

MINUTES OF MEETING

WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors' Meeting

Tuesday, August 5, 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
James Mather	Assistant Secretary
Randy Hudak	Assistant Secretary

Also Present:

Jane Gaarlandt	PFM Group Consulting LLC	
Kwame Jackson	PFM Group Consulting LLC	(via phone)
Kevin Plenzler	PFM Groups 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 10:02 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.

Mr. J. Paytas queried the process of noticing Board meetings.

Ms. Gaarlandt noted that the meetings are advertised in the newspaper and the website in accordance with statutory requirements. She reviewed the requirements for noticing and confirmed that an affidavit is provided to confirm that the notices were published.

There was a request to include the dates of publication and a copy of the notice that was published in the Board's agenda packet.

THIRD ORDER OF BUSINESS

Consideration of Minutes of:

- **November 5, 2024, Landowner's Election Meeting**
- **May 6, 2025, Board of Supervisors' Meeting**

The Board reviewed the minutes presented.

ON MOTION by Mr. J. Paytas, seconded by Mr. T. Paytas, with all in favor, the Board approved the Minutes of the November 5, 2024, Landowner's Election Meeting, and the May 6, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Setting an Annual Meeting Schedule for Fiscal Year 2025-2026

Ms. Gaarlandt reviewed the meeting schedule. She noted the meetings would continue at the same time and place. There will be monthly meetings on the first Tuesday of each month. Meeting dates can be adjusted, added, or canceled as needed.

ON MOTION by Mr. T. Paytas, seconded by Mr. J. Paytas, with all in favor, the Board approved Resolution 2025-04, Setting an Annual Meeting Schedule for Fiscal Year 2025-2026.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Adopting Goals, Objectives, Performance Measures, Standards and Annual Reporting

Ms. Gaarlandt reviewed the resolution and noted this started as a statutory requirement last year. The report for the current year will be posted on the District's website at the end of the year.

ON MOTION by Mr. J. Paytas, seconded by Mr. Mather, with all in favor, the Board approved Resolution 2025-06, Adopting Goals, Objectives, Performance Measures, Standards and Annual Reporting.

SIXTH ORDER OF BUSINESS

Public Hearing on the Adoption of the District's Fiscal Year 2025-2026 Budget

- **Public Comments and Testimony**
- **Board Comments**
- a. **Consideration of Resolution 2025-05, Adopting Fiscal Year 2025-2026 Budget and Appropriating Funds**

Ms. Gaarlandt noted the Public Hearing was advertised per statutory requirements.

ON MOTION by Mr. T. Paytas, seconded by Mr. Mather, with all in favor, the Board opened the Public Hearing on the Adoption of the District's Fiscal Year 2025-2026 Budget.

There were no public comments.

ON MOTION by Mr. Mather, seconded by Mr. J. Paytas, with all in favor, the Board closed the Public Hearing on the Adoption of the District's Fiscal Year 2025-2026 Budget.

Ms. Gaarlandt noted the budget is the same as the preliminary budget that was approved at the May 6, 2025, Board meeting.

ON MOTION by Mr. J. Paytas, seconded by Mr. T. Paytas, with all in favor, the Board approved Resolution 2025-05, Adopting Fiscal Year 2025-2026 Budget and Appropriating Funds.

SEVENTH ORDER OF BUSINESS

Consideration of Fiscal Year 2025-2026 Budget Funding Agreement

Ms. Gaarlandt noted this is to fund the approved budget, which is Developer funded.

ON MOTION by Mr. Mather, seconded by Mr. T. Paytas, with all in favor, the Board approved the Fiscal Year 2025-2026 Budget Funding Agreement.

EIGHTH ORDER OF BUSINESS

**Review and Acceptance of the
Fiscal Year 2024 Audit Report**

The Board reviewed the audit report.

Ms. Gaarlandt noted it was a clean and standard audit.

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

NINTH ORDER OF BUSINESS

**Consideration of Funding
Requests Nos. 142-148**

Ms. Gaarlandt noted these are for standard District expenses.

ON MOTION by Mr. T. Paytas, seconded by Mr. J. Paytas, with all in favor, the Board approved Funding Requests Nos. 142 – 148.

TENTH ORDER OF BUSINESS

Review of Monthly Financials

Ms. Gaarlandt noted that the financials are through June 2025, and approximately \$33,000.00 of the budget has been spent. It was noted the insurance payments are a one-time annual payment and for budget purposes an increase of approximately 10-15% each year is anticipated.

The Board reviewed the financials. There was brief discussion regarding the budget once bonds are issued.

No action was required by the Board.

ELEVENTH ORDER OF BUSINESS

Staff Reports

District Counsel – Mr. Watts will work with District Management to create noticing information for inclusion in the next agenda. He also gave an update regarding the property to the north of the District. There was brief discussion regarding the possibility of the connecting road.

District Engineer – No report.

District Manager – The Board discussed the need for the September meeting. It was agreed to keep it on the schedule for now. Ms. Gaarlandt noted the July 1st filing deadline for the Form 1 and reminded the board members of the annual Ethics Training that must be completed by the end of the year. Reminders and links for the Ethics Training will be sent out.

Mr. Plenzler inquired about the timing for the future development.

Mr. J. Paytas noted the closing should be taking place in September.

TWELFTH ORDER OF BUSINESS **Supervisor Requests and**
Audience Comments

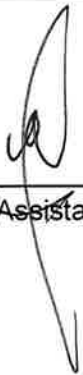
There were no Supervisor requests or audience comments.

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. T. Paytas, with all in favor, the August 5, 2025, Board of Supervisor's Meeting for the Walkers Green Community Development District was adjourned.



Secretary / Assistant Secretary



Chairperson / Vice Chairperson