Greeneway Improvement District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817; Phone: 407-723-5900
www.greenewayid.org

The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Greeneway Improvement District ("District"), scheduled to be held at **2:30 p.m. on Tuesday, November 17, 2026, at 6900 Tavistock Lakes Blvd., Ste. 200, Orlando, FL 32827.** A quorum will be confirmed prior to the start of the meeting.

Phone: 1-844-621-3956 Computer: pfmcdd.webex.com Participant Code: 2531 126 0013#

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Roll Call to Confirm a Quorum
- Public Comment Period

1. **Swearing in Newly Elected Board Members**
2. **Consideration of the Minutes of the October 20, 2026, Board of Supervisors' Meeting** *(provided under separate cover)*
3. **Consideration of Resolution 2027-01, Declaring Vacancies**
4. **Consideration of Resolution 2027-02, Election of Officers**

Business Matters

5. **Consideration of Assignment Agreement with LJA Engineering f/k/a McIntosh & Associates** *(provided under separate cover)*
6. **Consideration of Resolution 2027-03, Adopting an Amended Budget for Fiscal Year 2026** *(provided under separate cover)*
7. **Review and Acceptance of Fiscal Year 2026 Goals, Objectives, and Performance Measures and Standards**
8. **Ratification of Operation and Maintenance Expenditures Paid in October 2026 in an amount totaling $31,879.91** *(provided under separate cover)*
9. **Recommendation of Work Authorizations/Proposed Services *(if applicable)***
10. **Review of District's Financial Position and Budget to Actual YTD** *(provided under separate cover)*

Other Business

A. Staff Reports
   1. District Counsel
   2. District Manager
   3. District Engineer
   4. Construction Supervisor
   5. Landscape Supervisor – Monthly Landscape Report
   6. Irrigation Supervisor

B. Supervisor Requests

Adjournment

Greeneway Improvement District

Oath of Office

GREENEWAY IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE

I,_____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF GREENEWAY IMPROVEMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

_____
Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of □ physical presence or □ online notarization, this _____ day of _____, 2026, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Greeneway Improvement District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

_____
Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

Greeneway Improvement District

Minutes of the October 20, 2026,
Board of Supervisors' Meeting
(provided under separate cover)

Greeneway Improvement District

Resolution 2027-01,
Declaring Vacancies

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GREENEWAY IMPROVEMENT DISTRICT DECLARING VACANCIES IN CERTAIN SEATS ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), *FLORIDA STATUTES*; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Greeneway Improvement District (**"District"**) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on November 3, 2026, two (2) members of the Board of Supervisors (**"Board"**) were to be elected by the **"Qualified Electors"** of the District, as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period there was one Qualified Elector who qualified to run for the two (2) seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare the one seat vacant, effective the second Tuesday following the general election; and

WHEREAS, Qualified Electors are to be appointed to the vacant seat within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seat available for election as vacant.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GREENEWAY IMPROVEMENT DISTRICT:

1. DECLARATION OF VACANT BOARD SUPERVISOR SEATS. The following seat is hereby declared vacant effective as of November 17, 2026:

Seat #2 (currently held by Chad Tinetti)

2. INCUMBENT BOARD SUPERVISORS. Until such time as the Board nominates Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent Board Supervisors of those respective seats shall remain in office.

3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of

this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 17th day of November, 2026.

ATTEST: **GREENEWAY IMPROVEMENT DISTRICT**

_____ _____

Print Name:_____ Chairperson, Board of Supervisors

Greeneway Improvement District

Resolution 2027-02,
Election of Officers

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GREENEWAY IMPROVEMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the **GREENEWAY IMPROVEMENT DISTRICT** (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to elect the Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GREENEWAY IMPROVEMENT DISTRICT:

Section 1. Chad Tinetti is elected Chair.

Section 2. Karen Duerr is elected Vice Chair.

Section 3. Jennifer Walden is elected Secretary.

Section 4. Lynne Mullins is elected Assistant Secretary.

Matthew Franko is elected Assistant Secretary.

Amanda Kost is elected Assistant Secretary.

Antoinette Munroe is elected Assistant Secretary.

Section 5. Jennifer Glasgow is elected Treasurer.

Section 6. Amanda Lane is elected Assistant Treasurer.

Amy Champagne is elected Assistant Treasurer.

Rick Montejano is elected Assistant Treasurer.

Verona Griffith is elected Assistant Treasurer.

Section 7. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 8. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17th DAY of November 2026.

