

MINUTES OF MEETING

WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors' Meeting

Tuesday, May 6, 2025, at 10:00 a.m.

908 Taylor Road

Port Orange, Florida 32127

Board Members present at roll call:

James Paytas	Chairperson
Trey Paytas	Vice-Chairperson
Jim Jones	Assistant Secretary
James Mather	Assistant Secretary

Also Present:

Jane Gaarlandt	PFM Group Consulting LLC	
Kwame Jackson	PFM Group Consulting LLC	(via phone)
Audrey Ryan	PFM Group Consulting LLC	(via phone)
Mark Watts	Cobb Cole	(via phone)

FIRST ORDER OF BUSINESS

Roll Call to Confirm Quorum

Ms. Gaarlandt called the meeting to order at approximately 10:00 a.m. and confirmed a quorum. Those in attendance are outlined above.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present.

THIRD ORDER OF BUSINESS

Consideration of Minutes of:

- **November 5, 2024, Landowner's Election Meeting**
- **November 5, 2024, Board of Supervisors' Meeting**

The Board reviewed the minutes presented.

The Landowner's Election Meeting minutes were deferred until the next meeting for corrections.

ON MOTION by Mr. Jones, seconded by Mr. J. Paytas, with all in favor, the Board approved the Minutes of the November 5, 2024, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

**Review of Letter from Supervisor
of Elections, Volusia County**

Ms. Gaarlandt noted that as of April 15, 2025, the District has 0 registered voters per the letter from the Supervisor of Elections, Volusia County.

ON MOTION by Mr. J. Paytas, seconded by Mr. T. Paytas, with all in favor, the Board accepted the Letter from the Supervisor of Elections, Volusia County.

FIFTH ORDER OF BUSINESS

**Consideration of VGlobalTech
Website Maintenance Proposed
Fee Increase**

Ms. Gaarlandt stated the vendor is requesting an increase from \$160 to \$170 per month.

ON MOTION by Mr. Mather, seconded by Mr. T. Paytas, with all in favor, the Board approved the VGlobalTech Website Maintenance Proposed Fee Increase.

SIXTH ORDER OF BUSINESS

**Consideration of PFM Group
Consulting LLC District
Management Proposed Fee
Increase**

Ms. Gaarlandt stated PFM is requesting an increase from \$25,000 to \$26,250 for the year. This will begin in the new fiscal year.

ON MOTION by Mr. J. Paytas, seconded by Mr. T. Paytas, with all in favor, the Board approved the PFM Group Consulting LLC District Management Proposed Fee Increase.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Approving Fiscal Year 2025/2026 Proposed Budget, and Setting a Public Hearing Date for Final Adoption

Ms. Gaarlandt recommended August 5, 2025, at 10:00 a.m., at the current location, for the public hearing. She noted the overall budget is unchanged from the current budget, but there is a new line item for additional insurances, should the Board decide to add these. These recommended insurances are fraud insurance and voluntary worker's compensation insurance. Ms. Gaarlandt reviewed the costs associated with the additional insurances.

The Board reviewed the proposed budget and discussed the insurance options.

Mr. Watts recommended the fraud insurance. The District could defer the voluntary worker's compensation insurance at this time.

The Board decided to move forward with the fraud insurance only at this time. It was noted the additional monies left over will go back into the Miscellaneous line item.

There was a brief discussion regarding the future bond issuance. It was noted that it would not affect the budget.

ON MOTION by Mr. Jones, seconded by Mr. J. Paytas, with all in favor, the Board approved Resolution 2025-03, Approving Fiscal Year 2025/2026 Proposed Budget, with the revision to the additional insurance line item, and Setting a Public Hearing Date for Final Adoption on the Budget for August 5, 2025 at 10:00 a.m. at the Current Location.

EIGHTH ORDER OF BUSINESS

Ratification of Fiscal Year 2024 Audit Engagement Letter

ON MOTION by Mr. J. Paytas, seconded by Mr. T. Paytas, with all in favor, the Board ratified the Fiscal Year 2024 Audit Engagement Letter.

NINTH ORDER OF BUSINESS

Review and Acceptance of the Fiscal Year 2024 Audit Report

Ms. Gaarlandt noted the final report has not been received yet.

This item was deferred until the next meeting.

TENTH ORDER OF BUSINESS

**Consideration of Funding
Requests Nos. 127-141**

ON MOTION by Mr. T. Paytas, seconded by Mr. Mather, with all in favor, the Board approved Funding Requests Nos. 127 – 141.

TENTH ORDER OF BUSINESS

Review of Monthly Financials

Ms. Gaarlandt noted that the financials are through March 2025.

No action was required by the Board.

ELEVENTH ORDER OF BUSINESS

Staff Reports

District Counsel – No report.

District Engineer – No report.

District Manager – Ms. Gaarlandt noted there are scheduled Board Meetings on the first Tuesday of each month if needed. The next Board Meeting is scheduled for June 3, 2025.

Ms. Gaarlandt also reminded the Board of their required annual Ethics Training. She will send out links to the Board. Once completed, it is recommended that the board members send completion confirmation to Ms. Gaarlandt. The deadline for the Form 1 is July 1, 2025.

TWELFTH ORDER OF BUSINESS

**Supervisor Requests and
Audience Comments**

There were no Supervisor requests or audience comments.

THIRTEENTH ORDER OF BUSINESS


Adjournment

There was no further business to discuss.

Ms. Gaarlandt requested a motion to adjourn the meeting.

ON MOTION by Mr. J. Paytas, seconded by Mr. Jones, with all in favor, the May 6, 2025, Board of Supervisor's Meeting for the Walkers Green Community Development District was adjourned.


Secretary / Assistant Secretary


Chairperson / Vice Chairperson