

**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, May 19, 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)
Amanda Lane	PFM	
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	
Samantha Sharenow	Berman	
Will Stafford	Tavistock	
Rudy Bautista	Tavistock	
Dan Young	Tavistock	

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Walden called for public comments. There were no public comments at this time.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
April 21, 2026, Board of Supervisors'
Meeting**

The Board reviewed the minutes of the April 21, 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 April 21, 2026, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2027 DM
Fee Increase Letter**

Ms. Walden noted the District Manager is requesting an increase from \$44,000.00 to \$48,400.00. She noted that the last increase was three years ago.

On motion by Mr. Tinetti, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Fiscal Year 2027 DM Fee Increase Letter.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-04, Approving Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing

Ms. Walden gave an overview of the budget and noted that the recommendation is to have an increase due to rising costs, building up the carry forward funds, and upcoming repairs. She noted that for today, the Board is setting the max O&M budget and the budget can be decreased before formally adopted, but it can not be increased. Additionally, the budget increase would result in increased assessments.

Discussion ensued regarding the increased proposed costs and increased assessment amounts.

Ms. Kost recommended communicating the reasoning to the residents in the assessment letter that goes out.

On motion by Mr. Tinetti, seconded by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District approved Resolution 2026-04, Approving Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing for August 18, 2026, at 6:00 p.m., at Dockside, 13623 Sachs Avenue, Orlando, FL 32827.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-05, Setting a Public Hearing Date on Adoption of Rules of Procedure a. Rules of Procedure b. Notice of Rule Development c. Notice of Rulemaking

Ms. Walden gave an overview of the Resolution and the notices. The recommendation is to hold the Public Hearing on August 18, 2026, at 6:00 p.m., at Dockside.

Ms. Mackie added this is to update the Rules of Procedure based on changes to Florida Law over the past several years and is required to be done at a Public Hearing. She will also provide a red-lined version of the Rules of Procedure per Mr. Tinetti's request.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved Resolution 2026-05, Setting a Public Hearing Date on Adoption of Rules of Procedure, with a date of August 18, 2026, at 6:00 p.m., at Dockside, 13623 Sachs Avenue, Orlando, FL 32827.

SEVENTH ORDER OF BUSINESS**Review and Acceptance of Fiscal Year
2025 Audit**

Ms. Walden noted this was a standard and clean audit and it has been reviewed by the Chair.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District accepted the Fiscal Year 2025 Audit.

EIGHTH ORDER OF BUSINESS**Ratification of Operation and
Maintenance Expenditures Paid in
April 2026 in an amount totaling
\$38,663.95**

The Board reviewed O&M Expenditures paid in April 2026. Ms. Walden noted these have already been approved and need to be ratified by the Board.

On motion by Mr. Franko, seconded by Mr. Tinetti, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified the Operation and Maintenance Expenditures Paid in April 2026 in an amount totaling \$38,663.95.

NINTH ORDER OF BUSINESS**Recommendation of Work
Authorizations/Proposed Services**

Ms. Walden reviewed the Work Authorization from Juniper, in the amount of \$1,468.00, to install sod at the main monument and center island.

Mr. Fussell noted this was supposed to be repaired by a previous contractor but was not completed. The District has been issued a credit by that vendor.

There was discussion regarding the work needed and the location.

It was noted that Tavistock will be paying for half of the complete landscaping refurbishment of the main entrance, but this location is not included.

On motion by Mr. Tinetti, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Juniper Work Authorization for sod installation at the monument and center island, in the amount of \$1,468.00.

TENTH ORDER OF BUSINESS**Review of District's Financial Position
and Budget to Actual YTD**

Ms. Walden stated the financials are updated through the end of April. The District is approximately 58% through the Fiscal Year and has spent approximately 47% of the adopted budget. No action was required.

