Date, Time and Location of the November
13, 2026 Landowners Meeting**

On MOTION by Mr. Franklin seconded by Mr. Owen with all in favor Resolution 2026-03 Setting the Date, Time and Location of the November 13, 2026 Landowners Meeting was approved.

SEVENTH ORDER OF BUSINESS

**Ratification of Data Sharing and Usage
Agreement with OCPA**

On MOTION by Mr. Franklin seconded by Mr. Owen with all in favor the data sharing and usage agreement with OCPA was ratified.

EIGHTH ORDER OF BUSINESS

Appointment of Audit Committee

On MOTION by Mr. Owen seconded by Mr. Franklin with all in favor the board members were appointed to serve as the audit committee.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy stated the district had been inadvertently named in a mortgage foreclosure lawsuit for a residential lot. It happens occasionally even if the district should not be named in lawsuits such as that. We worked with the bank and it ended up settling the lawsuit.

B. Engineer

There being no comments, the next item followed.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Franklin seconded by Mr. Owen with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

iii. Presentation of Registered Voters - 59

A copy of the letter from the supervisor of elections indicating there are 59 registered voters residing within the district was included in the agenda package.

D. Field Manager's Report

Mr. Wright reviewed the field manager's report and presented the following proposals.

i. Consideration of Proposal for Palm Debooting

On MOTION by Mr. Owen seconded by Mr. Crews with all in favor the proposal for debooting 38 palms in the amount of \$5,700 was approved.

ii. Consideration of Proposal for Conservation Area Mitigation Maintenance

On MOTION by Mr. Owen seconded by Mr. Franklin with all in favor the proposal for mitigation maintenance from Brightview in the amount of \$1,800 per month was approved.

iii. Consideration of FY 2027 Aquatic Plant Management Price Increase

On MOTION by Mr. Owen seconded by Mr. Franklin with all in favor the proposed annual increase to \$12,060 was approved.

TENTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

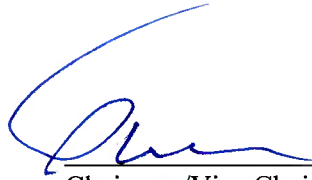
On MOTION by Mr. Franklin seconded by Mr. Crews with all in favor the meeting adjourned at 9:18 a.m.

May 22, 2026

Windsor at Westside CDD



Secretary/Assistant Secretary



Chairman/Vice Chairman