

**MINUTES OF MEETING
DOWDEN CENTRAL
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Dowden Central Community Development District was held Thursday, **May 21, 2026**, at 8:30 a.m. at the Offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum:

Ralph “Chuck” Bell	Chairman
Neil Weiderhaft	Vice Chairman
Amy Herskovitz	Assistant Secretary
Stephannie Coffin	Assistant Secretary

Also present were:

Jason Showe	District Manager, GMS
Mitchell Zwang	District Counsel, KVV
Lindsay Whelan <i>by phone</i>	District Counsel, KVV
Roy Van Wyk <i>by phone</i>	District Counsel, KVV
Rey Malave <i>by phone</i>	District Engineer
Chace Arrington <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager, GMS
Karly Chambers	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called roll. Four Board members were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Showe stated there were no members of the public present nor were any members of the public attending by Zoom.

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THIRD ORDER OF BUSINESS**Organizational Matters****A. Administration of Oath of Office to Newly Elected Supervisor**

Mr. Showe stated that the newly elected Board members have been given their oath forms and should complete them, and that the oath will be read aloud so they can affirm it on the record.

B. Consideration of Resolution 2026-34 Canvassing and Certifying the Results of the Landowners' Election

Mr. Showe announced the results of the landowner election under Florida law. Ralph Bell and Neil Weiderhaft were elected to seats 1 and 2 with 350 votes each. Amy, Stephannie, and Thomas were elected to seats 3, 4, and 5 with 300 votes each. Ralph and Neil will serve four-year terms, and the other three Board members will serve two-year terms. He asked the Board for a motion to approve the resolution certifying the election results.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, Resolution 2026-34 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Election of Officers**D. Consideration of Resolution 2026-35 Electing Officers**

Mr. Showe stated that because the Board membership did not change, the District would keep the same slate of officers. The proposed officers are Chuck as chair, Neil as vice chair, George Flynn as secretary, he along with Amy, Stephannie, and Thomas as assistant secretaries, Jill Burns as treasurer, and Katie Costa, Sheik Neerooa, and Darrin Mossing Sr. as assistant treasurers.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, Resolution 2026-35 Electing Officers, was approved.

FOURTH ORDER OF BUSINESS**Approval of Minutes of the March 27, 2026 Organizational Meeting**

Mr. Showe presented the March 27, 2026 organizational meeting minutes and asked the Board for a motion to approve them.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, the Minutes of the March 27, 2026 Organizational Meeting, were approved.

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FIFTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Imposition of Special Assessments

Mr. Showe stated there are several public hearings and asked a motion to open the public hearings.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, Opening the Public Hearing, was approved.

i. Presentation of Engineer's Report

Mr. Arrington stated the Engineer's Report outlines a District in Orlando covering about 379.19 acres, planned for 835 residential lots with parks, recreation areas, and related infrastructure. The estimated total cost is \$55,121,550 which they believe is enough to cover the District's infrastructure needs. Mr. Arrington stated in his professional opinion, the capital improvement costs are reasonable and sufficient to complete the planned public improvements.

ii. Presentation of Master Assessment Methodology

Mr. Showe explained that the assessment methodology uses the engineer's development plan to spread costs across the District properties expected to be developed. The methodology assigns assessments based on that plan and includes bond issuance costs and related interest, resulting in annual assessments across the properties to fund the full development plan. He stated that the properties subject to the assessments will receive special benefits from the District's capital improvement plan, that the assessments are apportioned, and that using the assessment methodology is reasonable, proper, and in the District's best interest. He also affirmed that the benefits to the land will be at least equal to or greater than the maximum master assessments.

iii. Consideration of Resolution 2026-36 Levying Special Assessments

Mr. Zwang stated that this resolution authorizes the District's infrastructure projects, approves and levies special assessments on benefited properties to pay for them, outlines how those assessments will be collected under Florida law, confirms the intent to issue special assessment bonds, and includes provisions for property transfers, recording the assessment notice, severability, conflicts, and an effective date.

