

**MINUTES OF MEETING
CROSSWINDS EAST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Crosswinds East Community Development District was held **Tuesday, April 1, 2025** at 10:37 a.m. at 346 E. Central Avenue, Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk *by Zoom*
Jessica Spencer
Bobbie Henley
Lindsey Roden

Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Roy Van Wyk
Meredith Hammock *by Zoom*
Chace Arrington *by Zoom*
Rey Malave *by Zoom*
Joel Blanco
Courtney McHale

District Manager, GMS
District Counsel, Kilinski Van Wyk
District Counsel, Kilinski Van Wyk
District Engineer, Dewberry
District Engineer, Dewberry
Field Manager, GMS
Harris Civil Engineers

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 10:37 a.m. and called the roll. Four Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present and none joining by Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the March 4, 2025
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the March 4, 2025 Board of Supervisors meeting and asked for any questions, comments, or corrections. The Board had no changes to the minutes.

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Crosswinds East CDD

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Minutes of the March 4, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of Amenity Policies and Rates for the District

Ms. Burns noted this public hearing has been advertised in the paper and asked for a motion to open the public hearing.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2025-05 Adopting Amenity Policies and Rates for the District

Ms. Burns stated these are the same set of rules that the Board saw when this hearing was set and includes the standard set of rules for the facility including some lakes and ponds policies, policy for the pool, and dog park included.

On MOTION by Ms. Spencer, seconded by Ms. Henley, with all in favor, Resolution 2025-05 Adopting Amenity Policies and Rates for the District, was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

Ratification of Phase 1B Wall Utility Easement

Ms. Burns noted this easement had already been approved; they were just looking for a motion to ratify.

On MOTION by Ms. Schwenk, seconded by Ms. Spencer, with all in favor, the Phase 1B Wall Utility Easement, was ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

April 1, 2025

Crosswinds East CDD

A. Attorney

Mr. Van Wyk asked the Board to consider acceptance of tracts 1.2, 2.1, 2.2, 2.3, 3.1, 4.2, 4.3, E, F, K, L, S, T, U, V, OS1, 2, 3, 6, 8, 10 – 22, 25, 29, 30, 31, 33, 34, 35, 36, 38, 39, 42 and 43 in Crosswinds Phase 1.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Additional Conveyances Subject to Completion, was approved.

B. Engineer

Mr. Malave had nothing to report.

C. Field Manager's Report

Mr. Blanco presented the Field Management Report on page 47 of the agenda package.

i. Consideration of Proposal for Pool Maintenance Services from Resort Pool Services

Mr. Blanco presented a pool maintenance proposal for three times a week at \$1,500 per month from Resort Pool Services.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Resort Pool Services Proposal for Pool Maintenance 3 times per week, was approved.

ii. Consideration of Proposal for Janitorial Maintenance Services

Mr. Blanco presented a janitorial proposal for two times a week at \$500 per month. Ms. Burns noted a contract will be drafted in a way that allows field staff to add trash cans and dog waste stations as they come on.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the CSS Proposal for Janitorial Maintenance Services 3 Days Per Week with Option to Add Dog Waste Stations & Trash Cans as Needed Once Installed, was approved.

D. District Manager's Report

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Crosswinds East CDD

i. Approval of Check Register

Ms. Burns noted the check register is included in the package for review and offered to answer any questions.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns noted financial statements are included in the package for review. No action is required.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked the Board for adjournment.

On MOTION by Ms. Henley seconded by Ms. Spencer, with all in favor, the meeting was adjourned.

Jill Burns

Secretary/Assistant Secretary

Signed by:

Rennie Heath

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Chairman/Vice Chairman