ELEVENTH ORDER OF BUSINESS

Staff Reports

<u>District Counsel</u> –	No report.
<u>District Manager</u> –	Ms. Walden noted the next meeting is scheduled for Tuesday, June 16, 2026.
<u>District Engineer</u> –	No report.
<u>Landscape Supervisor</u> –	No report.
<u>Construction Supervisor</u> –	No report.
<u>Irrigation Supervisor</u> –	Mr. Fussell noted the monthly landscape report (Minutes Exhibit A) was provided to the Board and will be provided monthly moving forward. Mr. Padua commented regarding the upcoming repairs are in the works and updates will be provided once available.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests at this time.

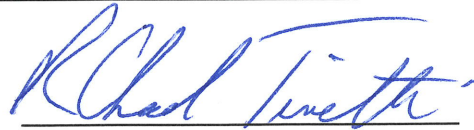
THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Walden requested a motion to adjourn.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the May 19, 2026, Meeting of the Board of Supervisors for the Greenway Improvement District was adjourned.


Secretary/Assistant Secretary


Chair/Vice Chair

Greeneway ID Monthly Landscape Report – April 2026

Maintenance – Mowing completed weekly on all common turf areas except for non-irrigated Bahia turf due to lack of rain. Edging performed along sidewalks, curbs, and hard surfaces. Shrub Pruning as needed for shape and visibility. Bed weeds manually removed and chemically treated as needed. Detail and trash removal for all areas was completed weekly this month per the specifications. Fertilizer and Pest Control application completed as specified. Irrigation Inspection was completed and the report is submitted separately.

Overall – The site is in Good condition overall. The turf, plants and trees are growing and healthy. No indications or reports of debris or trash accumulating. No signs of disease or insect infestations. A few areas need proposed enhancements.

Issues – Quite a few plants and small trees did not weather the cold very well. These areas have proposed extra work to be completed. The irrigation issue that was limiting water to the turf has been identified and repaired.

Looking Ahead – Regular maintenance activities continue as scheduled. Pruning for cold damage should be completed soon. Proposals are being generated to fill in bed areas. Scheduling for enhancements, fertilizer, and pest treatments will be provided once determined.

Submitted by

Pete Fussell

Berman

Greeneway ID Monthly Landscape Report – April 2026



Greenway ID Monthly Landscape Report – April 2026



Irrigation Inspection

Job Details

Date:

05/04/2026

Controller Make and Model:
Property Name from Inspection:

Greenway Improvement District - Maintenance

Controller Location:
Controller Name:

Doisy st

POC:
Weather Sensor Operational:

NOT WORKING

Account Manager:

BRUNO MEDINA ALVA

Are repairs included in Contractual Agreement:

No

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
6	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
7	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
8	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
9	Yes	1/2" - 3/4" Misc Fittings	3	No	No	Yes

Zone Assessment:

9

2 hours labor lateral line break

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
10	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
11	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
12	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
13	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
14	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
15	Yes	6" Pop-Up - Premium	1	No	No	No

Irrigation Inspection

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
16	Yes	1/2" - 3/4" Misc Fittings	3	No	No	Yes

Zone Assessment:

16
2 hours labor lateral line break

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
17	No				No	

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
18	No				No	

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
19	No				No	

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
20	Yes	6" Pop-Up - Premium	1	No	No	

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
21	No				No	

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
22	No				No	

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
23	No				No	

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
24	No				No	

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
25	No				No	

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
26	Yes	1/2" - 3/4" Misc Fittings	3	No	No	Yes

Zone Assessment:

26
2 hours labor lateral line break

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
27	Yes	6" Pop-Up - Premium	1	No	No	

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
28	No				No	

Irrigation Inspection

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
29	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
30	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
31	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
32	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
33	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
34	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
35	Yes	6" Pop-Up - Premium	1	No	No	
35	Yes	MPR Rotator Nozzle	2	No	No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
36	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
37	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
38	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
39	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
40	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
41	Yes	6" Pop-Up - Premium	1	No	No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
42	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
43	Yes	MPR Rotator Nozzle	1	No	No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
44	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
45	No				No	

Irrigation Inspection

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
46	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
47	Yes	6" Pop-Up - Premium	1	No	No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
48	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
49	Yes	MPR Rotator Nozzle	2	No	No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
50	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
51	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
52	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
53	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
54	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
55	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
56	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
57	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
58	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
59	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
60	No				No	

Irrigation Inspection

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: SAMUEL TRIANA VEGA

Is Property fully Inspected: Yes

Supervisor Name: Nick Edwards

Irrigation Inspection

Job Details

Date:
04/30/2026

Controller Make and Model:

Property Name from Inspection:
Greenway Improvement District - Maintenance

Controller Location:

Controller Name:
Gid 20

POC:

Weather Sensor Operational:
NOT WORKING

Account Manager:
BRUNO MEDINA ALVA

Are repairs included in Contractual Agreement:
No

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
9	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
10	Yes	6" Pop-Up - Premium	1	No	No	Yes
10	Yes	1/2" - 3/4" Misc Fittings	3	No	No	Yes

Zone Assessment:

10
2 hours labor lateral line break

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
11	Yes	6" Pop-Up - Premium	1	No	No	Yes
11	Yes	1/2" - 3/4" Misc Fittings	3	No	No	Yes

Zone Assessment:

11
2 hours labor lateral line break

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
12	No				No	

Irrigation Inspection

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
13	Yes	6" Pop-Up - Premium	1	No	No	Yes
13	Yes	1/2" - 3/4" Misc Fittings	6	No	No	Yes

Zone Assessment:

13
4 hours labor lateral lines break

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
14	No				No	

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
15	Yes	MPR Rotator Nozzle	1	No	No	

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
16	No				No	

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: SAMUEL TRIANA VEGA

Is Property fully Inspected: Yes

Supervisor Name: Nick Edwards

Irrigation Inspection

Job Details

Date:
05/04/2026

Controller Make and Model:

Property Name from Inspection:
Greenway Improvement District - Maintenance

Controller Location:

Controller Name:
Gid-21

POC:

Weather Sensor Operational:
NOT WORKING

Account Manager:
BRUNO MEDINA ALVA

Are repairs included in Contractual Agreement:
No

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#1	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#2	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#3	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
4	Yes	MPR Rotator Nozzle	2	No	No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
5	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
6	Yes	6" Pop-Up - Premium	1	No	No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
7	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
8	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
9	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
10	Yes	6" Pop-Up - Premium	1	No	No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
11	No				No	

Irrigation Inspection

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
12	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
13	Yes	6" Pop-Up - Premium	2	No	No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
14	Yes	Nozzles	1	No	No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
15	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
16	Yes	MPR Rotator Nozzle	2	No	No	

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: SAMUEL TRIANA VEGA

Is Property fully Inspected: Yes

Supervisor Name: Nick Edwards

Irrigation Inspection

Job Details

Date:
04/14/2026

Controller Make and Model:

Property Name from Inspection:
Greenway Improvement District - Maintenance

Controller Location:

Controller Name:
Gid-22

POC:

Weather Sensor Operational:
NOT WORKING

Account Manager:
BRUNO MEDINA ALVA

Are repairs included in Contractual Agreement:
No

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#1 rotors	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#2 rotors	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#3 rotors	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#4	No				Yes	Yes

Zone Assessment:

#4
Trouble shooting 2 hours

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#5 spray	Yes	1/2" - 3/4" Misc Fittings	4	Yes	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#6 spray	Yes	6" Pop-Up	2	Yes	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#7 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#8 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#9 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#10 spray	No				No	No

Irrigation Inspection

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#11 spray	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#12 spray	No				No	No

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: Nick Edwards

Is Property fully Inspected: Yes

Supervisor Name: Nick Edwards