Mr. Showe noted that for purposes of the recording there are only members of the Board and staff present.

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On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, Resolution 2026-36 Levying Special Assessments, was approved.

iv. Consideration of Master Notice of Special Assessments

Mr. Showe stated following the prior action, the District also has a notice of special assessments that will be officially recorded so it attaches to every property in the District.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, the Master Notice of Special Assessments, was approved.

B. Public Hearing on the District's Use of the Uniform Method of Levying, Collection, and Enforcement of Non-Ad Valorem Assessments

i. Consideration of Resolution 2026-37 Expressing the District's Intent to Utilize the Uniform Method of Collection

Mr. Showe introduced Resolution 2026-37, explaining that it expresses the Board's intent to use the uniform method for collecting assessments based on the previously approved methodology. He noted that no members of the public were present to comment.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, Resolution 2026-37 Expressing the District's Intent to Utilize the Uniform Method of Collection, was approved.

C. Public Hearing on the Adoption of the Rules of Procedure for the District

i. Consideration of Resolution 2026-38 Adopting the Rules of Procedure

Mr. Showe noted the final public hearing concerned the Rules of Procedure, which are generally consistent with those used in other Districts across the state and had been properly advertised. He noted that no members of the public were present to comment and asked the Board for any questions, comments, or a motion to proceed.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, Resolution 2026-38 Adopting the Rules of Procedure, was approved.

Mr. Showe asked for a motion to close the Public Hearing.

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On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, Closing the Public Hearing, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-39 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing

Mr. Showe introduced Resolution 2026-39, which approves the proposed Fiscal Year 2027 budget and sets the related public hearing. He explained that staff reviewed anticipated upcoming expenses, applied full assessments to properties already on the tax roll, used an administrative allocation for non-platted lots, and said developer contributions would cover any remaining costs. He noted that assessment levels were aligned with Dowden West for now and that the budget hearing is tentatively scheduled for August 20, 2026.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, Resolution 2026-39 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing for August 20, 2026, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-40 Declaring Special Assessments to Fund the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing

Mr. Showe stated that because the District is placing assessments on the tax roll for the first time, and they need to adopt Resolution 2026-40 to formally declare those special assessments.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, Resolution 2026-40 Declaring Special Assessments to Fund the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing for August 20, 2026, was approved.

EIGHTH ORDER OF BUSINESS

Review and Ranking of Proposals for District Engineering Services and Selection of a District Engineer

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Mr. Showe stated the District completed the required RFQ process for engineering services under Florida law. Because Dewberry was the only bidder, he recommended ranking Dewberry as the top firm and authorizing staff to negotiate a contract with them.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, the Ranking of Proposals for District Engineering Services and Selection of Dewberry as the District Engineer, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Zwang stated said there were only a few updates: the District's validation hearing is set for June 4, after which the District plans to issue bonds, and Board members should complete their required ethics training by December 31. He added that they had no further updates but were available for questions.

B. Engineer

Mr. Showe stated they are working on the supplemental engineer's report for the first bond issuance. A draft has already been circulated, and they expect it to be finalized within about a week.

C. District Manager's Report

i. Presentation of Number of Registered Voters – 0

Mr. Showe stated the District is required to report its number of registered voters each year and currently there are zero registered voters in Dowden Central. As a result, the District has not yet transitioned to general election seats.

TENTH ORDER OF BUSINESS

Supervisor's Request

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

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TWELFTH ORDER OF BUSINESS

Next Meeting Date – June 18, 2026

Mr. Showe stated the next meeting is June 18, 2026.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bell seconded by Mr. Weiderhaft, with all in favor, the meeting was adjourned.

Signed by:

Jason Showe

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Secretary/Assistant Secretary

Signed by:

Ralph Charles Bell

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Chairman/Vice Chairman