MINUTES OF MEETING

WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT
Board of Supervisors' Meeting
Tuesday, May 5, 2026, at 10:00 a.m.
908 Taylor Road
Port Orange, Florida 32127

Board Members present at roll call:

Trey Paytas	Vice-Chairperson
Randy Hudak	Assistant Secretary
James Mather	Assistant Secretary

Also Present:

Jane Gaarlandt	PFM Management Services LLC	
Kwame Jackson	PFM Management Services LLC	
Audrey Ryan	PFM Management Services LLC	(via phone)
Kelsey Hansen	Cobb Cole	(via phone)

FIRST ORDER OF BUSINESS **Roll Call to Confirm Quorum**

Ms. Gaarlandt called the meeting to order at approximately 10:03 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 the August 5, 2025, Board of Supervisors' Meeting**

The Board reviewed the minutes presented.

ON MOTION by Mr. J. Paytas, seconded by Mr. J. Mather, with all in favor, the Board approved the Minutes of the August 5, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS **Review and Acceptance of the Fiscal Year 2025 Goals and Objectives Report**

Ms. Gaarlandt noted this is an annual requirement and the report is posted on the District's website. The goals and objectives have been met.

ON MOTION by Mr. T. Paytas, seconded by Mr. Hudak, with all in favor, the Board accepted the Fiscal Year 2025 Goals and Objectives Report.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-01, Designating a Date, Time and Location for the 2026 Landowners' Election Meeting**

Ms. Gaarlandt reviewed the resolution and noted the recommended date is November 5, 2026, the first Thursday of the month, to hold the Landowner' Election. The meeting will be held at 10:00 a.m., at the current location. The Board is not required to attend, only the Landowner or Landowner's Proxy.

ON MOTION by Mr. J. Mather, seconded by Mr. Hudak, with all in favor, the Board approved Resolution 2026-01, Designating a Date, Time, and Location for the 2026 Landowner's Election Meeting, with a date of November 5, 2026, at 10:00 a.m., at 908 Taylor Road, Port Orange, Florida 32127.

SIXTH ORDER OF BUSINESS **Review of Letter from Supervisor of Elections, Volusia County**

Ms. Gaarlandt noted that as of April 15, 2026, there are 0 registered voters within the District.

SEVENTH ORDER OF BUSINESS **Appointment of Auditor Selection Committee**

Ms. Gaarlandt recommended appointing the Board as the Auditor Selection Committee.

ON MOTION by Mr. T. Paytas, seconded by Mr. J. Mather, with all in favor, the Board appointed the Board as the Auditor Selection Committee.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2026-02, Approving Fiscal Year 2026-2027 Proposed Budget, and Setting a Public Hearing Date**

Ms. Gaarlandt noted the recommended date to hold the Public Hearing is August 4, 2026, at 10:00 a.m., at the current location. This would coincide with the regular scheduled meeting. It was noted there are no changes to the budget as previously presented, and it is Developer funded.

There was brief discussion regarding the bond issuance.

ON MOTION by Mr. T. Paytas, seconded by Mr. J. Mather, with all in favor, the Board approved Resolution 2026-02, Approving Fiscal Year 2026-2027 Proposed Budget, and Setting a Public Hearing Date, with a date of August 4, 2026, at 10:00 a.m., at 908 Taylor Road, Port Orange, Florida 32127.

NINTH ORDER OF BUSINESS **Ratification of Fiscal Year 2025 Auditor Engagement Letter**

Ms. Gaarlandt noted this was previously approved and is solely for ratification.

ON MOTION by Mr. T. Paytas, seconded by Mr. Hudak, with all in favor, the Board ratified the Fiscal Year 2025 Auditor Engagement Letter.

TENTH ORDER OF BUSINESS **Review and Acceptance of the Fiscal Year 2025 Audit Report**

This item was deferred as the report has not been received yet.

ELEVENTH ORDER OF BUSINESS **Ratification of Funding Requests Nos. 149 – 169**

Ms. Gaarlandt noted these are for standard District expenses.

ON MOTION by Mr. T. Paytas, seconded by Mr. J. Mather, with all in favor, the Board approved Funding Requests Nos. 149 – 169.

TWELFTH ORDER OF BUSINESS **Review of Monthly Financials**

Ms. Gaarlandt noted that the financials are through March 2026.

No action was required by the Board.

THIRTEENTH ORDER OF BUSINESS **Staff Reports**

District Counsel – No report.

District Engineer – No report.

District Manager – Ms. Gaarlandt reminded the Board the next meeting is scheduled for June 2, 2026. The Board agreed to cancel this meeting.

Ms. Gaarlandt reminded the Board of the Form 1, due July 1. The Form must be completed online. She also noted the annual Ethics Training is due December 31. She recommended that once completed, to send confirmation to District Management for records keeping.

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

There were no Supervisor requests or audience comments.

FIFTEENTH ORDER OF BUSINESS **Adjournment**

There was no further business to discuss.

Ms. Gaarlandt requested a motion to adjourn the meeting.

ON MOTION by Mr. T. Paytas, seconded by Mr. Hudak, with all in favor, the May 5, 2026, Board of Supervisor's Meeting for the Walkers Green Community Development District was adjourned.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson