

**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, May 21, 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
Neil Weiderhaft	Vice Chairperson
Amy Herskovitz	Assistant Secretary
Aaron Simmons	Assistant Secretary
Nicolle Boujaber-Diederichs	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, and stated Nicolle is completing her oath now so she can participate.

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 March 19, 2026 Meeting

Mr. Showe: You have the minutes of the March 19, 2026 meeting. We can take any comments, corrections, or changes at this time.

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On MOTION by Mr. Bell seconded by Mr. Weiderhaft with all in favor the Minutes of the March 19, 2026 meeting were approved as amended.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2026-02
Approving the Proposed Fiscal Year 2027
Budget and Setting a Public Hearing**

Mr. Showe: Resolution 2026-02 approves the proposed Fiscal Year 2027 budget, sets the public hearing for August 20, 2026, and directs staff to transmit the proposed budget to the City of Orlando and Orange County as well as post it on the district's website. We were able to keep assessments level for the next fiscal year. We can move money between account lines but today you are setting the cap on the assessments.

On MOTION by Mr. Bell seconded by Mr. Weiderhaft with all in favor Resolution 2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing for August 20, 2026 was approved.

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

Mr. Showe: In the management letter there are no prior year findings, no current year findings and we meet all of the proper conditions of a CDD. They had no concerns. It is a clean audit.

On MOTION by Mr. Simmons seconded by Mr. Bell with all in favor Accepting the Fiscal Year 2025 Audit Report was approved.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

There being no comments, the next item followed.

B. Engineer

Mr. Malave: There is a stormwater needs report required by the state to be prepared by every CDD every five years. In 2027 it will be required to update that report and submit it to the

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state. We will be working on that at the beginning of next year. We will do the engineer's report for the district that is due June 30th and we are working on that also.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Bell seconded by Ms. Boujaber-Diederichs 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. Presentation of number of Registered voters – 893

A copy of the letter from the supervisor of elections reporting 893 registered voters residing in the district was included in the agenda package.

iv. General Election Qualifying Period and Procedure

Mr. Showe: Two seats will go to general election this year, seat 1 currently held by Mr. Bell and seat 3 currently held by Mr. Weiderhaft. Anybody interested in qualifying for those seats will need to go to the supervisor of elections office. All the instructions are in the agenda package. The official qualifying period is from noon June 8th to noon June 12th.

Mr. Weiderhaft: Do those seats have to be filled by residents?

Mr. Showe: Yes. These are general elected seats; it has to be someone registered to vote and lives within the boundaries of the district.

Mr. Weiderhaft: If no one qualifies, do they keep their seats?

Mr. Showe: Typically, that would be a carry-over seat. You can do a resolution that keeps them in the seats until a qualified elector shows up.

Mr. Weiderhaft: After this deadline and they stay in their seats, then somebody comes and says I want to be a part of that. They would be able to take one of the seats?

Mr. Showe: As long as they are a qualified elector the district has an obligation to fill the seat.

Mr. Weiderhaft: If three or four people wanted to fill those seats, they could do that now.

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Mr. Showe: Right now, there is no vacancy. They would have to go through the election process and qualify for the open seats and if there is competition, it goes on the ballot in November.

D. Field Manager

Mr. Scheerer: There is not a lot to report on the field side. We are consistent with our ride throughs, we are there every Friday, I will be there again tomorrow at 9:00 a.m. There is a little hog damage. We will continue to monitor those. As development goes on in the area you can imagine they have nowhere to go and are looking for something to eat. We will continue to work on that and fix those areas that need it. There is a park in Phase N1A, it has a pergola. The pergola is freshly washed and the surrounding sidewalks are done. We will continue to monitor any new open space for additional maintenance. There is an alleyway behind a lift station that goes behind the homes and butts up to a K1 pond for Storey Park, and we have had photographs of people parking in that open space. We may want to look at some point to install no parking signs. We are still getting concerns about the intersection by the Coontie Palm cutback. We are going to be there tomorrow to lay out which areas we have to remove to fully satisfy some concerns. The engineer looked at it and said we need to make sure we are maintaining a line of sight and people have a problem stopping at the stop bar then merging into the pedestrian area in order to advance into the intersection. We are going to cut back what we feel we need to cut back and modify that with some additional turf. Midge control is ongoing. We are monitoring the rest of the turnover from East West Road segment 2. We have a few minor issues to be resolved by the install contractor.

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

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS**Next Meeting Date – June 18, 2026**

Mr. Showe stated the next meeting is scheduled for June 18th, and we will look to see if we need to hold that meeting or not.

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TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bell seconded by Ms. Boujaber-Diederichs
with all in favor the meeting adjourned at 9:40 a.m.

Signed by:

Jason Showe

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Secretary/Assistant Secretary

Signed by:

Ralph Charles Bell

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Chairman/Vice Chairman