

MYRTLE CREEK IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS' MEETING MINUTES

FIRST ORDER OF BUSINESS

Roll Call to Confirm a Quorum

The Board of Supervisors' Meeting for the Myrtle Creek Improvement District was called to order on Tuesday, March 10, 2026, at 5:00 p.m. at 6900 Tavistock Lakes Blvd., Suite 200, Orlando, FL 32827.

Present:

Kam Shenai	Chair
Bob da Silva	Assistant Secretary
Marsha Leed	Vice Chair
Trudy Evans	Assistant Secretary
Patrick Gill	Assistant Secretary

Also attending:

Jennifer Walden	PFM	
Amanda Lane	PFM	(via phone)
Tucker Mackie	Kutak Rock	(via phone)
Bob Schanck	Donald W. McIntosh Associates	
Carlos Negron	Berman	
Eddie Padua	Berman	
Pete Fussell	Berman	
Edgard Morales	Berman	
Will Stafford	Tavistock	

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Walden asked if there were any public comments. She noted there were no public comments at this time.

THIRD ORDER OF BUSINESS

**Swearing in Newly Elected Supervisor
– Patrick Gill**

Ms. Walden noted Mr. Gill was sworn in prior to the start of the meeting. Ms. Walden gave an overview of introductory information including the Florida Sunshine law, Public Records laws, and District emails.

Mr. Gill elected to receive compensation.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the
February 17, 2026, Board of
Supervisors' Meeting**

The Board reviewed the minutes of the February 17, 2026, Board of Supervisors' Meeting.

On motion by Mr. Shenai, seconded by Ms. Leed, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District approved the Minutes of the February 17, 2026, Board of Supervisors' Meeting.
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FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-04,
Election of Officers**

Ms. Walden reviewed the current slate of officers and noted it is recommended to add Mr. Gill as an Assistant Secretary.

On motion by Mr. Shenai, seconded by Ms. Evans, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District approved Resolution 2026-04, Election of Officers with Mr. Kam Shenai as Chair, Ms. Marsha Leed as Vice Chair, Ms. Jennifer Walden as Secretary, Ms. Lynne Mullins, Mr. Bob da Silva, Mr. Patrick Gill and Ms. Trudy Evans as Assistant Secretaries, Ms. Jennifer Glasgow as Treasurer, Ms. Amanda Lane, Ms. Amy Champagne, Mr. Rick Montejano and Ms. Verona Griffith as Assistant Treasurers.

SIXTH ORDER OF BUSINESS

**Consideration of Acquisition of
Performance Drive Phase 3 Real
Property**

Ms. Mackie gave an overview and historical background related to the acquisition. It was noted this is separate from the Master Capital Improvement Plan that has been financed to date by the District and is included in the separately approved Wellspring and Performance Drive Capital Improvement Plan. The District has not issued bonds for any components related to the Wellspring and Performance Drive Capital Improvement Plan at this time, although it has the ability to do so in the future. The District has continued to acquire the infrastructure and the real property that is the subject of the Capital Improvement Plan as those projects are complete to preserve the ability to do so in the future. The acquisition today is for real property and the District has previously undertaken two acquisitions for other segments of right of way. This acquisition is at the Developer's request for Performance Drive Phase 3 before it becomes a platted right-of-way and conveyed to the City of Orlando.

Ms. Mackie reviewed the appraisal process of the acquisition. She requested that the Board approve an updated appraisal (Minutes Exhibit A) to be completed and to approve the acquisition.

Discussion ensued regarding the appraisals, the property being asked to acquire, costs and requirements to acquire. Ms. Mackie noted there is an Acquisition Agreement in place between the District and Lake Nona Land Company. There is potential liability to the Board if the elements are not acquired. She added there is no assessment impact to the properties outside of the assessment area.

Ms. Mackie reviewed the appraisal proposal and noted it is for a cost of \$7,500.00. This is a significant increase from the previous appraisal and District Counsel would like to request a not to exceed amount be approved with the authority to solicit additional proposals if needed.

On motion by Mr. Shenai, seconded by Mr. da Silva, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District approved the appraisal at a not-to-exceed amount of \$7,500.00 and authorized District Staff to solicit additional proposals if needed.

On motion by Mr. Shenai, seconded by Mr. da Silva, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District approved the Acquisition of Performance Drive Phase 3 Real Property, with a not-to-exceed amount of \$1,350,000.00, subject to receipt of a restricted appraisal with a statement that the property value has not diminished since 2016.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Trail Repairs

Mr. Padua gave an update that the request for proposals were sent to five vendors and two notated their interest to submit, however, they were not able to submit their proposal in time for today's meeting. These items will be brought to the Board at the April meeting.

This item was tabled.

EIGHTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in February 2026 in an amount totaling \$51,087.60

Ms. Walden noted these have been previously approved and need Board ratification.

On motion by Mr. Shenai, seconded by Ms. Evans, with all in favor, the Board of Supervisors for the Myrtle Creek Improvement District ratified the Operation and Maintenance Expenditures Paid in February 2026 in an amount totaling \$51,087.60.

NINTH ORDER OF BUSINESS

Recommendation of Work Authorizations/Proposed Services

Ms. Walden reviewed the Work Authorization from Cepra, for freeze damage cleanup, in the amount of \$11,500.00. It was noted the other Districts tabled a similar item in order to allow ample time for the plants to recover.

