

**WEST VILLAGES IMPROVEMENT DISTRICT  
REGULAR BOARD MEETING  
OCTOBER 22, 2025**

**A. CALL TO ORDER**

The October 22, 2025, Regular Board Meeting of the West Villages Improvement District (“WVID” or the “District”) was called to order at 1:00 p.m. in the Chambers Room at the City of North Port located at 4970 City Hall Boulevard, North Port, Florida 34286.

**B. PROOF OF PUBLICATION**

Proof of publication was presented which showed the notice of the Regular Board Meeting had been published in the *Sarasota Herald-Tribune* on October 14, 2025.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of the following Supervisors constituted a quorum, and it was in order to proceed with the meeting:

|               |                  |                   |
|---------------|------------------|-------------------|
| Chairman      | John Luczynski   | Absent            |
| Vice Chairman | Steve Lewis      | Present in person |
| Supervisor    | Tom Buckley      | Present in person |
| Supervisor    | Christine Masney | Present in person |
| Supervisor    | John Meisel      | Absent            |

|                             |                 |                                 |
|-----------------------------|-----------------|---------------------------------|
| District Manager            | William Crosley | Special District Services, Inc. |
| District Operations Manager | Kyle Wilson     | Special District Services, Inc. |
| District Counsel            | Lindsay Whelan  | Kutak Rock LLP                  |
| District Engineer           | Giacomo Licari  | Stantec                         |

Also present were Rich Bando and Jim Heeren.

**D. DISCUSSION REGARDING PUBLIC DECORUM AT BOARD MEETINGS**

The reading of Public Decorum at Board Meetings was waived.

**E. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

**F. APPROVAL OF MINUTES**

**1. October 9, 2025, Audit Committee Meeting**

This item was tabled until the November meeting.

**2. October 9, 2025, Public Hearing & Regular Board Meeting**

A **MOTION** was made by Mr. Buckley, seconded by Mr. Lewis and passed unanimously approving the minutes of the October 9, 2025, Public Hearing and Regular Board Meeting, as presented.

**G. UNIT OF DEVELOPMENT NO. 7**

**1. Consider Matters Related to Series 2025 Bonds**

**a. Consider Final Supplemental Engineer's Report**

Mr. Licari presented the Unit of Development No. 7 Supplemental Engineer's Report dated September 11, 2025, noting that this was the same report that had been approved by the Board in September. There were no questions from the Board.

A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney and passed unanimously approving the Final Supplemental Engineer's Report, as presented.

**b. Consider Final Supplemental Assessment Methodology Report**

Mr. Karmeris, SDS Special Assessment Methodology Consultant, presented the Unit of Development No. 7 Final Supplemental Assessment Methodology Report dated October 16, 2025, noting that this report was almost identical to the report approved in September with the only difference being that it was updated with the final bond sizing figures, confirming that the assessments were still fairly and reasonably allocated. Each of the tables were explained in the report. The bond size amount is \$1,258,000.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the Final Supplemental Assessment Methodology Report, as presented.

**c. Consider Resolution No. 2025-35 – Supplemental Assessment Resolution**

Ms. Whelan presented Resolution No. 2025-35, entitled:

**RESOLUTION 2025-35**

**A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S SPECIAL ASSESSMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 7), SERIES 2025 (VILLAGE G-1B PHASE 3); CONFIRMING THE DISTRICT'S PROVISION OF INFRASTRUCTURE IMPROVEMENTS AND CONFIRMING A MASTER ENGINEER'S REPORT; CONFIRMING AND ADOPTING A SUPPLEMENTAL ASSESSMENT REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING SERIES 2025 BONDS; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2025 SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE**

Ms. Whelan advised that this resolution relates to the Series 2025 bonds and approves the supplemental assessment engineer's report and the supplemental assessment methodology report for the purposes of issuing bonds and determines that the assessments are reasonable, proper, just and right relative to the 2025 assessment area. There were no questions from the Board.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Lewis and passed unanimously adopting Resolution No. 2025-35, as presented.

**H. UNIT OF DEVELOPMENT NO. 10**

**1. Consider Matters Related to Series 2025 Bonds**

**a. Consider Final Supplemental Engineer's Report**

**b. Consider Final Master Assessment Methodology Report**

**c. Consider Resolution No. 2025-36 – Supplemental Assessment Resolution**

The above items were tabled until the November meeting.

**I. ATTORNEY-CLIENT SESSION RELATIVE TO LITIGATION**

There was no need for an Attorney-Client Session Relative to Litigation at this time.

**J. ADMINISTRATIVE MATTERS**

**1. District Engineer**

There was no report from Mr. Licari at this time.

**2. District Attorney**

There was no report from Ms. Whelan at this time.

**3. District Operations' Manager**

There was no report from Mr. Wilson at this time.

**4. District Manager**

Mr. Crosley advised that the next meeting was scheduled for November 13, 2025, at 1:00 p.m. and would be held in the Chambers Room of the City of North Port City Hall.

**K. BOARD MEMBER COMMENTS**

There were no further comments from the Board Members.

**L. ADJOURNMENT**

There being no further business to come before the Board, the Meeting was adjourned at 1:06 p.m. on a **MOTION** made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously.

  
Secretary/Assistant Secretary

  
Chair/Vice Chair