ATTEST: **GREENEWAY IMPROVEMENT DISTRICT**

_____ _____

Secretary/Assistant Secretary Chair/Vice-Chair

Greeneway Improvement District

Assignment Agreement with LJA Engineering f/k/a McIntosh & Associates

(provided under separate cover)

Greeneway Improvement District

Resolution 2027-03,
Adopting an Amended Budget for Fiscal Year 2026

(provided under separate cover)

Greeneway Improvement District

Fiscal Year 2026 Goals, Objectives, and Performance Measures and Standards

Greeneway Improvement District
Goals, Objectives and Annual Reporting Form

Performance Measures/Standards &
Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes ✓ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ✓ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ✓ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.
Achieved: Yes ✓ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ✓ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ✓ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ✓ No ☐

Chair/Vice Chair:_____ Date:_____

Print Name:_____

District Manager:_____ Date:_____

Print Name:_____

Greeneway Improvement District

Operation and Maintenance Expenditures Paid in October 2026 in an amount totaling $31,879.91

(provided under separate cover)

Greeneway Improvement District

Work Authorizations/Proposed Services

(if applicable)

Greeneway Improvement District

District's Financial Position and Budget to Actual YTD

(provided under separate cover)

Greeneway Improvement District

Monthly Landscape Report

BERMAN

TASK SERVICE REPORT

Greeneway Improvement District

United States

ASSET DETAILS

Asset

Asset Address

TASK NO. 91216

Service Date	10/06/2026
Service Time	8:00:00AM
Task Type	Site Walk
Technician	Pete Fussell
Actions Taken	

CUSTOMER SITE WALK REPORT

Inspection Summary

EXECUTIVE SUMMARY

Landscape management throughout the Greeneway Improvement District focused on maintaining established landscape standards, addressing irrigation system concerns, coordinating turf and ornamental plant replacements, and preparing landscape improvements for district review. Attention was directed toward landscape conditions along Nemours Parkway, including declining Trinette arboricola plantings and turf areas requiring restoration. Contractor proposals were reviewed and additional cost breakdowns requested to support accurate evaluation and potential Board consideration. Irrigation management was another priority. District correspondence identified concerns regarding elevated water consumption and potential irrigation breaks. Subsequent communication indicated that several irrigation system deficiencies had been identified and repaired, with water consumption expected to return toward normal operating levels. October also included coordination of irrigation troubleshooting, landscape contractor inspections, and enhancement proposals. Overall, the district demonstrated continued landscape management activity, with priorities centered on plant health, irrigation efficiency, restoration of deficient landscape areas, and contractor accountability.

OBSERVATIONS / FINDINGS

Turfgrass maintenance and appearance - Routine landscape maintenance should continue to emphasize consistent mowing, edging, string trimming, and detailing of roadway corridors, medians, and entrance features. Seasonal turf growth and rainfall patterns should guide mowing frequency, particularly as Central Florida transitions toward cooler and drier conditions. Areas of thin, damaged, or declining turf along Nemours Parkway were identified for potential sod replacement. Restoration of these locations will help improve landscape uniformity and reduce exposed soil and weed intrusion. Ornamental shrubs and planting beds- Declining Trinette arboricola was identified in five planting beds along Nemours Parkway. The plant material was reported as not recovering satisfactorily, prompting a replacement proposal. The proposed work includes replacement of affected ornamental shrubs and related turf restoration. Management requested that the contractor provide a more detailed scope identifying site preparation, labor, demolition and debris removal, equipment, and plant and turf pricing according to the contract rate schedule. Irrigation system performance - On October 21, correspondence regarding potential irrigation breaks addressed unusually high water consumption within the district. The response indicated that several irrigation issues had been identified and addressed and that consumption should improve following those repairs. Separate irrigation troubleshooting documentation identified GID Controller 21, including Zones 17 and 20, as requiring additional investigation. Water consumption reports were distributed during October for management review. The available reports principally concerned September usage and should be treated as historical baseline information rather than confirmation of October consumption. Landscape enhancement coordination - The Trinette and sod replacement proposal was advanced through management review in October. Correspondence indicated that the proposal could proceed for Board consideration, subject to clarification of pricing and scope. This coordination supports a more transparent approval process and helps establish consistent contractor pricing for future landscape restoration projects.

