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MINUTES OF MEETING
VILLAGES OF WESTPORT
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Villages of Westport Community Development District was held Monday, July 20, 2026, at 5:30 p.m. at the Highlands Regional Library, 1826 Dunn Avenue, Jacksonville, Florida.

Present and constituting a quorum:

Yashekia Scarlett	Chairperson
Anina Guyton	Vice Chairperson
Carl Hawkins	Assistant Secretary
Alice Sanford	Assistant Secretary

Also present either in person or via electronic communications were:

Samantha Harvey	District Manager, Inframark
Jennifer Kilinski	District Counsel (via Teams)
Lindsay Moczynski	District Counsel (via Teams)
Justin Fisher	Field Service Coordinator (via Teams)
Lisa Paxton	The Greenery, Inc.

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Ms. Harvey called the meeting to order at 5:30 p.m. and called the roll; a quorum was established.

SECOND ORDER OF BUSINESS **Approval of Agenda**

The Board approved the meeting agenda with amendments to include Consideration of the Amended and Restated District Counsel Fee Agreement, First Amendment to the Management Services Pool Monitor Agreement, and Ratification of the Divinity TGL Protection Security Agreement.

On MOTION by Mr. Hawkins, seconded by Ms. Scarlett, with all in favor, the agenda was approved as amended. 3-0

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THIRD ORDER OF BUSINESS **Audience Comments**

None.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Ms. Moczynski reviewed the Amended and Restated District Counsel Fee Agreement and summarized the proposed revisions for the Board. Board members discussed legal services currently provided by District Counsel and whether the District Manager could instead manage certain administrative functions.

The Board expressed concerns regarding legal expenses and the potential for duplicate costs associated with certain services, including legislative updates and legal e-blast communications. Board members inquired whether Inframark could provide legislative updates in lieu of District Counsel.

District Counsel reviewed billing procedures and explained the circumstances under which communications with Board members may result in billable time. Questions were raised regarding direct communication from Counsel to Board members. Counsel explained that communications related to legal requirements or District business are typically copied to the District Manager and may incur charges.

Following discussion, the Board directed legal e-blast communications to be discontinued. The Board further reiterated that requests for legal services should be routed through the District Manager before being forwarded to District Counsel, while preserving the Board's ability to contact District Counsel directly when necessary.

Additional discussion took place regarding the additional Services Agreement and anti-human trafficking requirements. Legislative bills passed during the recent session, as well as those vetoed, were also discussed.

On MOTION by Ms. Scarlett, seconded by Mr. Hawkins, with all in favor, the Amended and Restated District Counsel Fee Agreement was approved. 4-0

B. District Engineer

No report.

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C. District Manager

The Board discussed the termination of the First Amendment to the Management Services Pool Monitor Agreement.

> On MOTION by Ms. Scarlett, seconded by Ms. Guyton, with all in favor, the termination of the First Amendment to the Management Services Pool Monitor Agreement was ratified. 4-0

The Board also discussed the Divinity TGL Protection Security Agreement.

> On MOTION by Ms. Scarlett, seconded by Mr. Hawkins, with all in favor, the Divinity TGL Protection Security Agreement was ratified. 4-0

D. Field Inspection Coordinator

i. Inframark May, June, and July 2026 Field Inspection Reports

Mr. Fisher reviewed the May, June, and July 2026 Field Inspection Reports. Discussion included mildew and refurbishment needs at the community monument signs, shrinking landscape beds at the entrance areas, and the possibility of arranging power washing services in phases or groups to better manage costs.

The Board also discussed potential repair costs for the monument signs and reviewed available Capital Reserve funds, which total approximately $13,775 and may be used for necessary capital improvements. The Board also requested additional information and cost estimates for monument sign repairs.

E. BrightView Landscape Communication Report

F. Consideration of BrightView Proposal #8941974 for Palm Trimming at Amenity Center

G. Consideration of BrightView Proposal #8947073 for Removal and Replacement of Red Maple Trees

H. Consideration of BrightView Proposal #8939208 for Summer Flowers Installed

The Board discussed ongoing concerns with BrightView's performance and determined that they do not wish to proceed with any of the proposals submitted by BrightView at this time.

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I. SOLitude Lake Management Report

Mr. Hawkins inquired about SOLitude's performance. Mr. Fisher reported that the vendor assigned a new account manager who is performing well. Ms. Scarlett inquired about damaged turf areas within the community.

J. Consideration of A-Team Fence LLC Proposal

The Board discussed fencing repairs needed in Westport Landing. District Counsel recommended execution of an agreement for the work. Ms. Harvey was directed to amend the contract with the correct date and amount. District Counsel indicated a final review would only be completed after receiving confirmation from the District Manager.

On MOTION by Mr. Hawkins, seconded by Ms. Scarlett, with all in favor, A-Team Fence LLC Proposal for fence repairs in the amount of $2,335 was approved. 4-0

The accountant provided a high-level budget overview and projection. Discussion included the District's overall financial position, with an operations fund balance of approximately $365,000, and 100% tax roll received for the fiscal year. The Board was informed that the Fiscal Year 2025 audit remains outstanding; however, the auditor is working through several open items and expects to begin the audit process soon. Monthly operating expenditure was reported at approximately $35,000.

There was also discussion regarding an overfunded debt service fund, and staff is coordinating with the Trustee to request return of excess funds.

FIFTH ORDER OF BUSINESS Consent Agenda

A. Consideration of the Minutes of the Regular Meeting Held on April 20, 2026

On MOTION by Ms. Scarlett, seconded by Ms. Guyton, with all in favor, the Minutes from the Regular Meeting Held on April 20, 2026, were approved. 4-0

B. Consideration of the Minutes from the Special Meeting Held on June 3, 2026

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On MOTION by Ms. Scarlett, seconded by Ms. Guyton, with all in favor, the Minutes from the Special Meeting Held on June 3, 2026, were approved. 4-0

C. Consideration of the March, April, May and June 2026 Check Registers and Operations and Maintenance Reports

On MOTION by Ms. Scarlett, seconded by Ms. Sanford, with all in favor, the March, April, May and June 2026 Check Registers and Operations and Maintenance Reports were approved. 4-0

SIXTH ORDER OF BUSINESS Business Items

A. Discussion of Flock Cameras

Representatives provided a high-level overview of the proposed Flock Safety camera system and follow-up information related to the discussion held at the April meeting. Proposed costs were reviewed, including approximately $4,350 annually for one entrance camera with a renewal cost of approximately $3,200, and approximately $17,400 annually for four entrance cameras with a renewal cost of approximately $14, 800.

The Board discussed the system's information-sharing capabilities. It was noted that access granted to law enforcement can be revoked by the District at any time.

B. Public Hearings to Consider Adoption of the Fiscal Year 2026/2027 Proposed Budget and Levy of Non-Valorem Assessments

On MOTION by Ms. Scarlett, seconded by Mr. Hawkins, with all in favor, the public hearing was opened. 4-0

A resident, Mr. Coleman, expressed concerns regarding increasing assessment levels and the corresponding level of services being provided within the community. Discussion followed, and questions were raised regarding BrightView's landscaping performance and the length of time it took to identify and address service deficiencies.

Mr. Hawkins explained that BrightView had been provided with multiple opportunities to correct identified deficiencies; however, performance issues continued and were not satisfactorily resolved. The Board acknowledged the concerns raised by residents and thanked them for attending and participating in the meeting.

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i. Consideration of Resolution 2026-11, Annual Appropriations, and Adopting the Fiscal Year 2027 Budget

On MOTION by Ms. Scarlett, seconded by Ms. Sanford, with all in favor, Ms. Guyton was designated as Board liaison to work with District Management regarding approvals moving forward for Flock Cameras. 4-0

Additional discussion included Christmas lighting and HOA coordination with Ms. Harvey and Ms. Sanford.

On MOTION by Ms. Scarlett, seconded by Mr. Hawkins, with all in favor, Resolution 2026-11, Relating to the Annual Appropriations and Adopting the Budget (s) for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027, Authorizing Budget Amendments, and Providing an Effective Date was adopted. 4-0

ii. Consideration of Resolution 2026-12, Levying of Non-Ad Valorem Assessments

On MOTION by Ms. Scarlett, seconded by Ms. Guyton, with all in favor, Resolution 2026-12, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2027; Providing for the Collection and Enforcement of Special Assessments: Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date was adopted. 4-0

On MOTION by Mr. Hawkins, seconded by Ms. Scarlett, with all in favor, the public hearing was closed. 4-0

C. Consideration of Resolution 2026-13, Adopting Fiscal Year 2027 Meeting Schedule

On MOTION by Mr. Hawkins, seconded by Ms. Scarlett, with all in favor, Resolution 2026-13, Adopting Fiscal Year 2027 Meeting Schedule, was adopted as presented. 4-0

D. Consideration of Landscape Maintenance Proposals

i. The Greenery, Inc.

ii. Yardnique

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iii. VerdeGo Landscape

Ms. Lisa Paxton provided an overview of The Greenery, Inc.'s proposal and responded to questions from the Board. Discussion included tree canopy lifting along Braddock Road.

The Board also reviewed and discussed landscape maintenance proposals submitted by Yardnique and VerdeGo Landscape as part of its evaluation of potential service providers.

On MOTION by Ms. Scarlett, seconded by Ms. Guyton, with all in favor, The Greenery, Inc was selected as the new Landscape Maintenance Service Provider was approved. 4-0

Following the selection of The Greenery, Inc., the Board directed District Counsel to prepare a Notice of Termination to BrightView.

On MOTION by Mr. Hawkins, seconded by Ms. Scarlett, with all in favor, the Board authorized District Counsel to prepare and issue a Notice of Termination to BrightView. 4-0

E. Discussion of the Prior Management Public Records Request and Invoice Charges

Ms. Sanford questioned approximately $30,000 in charges related to public records requests and spot checks. District Counsel and District Management discussed the scope of the records provided and explained that prior management had granted access to a database containing District records. Additional discussion occurred regarding costs incurred responding to extensive public records requests and communications.

District Counsel offered to provide all relevant correspondence and to review applicable invoices with the Board on a line-by-line basis to address any concerns regarding the charges. Ms. Harvey noted that all records received from prior management had been transferred to Inframark as part of the management transition process.

Ms. Kilinski stated that Ms. Sanford's comments suggested allegations of malfeasance by the firm and asserted that she had the right to respond to defend the firm's actions and correct the record. Ms. Kilinski further noted that the firm had spent significant time and resources responding to Ms. Sanford's public records requests and related communications and could at the request of any Board member, share the entirety of the record for each supervisor to make his or her independent investigation.

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F. Consideration of Resolution 2026-14, Adopting Goals and Objectives – Fiscal Year 2027

On MOTION by Ms. Guyton, seconded by Ms. Scarlett, with all in favor, Resolution 2026-14, Adopting Goals and Objectives for Fiscal Year 2027 was adopted. 4-0

SEVENTH ORDER OF BUSINESS **Board of Supervisors Requests and Comments**

There were no Supervisor requests and comments.

EIGHTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Scarlett, seconded by Ms. Guyton with all in favor, the meeting was adjourned at 7:33 p.m. 4-0

Signed by:
Christina Newsome
FA3C6F759B694C5...
Secretary/Assistant Secretary

Signed by:
Yashekia Scarlett
210894AB1C054EA...
Chairperson/Vice Chairperson