

**MINUTES OF MEETING  
VILLAGES OF WESTPORT  
COMMUNITY DEVELOPMENT DISTRICT**

The Special Meeting and Closed Executive Session of the Board of Supervisors of the Villages of Westport Community Development District were held on Wednesday, June 3, 2026, at 5:30 p.m. at the Highlands Regional Library, 1826 Dunn Avenue, Jacksonville, Florida.

Present and constituting a quorum:

Yashekia Scarlett  
Anina Guyton  
Carl Hawkins  
Alice Sanford  
Godfrey Story

Chairperson  
Vice Chairperson  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also present either in person or via electronic communications were:

Samantha Harvey  
Grace Rinaldi  
Lindsay Moczynski  
Justin Fisher  
Billy Buerki  
Juwan Dupree  
Residents

District Manager, Inframark  
District Counsel (via Teams)  
District Counsel (via Teams)  
Field Service Coordinator  
BrightView (via Teams) (via Teams)  
BrightView (via Teams)

***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**

On MOTION by Mr. Story, seconded by Mr. Hawkins, with all in favor, the agenda was approved as presented. 5-0

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**THIRD ORDER OF BUSINESS****Audience Comments**

Mr. Meredith expressed his support for the Flock camera system, but encouraged the Board to carefully consider levels of access and the integration process. His primary concern is ensuring that JSO is not granted access to the system. Mr. Hawkins also commented on the Flock cameras and agreed with Mr. Meredith's concerns.

**FOURTH ORDER OF BUSINESS****Staff Reports****A. District Counsel**

Ms. Mocynski reminded the Board of the filing of the Form 1 deadline, July 1, 2026, and reviewed the General Election qualifying period, which is June 8 through June 12, 2026. She noted that she would need to leave the meeting at 6:30 p.m.

Ms. Mocynski introduced Ms. Grace Rinaldi and explained that Ms. Rinaldi would remain on the call for the remainder of the meeting to address any questions after her departure.

Ms. Sandford inquired whether the District would be charged for two attorneys. Ms. Mocynski reassured the Board that there would only be one attorney charge for this meeting.

**B. District Engineer**

None.

**C. District Manager****i. Information on the Number of Registered Voters – 1,160**

Ms. Harvey stated that there are 1,160 registered voters within the District. This is for informational purposes only.

**ii. Discussion of Form 1**

Ms. Mocynski addressed this item earlier under her report.

**FIFTH ORDER OF BUSINESS****Security Session****A. Private Security Session (as Required by Sections 119.071(3)(a) and 286.0113(1), Florida Statutes)****i. Discussion Regarding the Identification of Residents****B. Public Security Discussion and Action**

Ms. Harvey provided a brief overview of the purpose of the special meeting, which was to discuss security at the amenity facilities. Officer Bowers of Divinity TGL gave a presentation

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outlining the company's services. The Board discussed the District's security needs and potential plans moving forward.

Mr. Hawkins inquired whether Divinity TGL could provide a full-service solution, including cameras, roving patrols, and dedicated security, as he expressed a preference to have all services managed under one provider. He mentioned the importance of addressing community concerns and frustrations.

Ms. Guyton suggested discontinuing the use of pool monitors, stating that the current approach is not effective for the community. Mr. Story agreed, noting a preference for consolidating services under one provider. Ms. Scarlett provided background on how pool monitors were originally implemented.

Ms. Sandford inquired how Divinity TGL would handle a "teen takeover" situation, and Officer Bowers provided an overview of his procedures. He also stated that reporting could be provided on a weekly or monthly basis, depending on the Board's preference.

Mr. Story requested that Divinity TGL provide a proposal. Ms. Harvey indicated that she would need to review the existing pool monitor contract with District Counsel to determine steps for cancellation. She also recommended appointing a Board liaison to work with her and Officer Bowers to develop a schedule and coverage plan. The Board expressed a preference for armed security. Ms. Scarlett requested a detailed proposal, including a not-to-exceed amount for Board approval.

On MOTION by Mr. Story, seconded by Ms. Scarlett, with all in favor, Mr. Hawkins was authorized to serve as the Board liaison and coordinate with Officer Bowers and Ms. Harvey to secure a security contract as soon as possible, with services not to exceed \$50,000. 5-0

Ms. Harvey also asked whether the Board wished to change the amenity closing hours from 7:00 p.m. to 8:00 p.m. The Board agreed to keep the current 7:00 p.m. closing time.

## **SIXTH ORDER OF BUSINESS**

### **Board of Supervisors Requests and Comments**

Ms. Harvey informed the Board that proposals were emailed on Monday after the agenda package was distributed and were presented for review at the meeting.

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Mr. Buerki and Mr. Dupree reviewed the proposals with the Board. The Board asked several questions regarding the irrigation repair proposals, including the frequency of recurring repair issues, the specific locations of the repairs, and the communities affected. The Board also inquired about the frequency of zone inspections.

Mr. Dupree explained that, given the size of the community, the number of repairs is not excessive. Mr. Story expressed concern, stating that something did not seem to add up. Mr. Dupree noted that the most recent irrigation zone report was completed on May 15, 2026, and indicated that certain electrical damages were attributed to a lightning strike. The Board questioned this explanation due to the lack of recent storms during what had been a relatively dry month.

Mr. Dupree stated that, moving forward, he would provide more detailed information identifying specific locations of irrigation repairs. Mr. Fisher commented that aging systems typically experience more frequent issues. Mr. Hawkins requested itemized reporting to determine whether the same repairs are being repeated. Mr. Buerki responded that while individual sprinkler heads cannot be tracked, reports can be provided by irrigation zones.

Ms. Sandford inquired whether the District could utilize a separate irrigation contractor separate from the landscape provider. Mr. Buerki advised that while this is possible, it would void any warranty on plant material. Mr. Dupree stated that Estimate #SO 8926762, in the amount of \$1,859,54, would be repaired at no cost to the District. The Board agreed to move forward with Estimate #SO 8926763, in the amount of \$2,200.04

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| On MOTION by Mr. Hawkins, seconded by Ms. Guyton, with all in favor, BrightView Estimate #SO 8926763 for electrical troubleshooting of zones in the amount of \$2,200.04 was approved.<br>5-0 |
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Mr. Fisher requested that BrightView provide video documentation of repairs going forward.

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| On MOTION by Mr. Story, seconded by Ms. Guyton, with all in favor, staff was authorized to issue a Request for Proposals (RFP) for landscape services. 5-0 |
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Ms. Harvey presented Estimate #052838 from Aqua Assist Pool Lifts for the replacement of the ADA pool lift in the amount of \$12,695.

On MOTION by Ms. Scarlett, seconded by Ms. Guyton, with all in favor, Aqua Assist Pool Lifts Estimate #052838 for the replacement of the ADA pool lift in the amount of \$12,695 was approved. 5-0

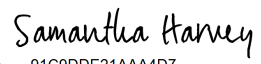
Mr. Hawkins commented on the Flock camera system, noting that it is anticipated for inclusion in the Fiscal Year 2026/2027 budget. Mr. Story also provided comments regarding license plate reader cameras.

Ms. Harvey will review the amenity rules and confirm the fees charged to residents for damages.

## SEVENTH ORDER OF BUSINESS

## Adjournment

On MOTION by Mr. Story, seconded by Ms. Scarlett, with all in favor, the meeting was adjourned at 6:42 p.m. 5-0

Signed by:  
  
91C9DDE21AAA4DZ  
 Secretary/Assistant Secretary

Signed by:  
  
210894AB1C054EA  
 Chairperson/Vice Chairperson