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MINUTES OF MEETING
WINDSOR CAY
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Windsor Cay Community Development District was held on Wednesday, March 25, 2026 at 2:00 p.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum were:

Aaron Struckmeyer	Chairman
Bernard Sullivan	Vice Chairman
Justin Booth	Assistant Secretary

Also present were:

George Flint	District Manager
Ryan Dugan *by phone*	District Counsel
Bill Whitegon *by phone*	District Engineer
Ashley Hilyard	Field Manager

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Flint called the meeting to order and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

There were no members of the public present to provide comment.

THIRD ORDER OF BUSINESS **Organizational Matters**

A. Acceptance of Resignation of Eric Baker and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2027

Mr. Flint presented the resignation of Eric Baker and appointment of individual to fulfill the Board vacancy with a term ending November 2027 to the Board. He asked the Board for a motion to accept Eric Baker's resignation.

> On MOTION by Mr. Struckmeyer, seconded by Mr. Sullivan, with all in favor, Accepting the Resignation of Eric Baker, was approved.

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Mr. Flint explained that seat has a term ending in November 2027. He asked the Board if there were any nominations to fill that seat at that time. Mr. Struckmeyer nominated Mary Burns to fill the vacant seat.

> On MOTION by Mr. Struckmeyer, seconded by Mr. Sullivan, with all in favor, Appointment of Mary Burns to Fulfill the Board Vacancy with a Term Ending November 2027, was approved.

B. Administration of Oath of Office to Newly Appointed Board Member

Mr. Flint noted that since Mary Burns was not present, they would administer the Oath of Office to her at a future meeting.

C. Consideration of Resolution 2026-06 Electing Officers.

The Board discussed the officer positions and noted who currently held each office. The Board agreed to keep everything the same except make Mary Burns the new Vice Chair, replacing Eric. Mr. Flint asked for a motion to approve the updated resolution.

> On MOTION by Mr. Sullivan, seconded by Mr. Struckmeyer, with all in favor, Resolution 2026-06 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the October 22, 2025 and November 18, 2025 Board of Supervisor Meetings and Acceptance of Minutes of November 4, 2025 Landowners' Meeting**

Mr. Flint presented the minutes of the October 22, 2025, and November 18, 2025, Board of Supervisor meetings and the minutes of November 4, 2025, Landowner's meeting to the Board. He asked if there were any comments or corrections to any of the meeting minutes. With no comments or corrections, he asked for a motion to approve the two Board meeting minutes and accept the landowner meeting minutes.

> On MOTION by Mr. Sullivan, seconded by Mr. Struckmeyer, with all in favor, the Minutes of the October 22, 2025, and November 18, 2025, Board of Supervisor Meetings were approved as presented, and the Minutes of the November 4, 2025, Landowner's Meeting, were accepted.

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

Mr. Flint presented the draft Fiscal Year 2025 Audit Report to the Board. Mr. Flint explained that the CDD is required to complete an annual independent audit. The report showed no issues or findings, meaning it was a clean audit and met all required standards.

On MOTION by Mr. Struckmeyer, seconded by Mr. Sullivan, with all in favor, Accepting the Draft Fiscal Year 2025 Audit Report, was approved.

SIXTH ORDER OF BUSINESS **Ratification of Series 2024 Requisitions #20 – #22**

Mr. Flint presented the Series 2024 Requisitions #20-#22, explaining they had already been signed and were just being presented for the Board to approve. The Board briefly discussed the construction funds, noting there was still money left and ongoing costs like Engineer reviews.

On MOTION by Mr. Struckmeyer, seconded by Mr. Sullivan, with all in favor, Series 2024 Requisitions #20 – #22, were ratified.

SEVENTH ORDER OF BUSINESS **Ratification of Series 2025 Requisitions #2 – #7**

Mr. Flint reviewed Requisitions #2-#7 for the Series 2025 bonds with the Board, noting they mostly covered engineering, legal work, and some property-related costs, including a payment to Pulte for work product.

On MOTION by Mr. Struckmeyer, seconded by Mr. Sullivan, with all in favor, Series 2025 Requisitions #2 – #7, were ratified.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Dugan stated that he had nothing to report and offered to answer any questions.

B. Engineer

Mr. Whitegon stated he had nothing to report and offered to answer any questions.

C. District Managers Report

i. Approval of Check Register

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Mr. Flint presented the check register from November 6, 2025, through December 10, 2025, for $25,520.91 and then the check register from December 11, 2025, through January 14, 2026, for $583,347.57. He noted that most of that is Windsor Cay CDD care of US Bank, which is moving the debt service assessment revenue they receive from the County to the Trustee. He stated that those are just moving the debt assessment funds, not a true expense.

Mr. Flint also presented the third check register from January 15, 2026, through March 13, 2026, for $281,650.81. He noted that there was a $240,000 check for State Board of Administration, and that is the District's investment account. He stated that is moving money into an interest-bearing investment account that is managed by the State Board of Administration. He asked the Board if there were any questions on the three check registers. With no questions or comments, a motion was made to approve all three check registers.

On MOTION by Mr. Struckmeyer, seconded by Mr. Sullivan, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials. There is no action required.

iii. Presentation of Arbitrage Rebate Calculation Report for the Series 2024 Bonds

Mr. Flint presented the Arbitrage Rebate Calculation Report for the Series 2024 Bonds to the Board. He stated that it indicates a negative rebatable arbitrage of $14,237.11. He noted that there is no arbitrage issue and asked for a motion of approval.

On MOTION by Mr. Sullivan, seconded by Mr. Struckmeyer, with all in favor, Accepting the Arbitrage Rebate Calculation Report for the Series 2024 Bonds, was approved.

D. Field Manager's Report

Ms. Hilyard presented the Field Manager's report which was provided in the agenda package for review.

i. Approval of Proposal for Sabal Palm Replacement and Trimming

Ms. Hilyard stated that they got an update from the Field Manager, who said the erosion repairs in the dry ponds had been finished and would be monitored during storm season. The Board also talked about landscaping, noting some plants might not recover from the freeze and that

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proposals would come next meeting. She stated that maintenance work was continuing without issues. The Board discussed a visible palm tree that hadn't recovered despite treatment and agreed it should be replaced.

> On MOTION by Mr. Struckmeyer, seconded by Mr. Sullivan, with all in favor, the Proposal for Sabal Palm Replacement and Trimming, was approved.

NINTH ORDER OF BUSINESS **Other Business**

There being no other business, the next item followed.

TENTH ORDER OF BUSINESS **Supervisors Requests**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS **Adjournment**

Mr. Flint asked for a motion to adjourn the meeting.

> On MOTION by Mr. Sullivan, seconded by Mr. Booth, with all in favor, the meeting was adjourned.

DocuSigned by:
George Flint
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Secretary/Assistant Secretary

DocuSigned by:
Aaron Struckmeyer
1F03A787D77B4AF...
Chairman/Vice Chairman