

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

The continued meeting of the Board of Supervisors of the Crosswinds East Community Development District was held on **Tuesday, February 3, 2026**, at 9:21 a.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk
Jessica Spencer
Lindsey Roden

Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Meredith Hammock
Mitchell Zwang *by Zoom*
Chace Arrington *by Zoom*
Rey Malave *by Zoom*
Joey Duncan *by Zoom*
Marshall Tindall

District Manager, GMS
District Counsel, Kilinski Van Wyk
District Counsel, Kilinski Van Wyk
District Engineer, Dewberry
District Engineer, Dewberry
District Engineer, Dewberry
Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 9:21 a.m. and called the roll. Three Board members were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present, and none joining by Zoom. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of January 6, 2026
Board of Supervisors Meeting**

Ms. Burns presented the minutes from January 6, 2026 Board of Supervisors meeting. The Board had no changes to the minutes.

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On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Minutes of the January 6, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Equipment Lease/Purchase Agreement for Pool Furniture at Amenity

Ms. Burns stated this agreement is for the furniture as well as the payment schedule. She noted that this payment schedule starts 10/1, so it is a little bit later to account for being able to include this in the budget for the next fiscal year. Ms. Burns clarified the cost was around \$27,000 per year.

On MOTION by Ms. Schwenk, seconded by Ms. Roden, with all in favor, the Equipment Lease/Purchase Agreement for Pool Furniture at Amenity, was approved.

FIFTH ORDER OF BUSINESS

Consideration of 2026 Contract Agreement with Polk County Property Appraiser

Ms. Burns stated that this is our annual renewal to be able to collect assessments on the tax bill.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the 2026 Contract Agreement with Polk County Property Appraiser, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock stated she had no specific reports from their office.

B. Engineer

Mr. Arrington stated he had nothing to report.

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C. Field Manager’s Report

Mr. Tindall reviewed the field manager’s report. He stated that Delta Doors has taken over some of the tracts and it includes this new landscaper going with them and trying to get them to orient on the site. He noted that they are doing good so far. He stated that they have some frost damage that is being monitored throughout the community. He noted that some of the other plants had some tip damage from the other day so they will be keeping tabs on that a little later in the month, put together a fine hand field by section of our pocket landscape for replacements. He stated that the pool was doing okay and noted that they had some new areas coming in.

Mr. Tindall stated that he would like to take care of everything at once versus in pieces. He added that they also had a sign that was hit. He stated that he doesn’t have a report of a vehicle incident other than some photos so he has had the police look into that and he has talked to the insurance company and the sign vendor for pricing and notices other than that the area has been shut down and will probably be shut down through early summer.

D. District Manager’s Report

i. Approval of Check Register

Ms. Burns presented the check register from December 20, 2025, through January 26, 2026, and totaled \$874,051.28. She noted that a lot of that is transfers from the general fund for the debt assessments that were transferred out. She offered to answer any Board questions. With no questions or comments, the next item followed.

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

ii. Balance Sheet & Income Statement

Ms. Burns noted that the financial statements are included in the agenda package for Board review and that no action is required.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

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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. Roden, 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