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	Chairman
Tom Franklin	Vice Chairman
James Crews	Assistant Secretary

Also present were:

Jason Showe	Manager
Sarah Sandy	Attorney *by telephone*
Jarett Wright	Field Manager

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINES **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.

Secretary/Assistant Secretary

Chairman/Vice Chairman