

**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, **March 19, 2026** 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
Amy Herkovitz	Assistant Secretary
Aaron Simmons	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jay Lazarovich	District Counsel
Rey Malave	District Engineer <i>by telephone</i>
Alan Scheerer	Field Manager
Karly Chambers	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll. He stated Mr. Simmons signed the oath of office prior to the meeting.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 20, 2025 Meeting

On MOTION by Mr. Bell seconded by Mr. Simmons with all in favor the Minutes of the November 20, 2025 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

Discussion of the Addition of Fountains

Mr. Showe: The next two items were requested by Mr. Simmons.

Mr. Simmons: I know this is a new development and I have never been in a new development so I don't know when fountains get put in or not. I came from Vista Lake CDD, which is an older community where they have a dozen of them. I'm curious how this would go and we would probably have to plan for it in next year's budget. I would like some feedback.

Mr. Bell: Fountains are mostly for aesthetics. They serve no function for water quality and in my experience one fountain to install is \$30,000 to \$50,000 depending on the horsepower of the pump. There is also the monthly electric depending on the size of the motor could be \$500 to \$1,500. They also break down at least once a year. Some people say fountains help with water quality and algae but that is not the case, it is more aesthetic. If there is something with the water quality that can be treated chemically or depending on the pond you can put aerators in to clear up the water.

Mr. Simmons: Do the ponds have aerators now?

Mr. Bell: No. They don't have anything, they are interconnected. If we were having any issues, we will see a consultant about the best way to clear up the issue. We tried to keep things as natural as possible.

Mr. Simmons: Where I came from there was at least an aerator in every pond. If an aerator needed to be installed, how far into a new development should we expect that decision to be made?

Mr. Showe: Most districts don't have aerators. We have a firm that treats the lakes once a month so we don't need the aerators. At any point the board can elect to install aerators or fountains. It is a decision of the board. Fountains are hotly debated in the districts that we manage and it comes down to cost/benefit.

FIFTH ORDER OF BUSINESS

Discussion of Landscaping at Intersection of Dowden Road and Launch Point Road

Mr. Simmons: I know you have been to that intersection. I always see people stopping in the walkway because they can't see the sidewalk. The road is not a problem but when kids come by on those fast bikes there is an issue. Is there any landscaping we can put there that will not grow that tall?

Mr. Scheerer: The manager for the developer is looking at the sight lines approved by the City of Orlando. I have been there several times, and I think I misunderstood your original request,

I thought it was about the pink muhly grass so those were cut back when they stopped blooming. The way this intersection works is you stop at the stop bar, look in both directions and then slowly merge into the pedestrian crosswalk area. Then you don't have sight issues. Kasin is researching where everything is now. That is probably some of the healthiest four corners of Coontie Palms that we have and if there is a recommendation for us to remove them, we will have to get a price because that is a lot of palms on all four sides. It is a matter of being cautious and the e-bikes don't make it any easier. Once I get the feedback and whether we meet sight distance requirements we can bring something back to the board.

Mr. Bell: Do you want to have the district engineer confirm?

Mr. Simmons: Absolutely

Mr. Malave: We can do that. Is there a sign saying there is a crosswalk ahead?

Mr. Scheerer: No.

Mr. Malave: Maybe that is something we can add.

SIXTH ORDER OF BUSINESS

Ratification of Master Lighting Installation, Upgrade and Services Agreement from OUC for Dowden Road Segment 4

SEVENTH ORDER OF BUSINESS

Ratification of Master Lighting Installation, Upgrade and Services Agreement from OUC for Dowden Road Segment 5

Mr. Lazarovich: Section 5.5 they have OUC's sovereign immunity and we want to add in that applies to us as well. I know that they are not usually fond of taking comments. 5.13 is an optional section if you want banner arms on the lights.

Mr. Bell: I think we kept that option if the district or city wanted to put any Christmas lights or banners on. The intent was to have that opportunity.

On MOTION by Mr. Bell seconded by Ms. Herkovitz with all in favor the master lighting installation, upgrade and services agreement from OUC for Dowden Road Segment 4 and Segment 5 was ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

Mr. Malave: We are planning our stormwater and facilities inspection for the summer because they are due June 30th. We will prepare a work order for that and get it scheduled. That will also suffice for the goal of reviewing the stormwater system and inspection.

Mr. Simmons: Where does the stormwater flow off the Meridian Park subdivision? From where I came from it flowed into the Econ River and went north.

Mr. Bell: You have a series of wetlands in between all that and they flow north then connect and then flow south. Eventually a drop of water will go south, go under the OUC railroad tracks and head down to Lake Hart.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Bell seconded by Ms. Herkovitz 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.

D. Field Manager

Mr. Scheerer: We had a prebudget meeting a couple weeks ago with the developer's reps and the landscaper to work on any additional costs we are expecting for 2027 and we are putting that together in advance of the budget meeting. MAK, the installer for the landscaping along the East/West Road has some punch list items they are still working on. Once those have been confirmed complete we will take those over. Mattamy also sent a list of irrigation meters to transfer into the name of the CDD. We are currently onsite verifying the location of all the meters and making sure they serve CDD property before we actually do the install. The midge services are up and running, February is typically when they start back up on the ponds that were approved by the board. I think everything is recovering very nicely. We do have a palm tree on Dowden Road that looks like it is suffering from what I saw this morning so I sent that over to Yellowstone. Any of the plants that were damaged from the freeze we will continue to monitor. Any that look like they are coming back we will cut them back, give them a chance to grow in and any replacements we

will get a proposal from the landscaper. Karly Chambers is new to GMS and started yesterday and she will be working in the field with us going forward.

NINTH ORDER OF BUSINESS **Supervisor's Requests**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS **Next Meeting Date – April 16, 2026**

Mr. Showe: Our next scheduled meeting is April 16th. We have our proposed budget slated for May 21st.

TWELFTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Bell seconded by Mr. Simmons with all in favor the meeting adjourned at 9:24 a.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman