

**GREENWAY IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS' MEETING MINUTES**

FIRST ORDER OF BUSINESS

Roll Call to Confirm Quorum

The Board of Supervisors' Meeting for the Greenway Improvement District was called to order on Tuesday, January 20, 2026, at 2:30 p.m. at 6900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827.

Present:

Chad Tinetti	Chairperson
Karen Duerr	Vice Chairperson
Amanda Kost	Assistant Secretary
Matthew Franko	Assistant Secretary

Also attending:

Jennifer Walden	PFM	
Amanda Lane	PFM	(via phone)
Blake Firth	PFM	(via phone)
Tucker Mackie	Kutak Rock	
Bob Schanck	Donald W. McIntosh Associates	
Jeffrey Newton	Donald W. McIntosh Associates	
DJ Batten	Berman	
Carlos Negron	Berman	
Edgard Morales	Berman	
Eddie Padua	Berman	
Pete Fussell	Berman	
Samantha Sharenow	Berman	(joined @ 2:36 p.m.)
Chris Wilson	Tavistock	
Rudy Bautista	Tavistock	
Will Stafford	Tavistock	

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Walden called for public comments. She noted there was no one from the public present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
December 16, 2025, Board of
Supervisors' Meeting**

The Board reviewed the minutes of the December 16, 2025, Board of Supervisors' Meeting.

Ms. Duerr noted that the reasoning for the revamp needs to be added to the Fourth Order of Business portion of the minutes.

On motion by Ms. Duerr, seconded by Mr. Tinetti, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Minutes of the December 16, 2025, Board of Supervisors' Meeting, with changes noted .

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-02,
Amending the Annual Meeting
Schedule for Fiscal Year 2026**

Ms. Walden explained that District staff would like to move the March Construction Committee Meeting from March 12, 2026, to March 5, 2026, and is the only change to the Annual Meeting Schedule for Fiscal Year 2026.

On motion by Ms. Kost, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved Resolution 2026-02, Amending the Annual Meeting Schedule for Fiscal Year 2026 with moving the March 12, 2026, Construction Committee Meeting to March 5, 2026.

FIFTH ORDER OF BUSINESS

**Discussion of Construction
Committee Member Vacancy**

Ms. Walden noted that Mr. Hudson Larson resigned effective January 15, 2026. There are no current recommendations to fill the vacancy so this item will be tabled.

SIXTH ORDER OF BUSINESS

**Consideration of Tavistock Lakes
Boulevard and Narcoossee Road
Landscape Revamp**

Mr. Stafford gave a design update and overview. It was noted the cost has approximately doubled with the new proposal given the direction the Board gave at the last meeting.

Ms. Duerr noted this appears to be more beneficial to the Developer from a competition standpoint and wanted to know if the Developer would be willing to contribute to the project. Mr. Stafford noted the Developer is discussing contributing to the project, but the contribution amount has not yet been determined. Mr. Tinetti noted that this revamp is not in the current budget but the area is not in the best shape and should be addressed. He added that it would be great if the Developer contributed but either way the Board needs to determine what is the best option for the residents moving forward.

Ms. Duerr agreed that the area does not look as good as the neighborhood across the street but it has been this way for some time. She asked if the wooded sign promoting Boxi Park is going to come out and if not, why. She also asked are there any other Districts that could contribute to the cost. Mr. Stafford stated from his understanding the sign is not going to be removed. Ms. Walden noted that at this time no other District would be contributing.

Discussion ensued regarding how the upkeep and maintenance would affect future budgets. It was noted there should not be an increase in maintenance as there is balance in the annuals and plants chosen, compared to the current ones. Mr. Franko asked for some of the plant choices chosen be looked at as he doesn't feel they are the best option.

It was noted the sources and amounts for funding, and an exact design need to be determined, before the Board can make a final decision.

This item was tabled to the next meeting contingent on updates from the team.

SEVENTH ORDER OF BUSINESS

Recommendation from Construction Committee on Items to Address from District Infrastructure Assessment Report

Ms. Walden noted this has been reviewed by the Construction Committee. The District Engineer's recommendation is to move forward, in the next three to six months, with repairs for Photo 19. The other photos are mainly aesthetic issues. Mr. Schanck stated that Photo 19 appears to be a base failure in the concrete.

There was a lengthy discussion regarding the report and needs. It was noted Photo 44 is a big issue when it rains. Mr. Tinetti noted there was a leak in that location that appears to have been repaired after the photo. The Board recommended along with Photo 19 to repair the issues in Photos 41, 63, and 64, crosswalks and areas with tree roots.

Mr. Padua noted that the team will bring back multiple proposals for the requested work.

Mr. Newton requested the repairs should be mapped out for future infrastructure assessment reports which will assist with noting if it is a recent asphalt failure or an older item.

Mr. Tinetti noted the entire asphalt pavement area will eventually need to be redone and there should be a timeline put in place as that will be a very high cost to the District. Mr. Newton noted that the asphalt design life is estimated to be 20 years.

EIGHTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in December 2025 in an amount totaling \$72,922.71

Ms. Walden noted these have previously been approved and need to be ratified by the Board.

On motion by Ms. Duerr, seconded by Ms. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified the Operation and Maintenance Expenditures Paid in December 2025 in an amount totaling \$72,922.71.

NINTH ORDER OF BUSINESS

Recommendation of Work Authorizations/Proposed Services

Ms. Walden reviewed the Work Authorization from Avcon, Inc., in the amount of \$2,360.00, for the Centerline Drive, Segment C and D Pipe Endwall.

Mr. Newton noted this is a Work Authorization for Midtown ID and was labeled for the Greenway ID by mistake.

TENTH ORDER OF BUSINESS

Review of District's Financial Position and Budget to Actual YTD

Ms. Walden stated the financials are updated through December 2025. The District has spent approximately 20% of the budget for Fiscal Year 2026. No action was required.

There was a brief discussion regarding the reserves and how much is being allocated each year. Mr. Tinetti stated that due to knowing bigger projects will be needed in the future, the yearly allocation may need to be increased.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- District Counsel – Ms. Mackie noted the legislative session is in process and her team is sending out the Capital Conversations Newsletter weekly. She’s happy to forward the newsletter to anyone who isn’t receiving it. Her team is also continuing to monitor any new bills and will keep the Board updated.
- District Manager – Ms. Walden noted the next meeting is scheduled for February 17, 2026.
- District Engineer – No report.
- Landscape Supervisor – No report.
- Construction Supervisor – No report.
- Irrigation Supervisor – It was noted the annuals are being planted and the grass cutbacks are taking place. This will help fix the line-of-sight issues.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Mr. Tinetti requested an update on the Tavistock Boulevard 4x4 cut out piece of asphalt that is not repaired. Mr. Batten noted the City does not like to come out for small repairs but they are aware.

Mr. Tinetti noted the first monument sign and half of the bridge lights on Tavistock Lakes Boulevard are out. Berman will review and follow up.

Ms. Kost noted Cepra and Berman are doing a great job picking up the signs and it is appreciated.

There were no further Supervisor requests at this time.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Walden requested a motion to adjourn.

On motion by Ms. Kost, seconded by Ms. Duerr, with all in favor, the January 20, 2026, Meeting of the Board of Supervisors for the Greenway Improvement District was adjourned.


Secretary/Assistant Secretary


Chair/Vice Chair