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 Tuesday, November 18, 2025, at 3:00 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. Administration of Oaths of Office to Newly Elected Board Members

Mr. Flint administered the Oath of Office to Mr. Struckmeyer and Mr. Booth. Christopher Cleary will be administered his Oath of Office at a later date.

B. Consideration of Resolution 2026-03 Canvassing and Certifying the Results of the Landowners' Election

Mr. Flint reviewed the results of the Landowners' Election noting that Aaron Struckmeyer was nominated to Seat #3 with 100 votes, Christopehr Cleary was nominated to Seat #4 with 99 votes, and Justin Booth was nominated to Seat #5 with 100 votes.

On MOTION by Mr. Sullivan, seconded by Mr. Struckmeyer, with all in favor, Resolution 2026-03 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Electing Officers

Mr. Flint stated that the Florida statute requires an election of officers after a Landowners election.

D. Consideration of Resolution 2026-04 Electing Officers

Mr. Flint suggested approving a slate of officers with Mr. Struckmeyer as Chair, Mr. Sullivan as Vice Chair, the three remaining Board members as Assistant Secretaries, Mr. Flint as Secretary, Jill Burns from the GMS office as Treasurer, and Katie Costa and Darrin Mossing also from the GMS office as Assistant Treasurers.

On MOTION by Mr. Sullivan, seconded by Mr. Struckmeyer, with all in favor, Resolution 2026-04 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS Financing Matters

A. Consideration of Supplemental Assessment Methodology Report for Assessment Area Two

Mr. Flint explained that the Assessment Methodology has been updated due to the pricing of the bonds by the District's underwriter. He summarized the tables for the Board and offered to answer any questions.

B. Consideration of Resolution 2026-02 Supplemental Assessment Resolution

Mr. Flint stated this resolution was prepared by District Counsel and finalizes the debt assessments and brings them down to the level of pricing. This resolution is required to finalize the debt assessments for the 2025 bonds for Assessment Area 2. Mr. Dugan offered to answer any Board questions before there was a motion of approval.

On MOTION by Mr. Sullivan, seconded by Mr. Struckmeyer, with all in favor, Resolution 2026-02 Supplemental Assessment Resolution, was approved.

C. Approval of Supplemental Notice of Imposition of Special Assessments

Mr. Flint stated that there is no action required on the notice.

D. Consideration of Amended and Restated Disclosure of Public Finance

Mr. Flint stated that this has been updated for this bond issue and offered to answer any questions.

On MOTION by Mr. Sullivan, seconded by Mr. Struckmeyer, with all in favor, the Amended and Restated Disclosure of Public Finances, was approved.

E. Approval of Series 2025 Requisition #1

Mr. Flint presented the requisition and noted that it won't be funded until the bonds close. The requisition was attached for Board review and there were no questions.

On MOTION by Mr. Sullivan, seconded by Mr. Struckmeyer, with all in favor, the Series 2025 Requisition #1, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-05 Recognizing the Satisfaction of Contributions for the 2024 Assessments – Added**

Mr. Dugan presented the resolution and explained that the 2024 bonds for Assessment Area 1 had a contribution requirement from the developer to satisfy the targeted levels of assessments. This resolution recognizes that the developer's contribution requirement was satisfied through the acquisition explained in the resolution.

On MOTION by Mr. Sullivan, seconded by Mr. Struckmeyer, with all in favor, Resolution 2026-05 Recognizing the Satisfaction of Contribution for the 2024 Assessments, was approved.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Dugan noted he had nothing more to report.

B. Engineer

i. Consideration of Proposal for Assessment Area #2 Regarding Capital Infrastructure Consultation

Mr. Whitegon presented the additional services agreement to provide engineering services for Assessment Area 2's capital infrastructure consultation which will include McIntosh assisting the District through the preparation of the Engineer's Report and the capital improvement program.

On MOTION by Mr. Sullivan, seconded by Mr. Struckmeyer, with all in favor, the Proposal for Assessment Area #2 Regarding Capital Infrastructure Consultation, was approved.

C. District Managers Report

i. Approval of Check Register

Mr. Flint presented the check registers totaling $50,253.03 and offered to answer any questions. There were no questions, and there was a motion of approval.

On MOTION by Mr. Sullivan, seconded by Mr. Struckmeyer, 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.

D. Field Manager's Report

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

SEVENTH ORDER OF BUSINESS Other Business

There being no other business, the next item followed.

EIGHTH ORDER OF BUSINESS Supervisors Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Adjournment

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

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

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George Flint
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Secretary/Assistant Secretary

DocuSigned by:
Aaron Struckmeyer
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Chairman/Vice Chairman