

Village Estates West Special Dependent District
Minutes of August 12, 2026

The regular monthly meeting of the Village Estates West Special Dependent District was convened by President Marie Batko at 7:35PM at McDonalds Restaurant, 5393 Ehrlich Rd. Tampa, Florida. In attendance were the following trustees: Marie Batko (President), Arlene Salazar (Vice President), April Wilkosz (Treasurer), Pat Leistner, Violet Dougherty, and Marisol Gonzalez. This comprised a quorum. Absent trustee: Dawne Gullatt. In attendance from the public: Gwen Jonas and Mary White.

President Batko asked Trustee Gonzalez to review the minutes of the previous meeting. Minutes were read. Treasurer Wilkosz moved to accept the minutes and Trustee Dougherty seconded the motion. Motion carried. (6,0).

President Batko asked the Treasurer for the financial report. Treasurer Wilkosz presented the account statements with activities since the last meeting and balances to date. Trustee Gonzalez moved to accept the report and Trustee Dougherty seconded the motion. Motion carried. (6,0).

Old Business

- The fence repair on Lynn Turner and Oakshire Road is tentatively scheduled for August 19.
- President Batko and Treasurer Wilkosz are in the process of finding a CPA to prepare the FY 26 financial statements.
- Treasurer Wilkosz stated officer bonds have been renewed.
- President Batko asked about the Ethics Financial Disclosure form and all trustees confirmed the form was submitted.

New Business

President Batko discussed the email she received for a request for records. Trustee Leistner presented verbiage that acknowledges the request and indicates that our response is forthcoming. After discussion, President Batko agreed she would send the acknowledgment email as well as forward the request to Mary Mahoney for guidance.

President Batko asked the voting begin for the board positions expiring in September.

President Batko asked April Wilkosz if she will continue serving as trustee. Ms. Wilkosz accepted to continue as trustee. Trustee Gonzalez moved to accept and Trustee Dougherty seconded the motion. Motion carried. (6,0).

President Batko asked April Wilkosz if she will continue serving as treasurer. Ms. Wilkosz accepted to continue as treasurer. Trustee Gonzalez moved to accept and Trustee Dougherty seconded the motion. Motion carried. (6,0).

President Batko asked Pat Leistner if she will continue serving as trustee. Ms. Leistner accepted to continue as trustee. Treasurer Wilkosz moved to accept and Trustee Dougherty seconded the motion. Motion carried. (6,0).

President Batko asked Violet Dougherty if she will continue serving as Trustee. Ms. Dougherty accepted to continue as trustee. Treasurer Wilkosz moved to accept and Trustee Leistner seconded the motion. Motion carried. (6,0).

President Batko asked Arlene Salazar if she will continue serving as vice president. Ms. Salazar accepted to continue as vice president. Treasurer Wilkosz moved to accept and Trustee Dougherty seconded the motion. Motion carried. (6,0).

Trustee Gonzalez stated that a portion of the fence at 5014 Oakshire Drive (by the retention pond on Ehrlich Road) will also need repair. The residents stated the damage was caused by a falling tree limb. Trustee Gonzalez read a letter she and Trustee Leistner prepared and mailed to Invitation Homes (the leasing company for that address) notifying them that the board would be scheduling the repair, and that they, Invitation Homes, should ensure the tree does not cause further damage to the fence. Trustee Gonzalez presented the repair estimate from Vilo Fence for \$630 (discounted amount if repairs are scheduled together). Treasurer Wilkosz moved to accept the estimate and Trustee Dougherty seconded the motion. Motion carried. (6,0).

Treasurer Wilkosz discussed a letter received from the office of the Auditor General notifying us that our September 30, 2025 financial statements will need to be audited, because our district's expenses exceeded the \$50,000 threshold as cited in Florida Statue. Treasurer Wilkosz forwarded the letter to Mary Mahoney for guidance and Ms. Mahoney stated it is a provision of State law. Treasurer Wilkosz is awaiting a response from a local CPA firm regarding the preparation of audited financial statements.

President Batko suggested changing the start time of the board's meetings to 6:30PM. Everyone agreed the time to be reasonable and that the change be made to our regular meeting schedule for FY 27, and be advertised in the Tampa Bay Times. Treasurer Wilkosz moved to accept the change and place the advertisement and Trustee Dougherty seconded the motion. Motion carried. (6,0).

A discussion followed about the preparation of the financial statements for FY 26 and it was agreed that these should be unaudited. Treasurer Wilkosz moved to accept and Trustee Dougherty seconded the motion. Motion carried. (6,0).

The discussion continued regarding the preparation of the annual letter to the residents informing them of our decision to prepare unaudited financial statements. Supplies need to be purchased to print and mail the letters by September 30. Treasurer Wilkosz moved to purchase supplies and Trustee Dougherty seconded the motion. Motion carried. (6,0).

Adjournment

The next meeting will be held on Wednesday, September 9, 2026 at McDonalds Restaurant, 5393 Ehrlich Rd, Tampa, Florida 33625. Treasurer Wilkosz moved to adjourn and Trustee Dougherty seconded the motion. Motion carried. (6,0). The meeting was adjourned at 8:55pm.

Signed:

