

**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, June 16, 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	(joined via phone @ 2:36 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	
DJ Batten	Berman	
Eddie Padua	Berman	
Edgard Morales	Berman	
Pete Fussell	Berman	
Samantha Sharenow	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
May 19, 2026, Board of Supervisors'
Meeting**

The Board reviewed the minutes of the May 19, 2026, Board of Supervisors' Meeting.

On motion by Ms. Kost, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Minutes of the May 19, 2026, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2026
Audit Engagement Letter**

Ms. Walden noted this Engagement Letter is with Grau and Associates and will begin October 1, 2026. It has been reviewed by District Staff and is in line with the budget. It is recommended to approve in substantial form in order for District Counsel to review.

On motion by Ms. Kost, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Fiscal Year 2026 Audit Engagement Letter, in substantial form.

FIFTH ORDER OF BUSINESS

Presentation and Review of 2026 District Infrastructure Assessment Report

Mr. Schanck gave an overview of the report. There was discussion regarding the recommendations including to root prune and put in root barrier on the location in Photo 15.1.

Ms. Walden noted that Ms. Munroe joined the meeting in progress at 2:36 p.m.

The Board requested proposals for the issues found in Photos 15, 15.1, 20.1, 43, 44, and 47, as well as the water pooling issues on the sidewalks. It was recommended to contact the City for possible drainage improvements.

Discussion ensued regarding the water pooling issues, scope of work and damaged concrete next to Photo 22.

On motion by Ms. Kost, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District accepted the 2026 District Infrastructure Assessment Report.

SIXTH ORDER OF BUSINESS

Consideration of 2nd Amendment to Personnel Leasing Agreement with Berman

Ms. Walden requested that this item be tabled. There being no objection, the item was tabled and no action was taken by the Board.

SEVENTH ORDER OF BUSINESS

Consideration of Tree Pruning Proposals

Ms. Walden gave an overview of the two proposals that were received. It was noted that the District has used DWC Outdoors and Hauling previously and they are the lowest priced proposal.

On motion by Mr. Tinetti, seconded by Ms. Kost, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Tree Pruning Proposal from DWC Outdoors and Hauling in the amount of \$12,500.00.

EIGHTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in May 2026 in an amount totaling \$52,515.69

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

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 May 2026 in an amount totaling \$52,515.69.

NINTH ORDER OF BUSINESS

Recommendation of Work Authorizations/Proposed Services

Ms. Walden noted there were no Work Authorizations at this time.

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 May. The District is approximately 67% through the Fiscal Year and has spent approximately 54% 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, July 21, 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 (Exhibit A) was provided to the Board and there are no major issues at this time.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Mr. Tinetti provided a list of issues and photos within the District to the Board (Minutes Exhibit B). Mr. Tinetti reviewed them with the Board and District staff.

There was brief discussion regarding the issues noted in the list, and regarding filling in the entrance off Nemours and Tavistock with sod. It was noted that a proposal has not been received from Juniper yet.

Mr. Tinetti noted the feedback received that monument drawings are needed to fix the lighting and he will follow up.

There was brief discussion regarding the plants that were dormant due to the freeze. It was noted that almost all the plants that have been cut back are now growing back and proposals will be submitted for the bare areas.

There were no additional 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. Tinetti, with all in favor, the June 16, 2026, Meeting of the Board of Supervisors for the Greenway Improvement District was adjourned.


Secretary/Assistant Secretary


Chair/Vice Chair

Greenway ID Monthly Landscape Report – May 2026

Maintenance – Mowing completed weekly on all common turf areas except for non-irrigated Bahia turf. 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 – Some of the areas that were cut back have not recovered as expected. These areas will be addressed by the contractor and proposed for enhancements.

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

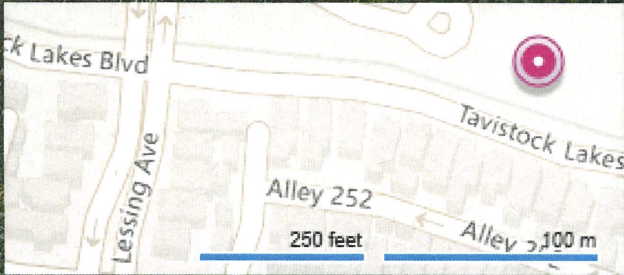
Greeneway ID Monthly Landscape Report – May 2026



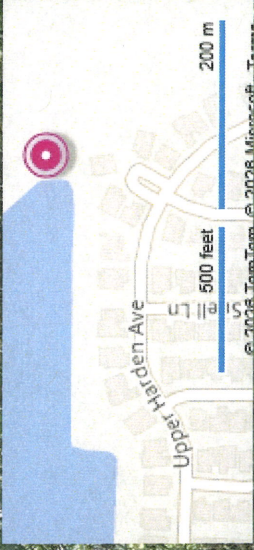
Greeneway Improvement District
Photos of Issues that need to be addressed
2026-06-16

Taken by Chad Tinetti

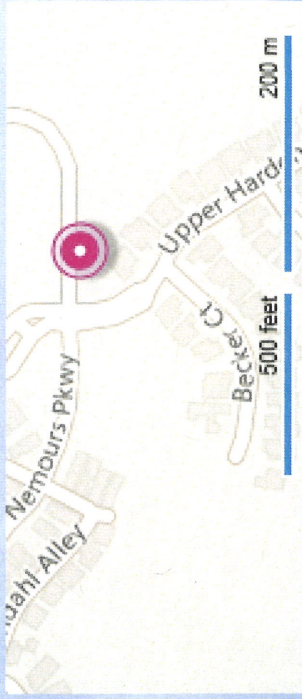
Appears that there may be some broken irrigation sprinklers in this area that are washing out the trail.



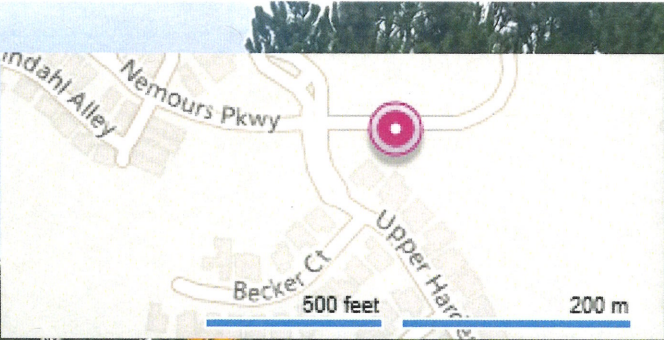
Fence down. I
stood back up but it
was not secure.
Needs to be
secured.



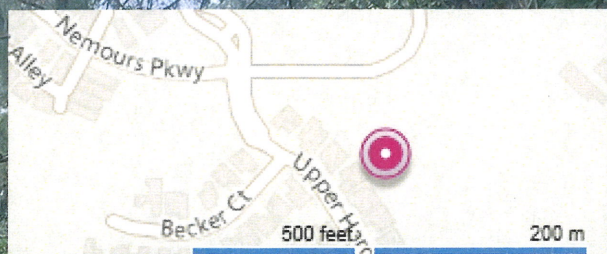
What should the landscaping look like in this area?



What should the landscaping look like in this area?



Abandoned bike



Broken irrigation
sprinkler.



Drains covered by dirt. Need to be cleaned out and put on schedule for landscape team to review on a regular basis.