AREAS OF CONCERN

Irrigation water consumption and potential leaks - Elevated irrigation water usage requires continued monitoring despite the repairs reported in October. Follow-up consumption data will be necessary to establish whether the corrective work has successfully reduced unnecessary water use. Declining Trinette arboricola - The five affected planting beds along Nemours Parkway remain a landscape restoration priority. Continued plant decline can negatively affect uniformity, expose planting-bed soil, and diminish the visual appearance of this prominent corridor. Turf restoration - Areas identified for sod replacement should be evaluated for underlying causes of deterioration, including irrigation distribution, soil compaction, drainage, and construction-related disturbance. Replacement without addressing the contributing conditions could result in recurring turf loss. Proposal documentation and project closeout - Contractor proposals and invoices should be reconciled against approved scopes, completed work, and applicable contract pricing. October correspondence raised questions about supporting documentation for invoices, making confirmation of work completion and authorization particularly important.

RECOMMENDED ACTIONS

To maintain district landscape standards and improve operational efficiency, the following actions are recommended: Continue routine maintenance: Maintain biweekly mowing where appropriate for seasonal growth, with non-mowing weeks dedicated to detailed edging, shrub pruning, weed management, and landscape cleanup. Prioritize Nemours Parkway improvements: Finalize the Trinette and sod replacement scope, verify quantities and unit pricing, and present the revised proposal for Board consideration. Verify irrigation repairs: Conduct follow-up inspections of previously identified deficiencies, including Controller 21, and document repairs, zone operation, coverage, and system pressure. Monitor water consumption: Compare subsequent utility and irrigation reports against previous usage to determine whether the reported repairs have corrected excessive consumption. Maintain contractor accountability: Requires detailed service records, photographs, completion dates, and clear pricing documentation for enhancement and irrigation work.

ADDITIONAL NOTES

As the district enters November, landscape maintenance will transition further into seasonal operating practices appropriate for Central Florida. A contractor report distributed November 3 stated that districts had moved to biweekly mowing, with non-mowing weeks dedicated to detailing, weed control, and seasonal projects. This schedule should be monitored to ensure that landscape appearance remains consistent throughout the district. The contractor will continue coordinating outstanding landscape enhancement proposals, monitoring irrigation consumption, and ensuring that contractor documentation is complete before project closeout.

Greeneway ID Monthly Landscape Report – October 2026









CEPRA LANDSCAPE

Irrigation Maintenance & Inspection

2026 Field Inspection Report

PROPERTY NAME / CONTROLLER NAME	INSPECTION DATE	TECHNICIAN NAME	CONTROLLER MAKE & MODEL
Greeneway Improvement District Section 3 (65)	Oct 25, 2026 7:58:00 PM EDT	Dino Porcella (dino.porcella)	Rainbird ESP-LXME2

SYSTEM STATUS

CLOCK STATUS

- ■ Operational
- ☐ Not Operational
- ☐ Screen is Bad
- ☐ Turn Dials Not Operational
- ☐ Buttons Not Operational
- ☐ Bug Infestation
- ☐ Door Does Not Lock
- ☐ Missing or Damaged Door

CLOCK COMMENTS

WEATHER SENSOR

- ■ Operational
- ☐ Not Operational
- ☐ Weather Station Controlled
- ☐ Installation is in an Incorrect Location
- ☐ Needs Wireless Rain Sensor Device
- ☐ Rain Sensor is ON
- ☐ Rain Sensor is OFF

POC INFORMATION

MAINLINE BREAK?

MAINLINE BREAK PHOTO

N/A

PUMP TYPE

- ■ Pressurized
- ☐ Pump Start
- ☐ Centrifugal
- ☐ Submersible
- ☐ VFD Drive

PUMP STATUS

- ■ Operational
- ☐ Not Operational
- ☐ Pressure Gauge Not Operational
- ☐ Bug Infestation of Control Box
- ☐ Bug Infestation of Pressure Switch
- ☐ Leaks or Drips in System
- ☐ Control Box is in Poor Condition
- ☐ Exposed Electrical Parts
- ☐ Pressure Tank Will Not Maintain Correct Pressure
- ☐ Bladder is Waterlogged
- ☐ Ohms are Not in Proper Range
- ☐ Amperage of Motor is Not in Range
- ☐ Pressure Relief Valve is Not Operational
- ☐ Pressure Switch is Not Operational

PROGRAM INFORMATION

	Program A	Program B	Program C	Program D	Program E	Program F
Start Time	11:00 PM					
Seasonal Adjust						
Run Days	Monday, Wednesday, Thursday, Saturday					

ADDITIONAL COMMENTS

Repairs/Faults and Upgrades cells: **repaired** (left) / **not repaired** (right). – = none in that zone.

