

**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, April 21, 2026, at 2:30 p.m. at 6900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827.

Present:

Chad Tinetti	Chairperson	
Karen Duerr	Vice Chairperson	(via phone)
Amanda Kost	Assistant Secretary	
Matthew Franko	Assistant Secretary	
Antoinette Munroe	Assistant Secretary	(via phone @ 2:32 p.m.)

Also attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	(via phone)
Amanda Lane	PFM	(via phone)
Blake Firth	PFM	(via phone)
Tucker Mackie	Kutak Rock	(via phone)
Bob Schanck	Donald W. McIntosh Associates	
Carlos Negron	Berman	
Eddie Padua	Berman	
Edgard Morales	Berman	
Pete Fussell	Berman	
Will Stafford	Tavistock	
Rudy Bautista	Tavistock	

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Walden called for public comments. She noted there were no members of the public present at this time.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
March 10, 2026, Board of Supervisors'
Meeting**

The Board reviewed the minutes of the March 10, 2026, Board of Supervisors' Meeting.

On motion by Mr. Tinetti, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Minutes of the March 10, 2026, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

**Letter from Supervisor of Elections –
Orange County**

Ms. Walden noted that as of April 15, 2026 there are 5,634 registered voters within the District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-03,
General Election**

Ms. Walden noted that Seat 2, held by Mr. Tinetti, and Seat 3, held by Ms. Kost, will be with the General Election in November. This Resolution authorizes the District Manager to coordinate with the Supervisor of Elections to handle the General Election for the District.

On motion by Ms. Kost, seconded by Mr. Tinetti, with all in favor, the Board of Supervisors for the Greenway Improvement District approved Resolution 2026-03, General Election.

Ms. Walden noted that Ms. Munroe joined the meeting in progress via phone at 2:32 p.m.

SIXTH ORDER OF BUSINESS

**Consideration of Proposals for Trail
Repairs**

Mr. Padua explained that Berman reached out to five vendors but three of them declined to provide a proposal so there are only two proposals for the Board to consider. He reviewed the proposals and noted that Baseline was the only one to submit a proposal with a complete scope of work.

Discussion ensued regarding the breakdown of trail repair areas, scope of work, and vendors.

Ms. Walden explained that the Board has two options to move forward. The first option is to do a Work Authorization with Berman where they are the contractor and Berman would utilize one of the vendors as a subcontractor. Included in the Work Authorization would be Berman's work to oversee the project at a 10% fee. The second option is for the District to contract directly with the vendor and have a Work Authorization with Berman for only the oversight of the project. Ms. Mackie added that if the Board goes with the first option then the appropriate warranty language will need to be added to the Work Authorization.

On motion by Mr. Tinetti, seconded by Ms. Kost, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Proposal for Trail Repairs from Berman with Baseline Construction as a subcontractor, in the amount of \$14,185.60.

SEVENTH ORDER OF BUSINESS

**Review of Fiscal Year 2027 Operations
& Maintenance Budget**

Ms. Walden gave an overview of the budget and noted it is being reviewed by District Staff and the Construction Committee. This is just an initial review, as the preliminary budget will be presented to the Board for approval at the May meeting.

The Board asked the team to review the trail repair line item and the reserve line item to ensure the budgeted amounts are in line with District needs.

There was no action required.

EIGHTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures Paid in
March 2026 in an amount totaling
\$57,544.55**

Ms. Walden noted these were already paid and are solely for ratification.

The Board reviewed O&M Expenditures paid in March 2026.

On motion by Ms. Kost, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified the Operation and Maintenance Expenditures Paid in March 2026 in an amount totaling \$57,544.55.

NINTH ORDER OF BUSINESS

Recommendation of Work Authorizations/Proposed Services

Ms. Walden reviewed the Work Authorization from Juniper, in the amount of \$12,244.00, to remove the dead plant material and replace it.

The Board reviewed the pictures and areas. It was requested to ensure that no plant material impede line-of-sight and pedestrian crossings.

Discussion ensued regarding the budget and comprehensive needs throughout the District.

On motion by Ms. Kost, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Juniper Work Authorization for removal of dead plant material and replacement, in the amount of \$12,244.00.

TENTH ORDER OF BUSINESS

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

Ms. Walden stated the financials are updated through March 2026 and the District has spent approximately 39% of the budget. No action was required.

ELEVENTH ORDER OF BUSINESS

Staff Reports

District Counsel – No report.

District Manager – Ms. Walden noted the next meeting is scheduled for Tuesday, May 19, 2026. This meeting will include approving the preliminary budget.

District Engineer – No report.

Landscape Supervisor – No report.

Construction Supervisor – Berman noted that weekly contractor reports have been requested so Berman can provide a monthly report to the Board.

Mr. Padua noted the vendor is working on the lighting issues but was pushed back due to the weather.

Irrigation Supervisor – No report.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Ms. Kost asked about the trench work. Berman noted it has been filled and the work is now complete.

Mr. Tinetti noted there is a planter that does not have flowers in it on Tavistock Lakes Boulevard. He also commented regarding an area 200 feet on the right from Tavistock Lakes Boulevard and noted only a portion is planted. Mr. Stafford and Mr. Fussell will review and come back to the Board with a plan of action.

Ms. Kost commented regarding the bridge on Laureate Boulevard and noted the ribbon between the concrete on the sidewalk is peeling. Discussion ensued. Berman will follow up on this item.

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 Mr. Franko, with all in favor, the April 21, 2026, Meeting of the Board of Supervisors for the Greenway Improvement District was adjourned.


Secretary/Assistant Secretary


Chair/Vice Chair