

MINUTES OF MEETING
DOWDEN WEST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Dowden West Community Development District was held Thursday, December 15, 2022 at 9:00 a.m. in the offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Chuck Bell	Chairman
Gabe Madlang	Vice Chairperson
Dane Hamilton	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jay Lazarovich	District Counsel
Peter Armans	District Engineer <i>by telephone</i>
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Individual to Fill Seat 2 with a Term Ending November 2023**
 - B. Administration of Oath of Office to Newly Appointed Board Member**
 - C. Consideration of Resolution 2023-04 Electing an Assistant Secretary**
- This item was tabled.

FOURTH ORDER OF BUSINESS

**Approval of the Minutes of the November 17,
2022 Meeting**

On MOTION by Mr. Bell seconded by Mr. Madlang with all in favor the minutes of the November 17, 2022 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-03
Ratifying the Conveyance of Real Property
and Improvements**

Mr. Lazarovich: Resolution 2023-03 is ratifying the conveyance of utilities in the Phase N1C Plat. The developer reached out and asked that this be the final project in Tract EE. As part of this resolution we have a bill of sale, an agreement regarding taxes and owner's affidavit and a certificate of the District engineer. I spoke with the engineer this morning and we are waiting on a couple other approvals, but once that is conveyed, we will get this sent to the County.

On MOTION by Mr. Bell seconded by Mr. Madlang with all in favor Resolution 2023-03 Ratifying the Conveyance of Real Property and Improvements was ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Lazarovich: We are finishing up the pond transfer in Tract K.

B. Engineer

There being none, the next item followed.

C. Manager

i. Approval of Check Register

Mr. Showe presented the check register from November 5, 2022 through December 2, 2022 in the amount of \$48,436.05.

On MOTION by Mr. Bell seconded by Mr. Madlang with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

iii. Field Manager

Mr. Scheerer: We are still working on that framework for the solar panel. I had Terry's Electric out and they haven't gotten back to me if that is something they can repair. We are also getting a quote from Clark Mosquito for midge control at the request of a homeowner. Once we get that information, we will present it at the next board meeting. I have reached out to the landscaper and pond contractor in advance of the storm today to make sure we have boots on the

ground by tomorrow. My understanding is it is supposed to hit Orlando South. I will be onsite tomorrow it is my regularly scheduled date and I will see firsthand if there are any concerns and will pass that along to everybody if there is some.

SEVENTH ORDER OF BUSINESS Supervisor's Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS Other Business


There being none, the next item followed.

NINTH ORDER OF BUSINESS Next Meeting Date

Mr. Showe stated the next meeting is scheduled for January 19, 2023.

TENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Bell seconded by Mr. Madlang with all in favor the meeting adjourned at 9:05 a.m.



Secretary/Assistant Secretary



Chairman/~~Vice-Chairman~~