ZONE INFORMATION	ZONES 9 TO 12–NAN											
Item / Zone →	**9 to 12**	**1 to 8**	**13**	**14 to 20**	**NaN**	**NaN**	**NaN**	**NaN**	**NaN**	**NaN**	**NaN**	**NaN**
Zone Type	Sprays	Sprays	Bubbler	Sprays								
Prog A Run Time	20 min	15 min	10 min	20 min								
Prog B Run Time	–	–	–	–								
Prog C Run Time	–	–	–	–								
Prog D Run Time	–	–	–	–								
Prog E Run Time	–	–	–	–								
Prog F Run Time	–	–	–	–								
Primary Plant Material	–	–	–	–								
Secondary Plant Material	–	–	–	–								
Third Plant Material	–	–	–	–								
MAINTENANCE ITEMS												
Adjust Arc / Radius	–	–	–	–								
Unclog Nozzle	–	–	–	–								
Straighten Head	–	–	–	–								
Misc Repair	–	–	–	–								
REPAIRS & FAULTS												
Faults on Zone	–	–	–	–								
Rain Sensor	–	–	–	–								
Raise Head in Turf	–	–	–	–								
Lower Head in Turf	–	–	–	–								
Microjet Nozzle	–	–	–	–								
Broken Nozzle	–	–	–	–								
Broken MP Rotator	–	–	–	–								
Broken Riser	–	–	–	–								
Broken Tree Bubbler	–	–	–	–								
Broken SQQTR Nozzle	–	–	–	–								
Broken 6" Spray Head	–	–	–	–								
Broken 12" Spray Head	–	–	–	–								
Broken 6" Rotor	–	–	–	–								
Broken 12" Rotor	–	–	–	–								
Leaking 6" Spray Head	–	–	–	–								
Leaking 12" Spray Head	–	–	–	–								
Leaking 6" Rotor	–	–	–	–								
Leaking 12" Rotor	–	–	–	–								
Broken Drip Line	–	–	–	–								
Broken Lateral Line	–	–	–	–								
Solenoid	–	–	–	–								
Broken Valve	–	–	–	–								
Broken Valve Box	–	–	–	–								
UPGRADES												
Add 6" Spray Head <10'	–	–	–	–								
Add 12" Spray Head <10'	–	–	–	–								
Add 6" Rotor <10'	–	–	–	–								
Add 12" Rotor <10'	–	–	–	–								
Add Tree Bubbler	–	–	–	–								
Relocate Head	–	–	–	–								
Shrub Riser/Exist. Nozzle	–	–	–	–								
Shrub Riser/New Nozzle	–	–	–	–								
4" to 6" Spray Head	–	–	–	–								
6" to 12" Spray Head	–	–	–	–								
Battery Pack	–	–	–	–								
Battery Pack RSD	–	–	–	–								
Other	–	–	–	–								
ZONE COMMENTS												
Comments	–	–	–	–								

Left = repaired on-site **Right** = not repaired – = none in that zone

CEPRA LANDSCAPE

Irrigation Maintenance & Inspection

2026 Field Inspection Report

PROPERTY NAME / CONTROLLER NAME	INSPECTION DATE	TECHNICIAN NAME	CONTROLLER MAKE & MODEL
Greeneway Improvement District Section 3 (65)	Oct 25, 2026 7:58:00 PM EDT	Dino Porcella (dino.porcella)	Rainbird ESP-LXME2

INSPECTION SUMMARY — ALL ZONES

28
TOTAL BROKEN ITEMS

28
REPAIRED ON-SITE

0
STILL NEEDS REPAIR

REPAIRS & FAULTS

Item	Broken	Repaired	Needs Repair
Microjet Nozzle	1	1	
Broken Nozzle	12	12	
Broken Tree Bubbler	3	3	
Broken 6" Spray Head	8	8	
Broken 12" Spray Head	2	2	
Broken Lateral Line	2	2	

MAINTENANCE PERFORMED

No maintenance recorded.

UPGRADES

Item	Repaired	Not Repaired
No upgrades recorded.		

ZONE COMMENTS

No zone comments recorded.

DOCUMENTATION PHOTOS

No documentation photos submitted.

TECHNICIAN SIGNATURE



Dino Porcella (dino.porcella)

ACCOUNT MANAGER REVIEW

Date / Signature