

NOTICE OF REGULAR MEETING OF
WINDLER PUBLIC IMPROVEMENT AUTHORITY

NOTICE IS HEREBY GIVEN that the Board of Directors (the “Board”) of the Windler Public Improvement Authority (the “Authority”), will conduct a regular meeting on Monday, September 28, 2026 at 3:45p.m. This meeting will also be held via Zoom and may be joined using the following link:

<https://us02web.zoom.us/j/82997591782>

Call-In Number: 1-719-359-4580

Meeting ID: 829 9759 1782

The Board will take up such other business as may be before the Board. The meeting is open to the public.

This notice is given by order of the Board.

BY ORDER OF THE BOARD OF DIRECTORS
WINDLER PUBLIC IMPROVEMENT AUTHORITY

By: /s/ Chris Fellows
President

AGENDA

1. Call to Order.
2. Declaration of Quorum/Director Conflict of Interest Disclosures.
3. Confirmation of Meeting Notice and Posting.
4. Approval of Agenda.
5. Public Comment – Members of the public may express their views to the Board on matters that affect the Authority. Comments will be limited to three (3) minutes per person.
6. Review and consider approval of the August 31, 2026 Meeting Minutes.
7. Review and consider approval of Payment of Claims in the amount of \$3,084,976.82.
8. Review and consider approval of June 30, 2026 Financial Statements.
9. Review and consider approval of Resolution Accepting Engineer’s Report and Requesting Requisition of Funds No. 87 in the amount of \$3,078,712.68.
10. Review and consider for approval Merrick’s Bid Award Recommendation with Integrated Site Services regarding Midtown North Open Space in an amount not to exceed \$3,355,863.34.
11. Review and consider approval of Authorization of Professional Services with PCS Group regarding Windler Landscape Architectural Design Services – PA-25 in the amount of \$95,000.
12. Review and consider ratification of Change Order No. 1 with Three Sons Construction, LLC regarding Windler – Midtown North Roadways in the amount of \$105,837.19.
13. Review and consider ratification of Change Order No. 4 with Integrated Site Services regarding Windler – Neighborhood F Landscaping in the amount of \$4,946.86.
14. Review and consider ratification of Change Order No. 5 with Landtech Landscape and Maintenance regarding Windler – Connector Roads #1 Streetscapes in the amount of \$19,987.28.
15. Review and consider approval of Addendum No. 7 with Westwood regarding Windler – Neighborhood PA 25 in the amount of \$3,900.
16. Review and consider ratification of Change Order No. 8 with Integrated Site Services regarding Windler – Neighborhood C Landscaping in the amount of \$44,766.94.

17. Review and consider ratification of Change Order No. 10 with Mid City Corporation (Mid City) regarding Windler – 45th Place in the amount of \$47,501.41.
18. Review and consider ratification of Change Order No. 15 with BrightView Landscape Development, Inc. regarding Windler – Discovery Park – Site in the amount of \$10,854.
19. Review and consider approval of Addendum No. 20 with Westwood regarding Windler – Construction Coordination in the amount \$38,000.
20. Review and consider ratification of conveyance of 48th Avenue Landscaping to Windler Operations Metropolitan District.
21. Review and consider ratification of conveyance of Neighborhood C and F Streetlights to Windler Operations Metropolitan District.
22. Review and consider ratification of conveyance of Neighborhood E Streetlights to Windler Operations Metropolitan District.
23. Review and consider approval of engagement of Casey Parrot, LLC.
24. Review and consider approval of 2027 Insurance Renewal Documents.
25. Construction update.
26. Any other matter that may come before the Board.
27. Adjourn.

This meeting is open to the public.

WINDLER
PUBLIC IMPROVEMENT AUTHORITY

By: /s/ Matthew P. Ruhland
Attorney for the Authority

I hereby certify that a copy of the foregoing Notice of Special Meeting was, by me personally, posted to website of the Authority at least 24 hours prior to the meeting.

Date: _____