

**GREENEWAY 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, March 10, 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	(via phone)
Matthew Franko	Assistant Secretary	
Antoinette Munroe	Assistant Secretary	(via phone)

Also attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	(via phone @ 2:34 p.m.)
Amanda Lane	PFM	(via phone @ 2:31 p.m.)
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	
Samantha Sharenow	Berman	(via phone)
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 public comments at this time.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
February 17, 2026, Board of  
Supervisors' Meeting**

The Board reviewed the minutes of the February 17, 2026, Board of Supervisors' Meeting.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Minutes of the February 17, 2026, Board of Supervisors' Meeting.

**FOURTH ORDER OF BUSINESS**

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

Ms. Walden gave an overview regarding funding for the revamp. She noted there is carry forward from the previous fiscal year, several line items appear that they will come in under budget by the end of the current fiscal year and there are funds in reserve as well. As the Developer is willing to cover 50% of the cost, the District only needs to come up with 50% and the District should have no issue covering this cost.

There was brief discussion regarding landscaping costs for freeze damage items and the budget. Mr. Stafford explained there is no cost for replacement yet, but the estimation is \$10,000.00 or less. Another item of concern from the Board, which could be an added cost this year, is hurricane costs.

There was a recommendation to communicate with the residents regarding this project and funding. Ms. Walden noted the information can be placed on the District's website and the HOA can be contacted to request an email blast.

Ms. Duerr noted the stone needs to be pressure washed. It was noted that pressure washing is a part of the annual budget, but additional locations would require proposals.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Tavistock Lakes Boulevard and Narcoossee Road Landscape Revamp with the Greenway Improvement District funding 50% of the project and Tavistock funding 50% of the project.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposals for Trail Repairs**

Mr. Padua gave an update that the request for proposals were sent to five vendors and two notated their interest to submit, however, they were not able to submit their proposal in time for today's meeting. These items will be brought to the Board at the April meeting.

**SIXTH ORDER OF BUSINESS**

**Ratification of Operation and Maintenance Expenditures Paid in February 2026 in an amount totaling \$24,404.08**

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

On motion by Ms. Duerr, 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 February 2026 in an amount totaling \$24,404.08.

**SEVENTH ORDER OF BUSINESS**

**Recommendation of Work Authorizations/Proposed Services**

Ms. Walden reviewed the Work Authorization from Juniper, in the amount of \$3,900.00, to remove the Schillings-Duranta and replace with the Green Goddess Liriope plant material. It was noted this is due to a resident complaint regarding line of sight issues.

There was brief discussion regarding the plant material. It was noted the palm trees will not be removed.

On motion by Mr. Tinetti, seconded by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Work Authorization from Juniper, in the amount of \$3,900.00.

Ms. Walden reviewed the Work Authorization from Berman, for a not-to-exceed amount of \$5,500.00, for bridge and monument uplighting repairs. She noted this not-to-exceed cost includes the cost for repair and the oversight fee from Berman.

Mr. Padua gave an overview of the vendor and noted this repair would start next week, if approved.

There was brief discussion regarding the previous repair. It was requested that the warranty information and scope of work be confirmed. Ms. Mackie recommended that the warranty information be included in the Work Authorization since the vendor is a subcontractor to Berman.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Work Authorization from Berman, with a not-to-exceed amount of \$5,500.00, and authorized the Chair to execute outside of a meeting, subject to warranty information being included in the Work Authorization.

Ms. Walden reviewed the Work Authorization from Juniper, for an amount of \$4,400.00, for removal of dead plant material.

There was brief discussion regarding the scope of work, if the material could come back, estimated timeline and replacement options.

This item was tabled as the Board requested that a removal and replacement proposal be submitted at the same time. Mr. Stafford will provide replacement recommendations.

#### **EIGHTH ORDER OF BUSINESS**

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

Ms. Walden stated the financials are updated through February 2026. The District has spent approximately 31% of the budget.

There was brief discussion regarding the hurricane reserve line item. Ms. Lane noted there is interest being earned in that account.

No action was required.

#### **NINTH ORDER OF BUSINESS**

#### **Staff Reports**

District Counsel – No report.

District Manager – Ms. Walden noted the next meeting is scheduled for Tuesday, April 21, 2026.

District Engineer – No report.

Landscape Supervisor – There was brief discussion regarding the timeline for the landscape revamp project.

Construction Supervisor – Berman requested to begin the paver concrete repair tomorrow due to weather concerns.

Irrigation Supervisor – No report.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

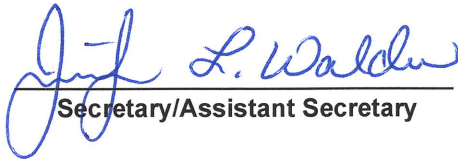
Mr. Tinetti requested an update regarding the asphalt on Tavistock Lakes Boulevard being replaced by the City. He asked for the last communication to be sent to him and he will follow up with the City.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Walden requested a motion to adjourn.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the March 10, 2026, Meeting of the Board of Supervisors for the Greenway Improvement District was adjourned.

  
Secretary/Assistant Secretary

  
Chair/Vice Chair