

**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, April 7, 2026**, at 9:15 a.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

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

Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Meredith Hammock *by Zoom*
Chace Arrington *by Zoom*
Rey Malave *by Zoom*
Marshall Tindall
Matt Fisher

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 9:15 a.m. and called the roll. Three Board members were present in person constituting a quorum and one joined via Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present, and one joining by Zoom. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of March 3, 2026
Board of Supervisors Meeting**

Ms. Burns presented the minutes from March 3, 2026 Board of Supervisors meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

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Crosswinds East CDD

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Minutes of the March 3, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Assignment of Pool and Clubhouse Construction Contract

Ms. Burns reviewed the assignment of pool and clubhouse construction contract and stated this is with Greenland Services and is being assigned from the developer to the CDD.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Assignment of Pool and Clubhouse construction contract was approved.

FIFTH ORDER OF BUSINESS

Consideration of Quote for Fitness Center Equipment & Presentation of DRAFT Equipment Lease/Purchase Agreement

Ms. Burns reviewed the draft purchase agreement. She noted that this is for the fitness equipment totaling \$79,432. She stated that she spoke to Ms. Roden and she is still working on the proposal and they still need an entity. Ms. Burns stated this proposal for the fitness can be approved today in substantial form so they can fill in the entity. She stated another proposal for hammocks and some other stuff on the pool deck will also be needed. She noted that could be finalized once the proposals are received. A Board member asked if any of the new equipment would have a monthly subscription. Ms. Roden noted she would get with Kristen to confirm.

Ms. Burns noted that they should avoid the “stair stepper” type equipment based on prior issues. She asked for a motion to approve the quote for the fitness center equipment and approve the draft equipment lease purchase agreement in substantial form.

Board member asked if this would be in the budget. Ms. Burns stated this will be in the next fiscal year since the first payment won’t be due until then. She noted that if there were subscription fees, they could add a line item that says miscellaneous for the amenity.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Quote for Fitness Center Equipment & Presentation of DRAFT Equipment Lease/Purchase Agreement, was approved in substantial form.

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Crosswinds East CDD

SIXTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Reports from AMTEC

A. Series 2024 Assessment Area One Project Bonds

B. Series 2024 Assessment Area Two Project Bonds

Ms. Burns stated there is a Series 2024 Assessment Area One and a Series 2024 Assessment Area Two project bond. She noted that reports show negative arbitrage and satisfy the reequipment to demonstrate the District does not earn more interest that it pays on the bonds.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Accepting the Series 2024 Assessment Area One Project Bonds and Series 2024 Assessment Area Two Project Bonds Arbitrage Rebate Reports from AMTEC, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock stated she had nothing to report.

B. Engineer

Mr. Arrington stated he had nothing to report.

C. Field Manager’s Report

Mr. Tindall reported that they had a quiet month overall with ongoing fence repairs, pavement repairs and addressing park cracking. He noted they are continuing their assessment of freeze damaged plant material and some plants are showing recovery. He stated a prioritized replacement plan will be developed after spring growth clarifies what is dead. He noted there are continued private meter checks and they are cross-referencing against the main line. There is a plan to shift from monthly to quarterly due to volume to reduce hours. The dog park recently came online. The new playground is progressing and the pavilion pavers near playground are nearing completion. He noted 12 new garbage cans will require service once those areas come online.

D. District Manager’s Report

i. Approval of Check Register

Ms. Burns presented the check register and stated it is in the package for review. The total is \$350,049.28 from February 20th through March 26th.

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On MOTION by Ms. Shockley, seconded by Ms. Roden, 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. She noted they would be doing the preliminary budget for this District at the next meeting in May.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

TENTH 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