

**MINUTES OF MEETING  
WESTSIDE HAINES CITY  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Westside Haines City Community Development District was held **Wednesday, February 25, 2026** at 9:19 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk	Vice Chairperson
Lindsey Roden	Assistant Secretary
Bobbie Shockley	Assistant Secretary
Rob Bonin <i>by Zoom</i>	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Meredith Hammock	District Counsel, KVV Law
Mitchell Zwang <i>by Zoom</i>	District Counsel, KVV Law
Marshall Tindall	Field Manager, GMS
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order at 9:19 a.m. and called the roll. Three Supervisors were present in person constituting a quorum and one Supervisor attended via Zoom.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns noted there were no members of the public present. There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the January 28,  
2026 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the January 28, 2026 Board of Supervisors meeting. With no questions or comments a motion was moved for approval of minutes.

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On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Minutes of the January 28, 2026 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-13 Amending Cascades Phase Amenity Policies to Include Splash Pad Rules, Dog Park Policies & Playground Policies**

Ms. Burns presented Resolution 2026-13 to update amenity policies for the Cascades phase by adding specific rules for the splash pad, dog park, and playground, areas that were not previously included in the adopted policies.

On MOTION by Ms. Schwenk, seconded by Ms. Shockley, with all in favor, Resolution 2026-13 Amending Cascades Phase Amenity Policies to Include Splash Pad Rules, Dog Park Policies & Playground Policies, was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being no comments, the next item followed.

**B. Engineer**

There were no comments, the next item followed.

**C. Field Manager's Report**

**i. Consideration of Pet Waste Station Review in Brentwood Phase**

Mr. Tindall presented the field manager's report on page 58 of the agenda. It covers several key updates and minor discussion items. There is a proposal to add dog bag dispensers in Brentwood due to complaints about dog waste near the townhomes. Amenity centers are generally in good shape, though Cascade is undergoing construction and recently resolved access control issues following stormy weather. Contracted services remain quiet; pond levels are low, and grass is dormant while frost damage will be assessed in mid-March. A new gym maintenance vendor has started, but cable repairs for gym equipment may take 6–8 weeks due to supply delays. Wynnstone amenities are progressing, with new landscaping installed and a meeting scheduled to discuss contract addendums. Brentwood 2 construction has begun, and a mailbox installation is

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pending. Minor concerns about streetlights were addressed with a density map, and construction photos document progress at Cascade and Brentwood 2. He noted there are photos on page 50 in the agenda that shows the progress at Cascades and Brentwood.

Mr. Tindall discussed the installation of bag dispensers and dog waste bins to encourage pet owners to clean up after their dogs, especially in tight townhome areas. He noted the limitations due to space and the potential for misuse or non-compliance, acknowledging that incentives have limited effectiveness. The dispensers are strategically placed, but some areas, particularly those under construction, lack coverage. He noted that it would be \$10 per bag. Ms. Burns stated that for those six to order and install the total would be \$1,888. She asked for a motion to approve.

On MOTION by Ms. Roden, seconded by Ms. Schwenk with all in favor, the Pet Waste Station Review in Brentwood Phase, was approved.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns presented the check register and asked for any questions or comments.

On MOTION by Ms. Shockley, seconded by Ms. Schwenk, with all in favor, the Check Register, was approved.

**ii. Balance Sheet & Income Statement (to be provided under separate cover)**

Ms. Burns noted financial statements through January were included in the agenda package for review. There is no action required by the Board.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

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Ms. Burns asked for a motion to adjourn the meeting.

On MOTION by Ms. Schwenk, seconded by Ms. Roden, with all in favor, the meeting was adjourned.

*Jill Burns*

Secretary/Assistant Secretary

Signed by:

*Rennie Heath*

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Chairman/Vice Chairman