This Work Authorization was tabled.

TENTH ORDER OF BUSINESS

Review of District's Financial Position and Budget to Actual YTD

Ms. Walden stated the financials are updated through February 2026 and the District has spent approximately 28% of the budget so far.

No action was required.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- District Counsel – Ms. Mackie gave a brief update on the legislative session.
- District Manager – Ms. Walden stated the next Board Meeting is scheduled for Tuesday, April 21, 2026. It was noted Mr. da Silva will not be in attendance.
- District Engineer – No report.
- Construction Supervisor – No report.
- Landscape Supervisor – No report.

Irrigation Supervisor – No report.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Mr. Padua noted the pressure washing will be completed this week.

There was a brief update regarding the roundabout and completion timeline.

There were no further Supervisor requests at this time.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Walden requested a motion to adjourn.

On motion by Mr. Shenai, seconded by Mr. Gill, with all in favor, the March 10, 2026, Meeting of the Board of Supervisors for the Myrtle Creek Improvement District was adjourned.


Secretary/Assistant Secretary


Chair/Vice Chair

MINUTES EXHIBIT A

THE APPRAISAL GROUP OF CENTRAL FLORIDA, INC.
Real Estate Appraisers • Consultants
377 Maitland Avenue • Suite 2008 • Altamonte Springs, FL 32701
(407) 539-1288

March 9, 2026

Myrtle Creek Improvement District (MCIP)
c/o Tucker Mackie, Attorney
KutakRock, LLC
107 West College Avenue
Tallahassee, FL 32301

Re: Appraisal Assignment Fee Proposal
Lake Nona Right of Way- Performance Drive

Dear Ms. Mackie:

As requested, we are providing a fee proposal for the above referenced assignment. The purpose of the appraisal assignment is to determine if the underlying land value has changed since the previous date of value, which was May 5, 2016. To summarize, an appraisal was prepared on May 5, 2016 for the proposed Performance Drive & Wellspring Drive right of way and a lift station tract that were to be transferred from the MCID to the CDD, then ultimately to the City of Orlando. The scope of the 2016 appraisal required assigning specific values to these areas based upon an overall parent tract value. An update appraisal assignment was prepared in March of 2018 and the scope of the appraisal assignment was to determine if the property value had not diminished since the original 2016 appraisal for the value of the parent tract.

It is our understanding that some of the previous right of way appraised in the May 2016 appraisal and March 2018 update has been transferred to the CDD; however, a portion of Performance Drive property containing 6.100 acres has not yet transferred to the CDD. Around 10 years have passed since the original 2016 appraisal. Portions of the original parent tract used in the 2016 appraisal have been sold or subdivided and a new parent tract valuation may need to be considered for this assignment. McIntosh Associates-LJA will assist the appraiser in the appropriate parent tract area calculations.

The scope of this current appraisal assignment is to conduct research and analysis in forming a current value opinion of the parent tract (to be determined) to assess if the property value has not diminished since the original 2016 appraisal.

A Restricted Appraisal format will be used for this update. A Restricted Appraisal Report, is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the *Uniform Standards of Appraisal Practice*. As such, it presents no discussion of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use as stated. The client should understand that the appraiser's opinion and conclusions set forth in the report may not be understood properly without additional information in the appraiser's work file. The appraiser is not responsible for unauthorized use of this appraisal report.

The previous appraisals were prepared 8-10 years ago and a new parent tract analysis and valuation will be required. Our appraisal fee is \$7,500 based upon the scope of services outlined in this proposal. The appraisal update can be delivered within 30 days from notice to proceed. We have attached an engagement letter for the services. Please do not hesitate to contact our office if you have any questions. Thank you for the opportunity to submit this proposal.

Sincerely,

THE APPRAISAL GROUP OF CENTRAL FLORIDA, INC.

A handwritten signature in blue ink, appearing to read 'R. MacMillan', with a long horizontal flourish extending to the right.

Richard K. MacMillan, MAI, President
State-Certified General Real Estate Appraiser # RZ353

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March 9, 2026


Myrtle Creek Improvement District (MCIP)
c/o Tucker Mackie, Attorney
KutakRock, LLC
107 West College Avenue
Tallahassee, FL 32301

Re: Appraisal Assignment Fee Proposal
Lake Nona Right of Way- Performance Drive

To Whom it May Concern

This Engagement Letter sets forth an agreement for which The Appraisal Group of Central Florida, Inc. (the consultant) will perform the requested appraisal services for the above referenced property for the Myrtle Creek Improvement District (the client). The purpose of the appraisal assignment is to determine if the underlying land value indicated in the May 5, 2016 appraisal has not diminished based upon a current date of value. The appraisal will be prepared using the Restricted Appraisal Report format and will be in conformance with Uniform Standards of Professional Appraisal Practice.

The fee the appraisal update is \$7,500 based upon the scope of services indicated in the attached proposal. Thank you for the opportunity to provide these appraisal services.

Signature:  _____

Signature: _____

Date: March 9, 2026 _____

Date: _____

Name(typed/printed) _____

Richard K. MacMillan, MAI, President
State-Certified General Real Estate
Appraiser RZ353

Myrtle Creek Improvement District