

**WEST VILLAGES IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
JANUARY 13, 2022**

A. CALL TO ORDER

The January 13, 2022, Regular Board Meeting of the West Villages Improvement District (“WVID” or the “District”) was called to order at 11:07 a.m. at 19503 S. West Villages Parkway, #A4, Venice, Florida 34293 and via Zoom: <https://us02web.zoom.us/j/87509654850>, Meeting ID: 875 0965 4850, Dial In: 1-929-436-2866.

B. PROOF OF PUBLICATION

Proof of publication was presented that showed the notice of the Regular Board Meeting had been published in the *Sarasota Herald-Tribune* on January 4, 2022, as legally required.

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	Present in person
Vice Chairman	Steve Lewis	Present in person
Supervisor	Tom Buckley	Present in person
Supervisor	Victor Dobrin	Present in person
Supervisor	Christine Masney	Present via Zoom

Staff members in attendance were:

District Manager	Todd Wodraska (via Zoom)	Special District Services, Inc.
District Manager	William Crosley	Special District Services, Inc.
District Counsel	Lindsay Whelan (via Zoom)	Kutak Rock LLP
District Engineer	Richard Ellis	Dewberry

Also present via Zoom were: Ghyll and Bruce Theurer, Jean Bando, John Meisel, Bill Hutchins and Jim Keesee.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC

There were no comments from the public.

F. APPROVAL OF MINUTES

1. December 9, 2021, Regular Board Meeting

A **MOTION** was made by Mr. Buckley, seconded by Mr. Lewis approving the minutes of the December 9, 2021, Regular Board Meeting, as presented.

G. GENERAL DISTRICT MATTERS

1. Consider Resolution No. 2022- 01 – Setting a Public Hearing Date on the Intent to Use the Uniform Method

Resolution No. 2022-01 was presented, entitled:

RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WEST VILLAGES IMPROVEMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, FLORIDA STATUTES; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2022-01, as presented, setting the Public Hearing for February 10, 2022.

H. UNIT OF DEVELOPMENT NO. 1

1. Discussion Regarding District Owned Road Maintenance Reserves

This item will be addressed at a later date.

2. Update Regarding Road Repairs

Mr. Ellis reported that road repairs were being completed in Gran Paradiso. There was a test patch installed on Prestigio Drive in August of 2020 that has been monitored through the wet season to see how it performed. The patch was deemed successful. The District received notice from Lennar that work was to begin January 4, 2022, and was completed January 6, 2022. Mr. Ellis was present at the beginning of the repairs. Also present during the course of the repairs were WVID Operations' Manager Mike Smith and the Universal Engineering, the firm who handles the District's Geotech work. Final clean-up is expected on January 13, 2022, and striping will occur approximately two weeks later in order to allow the asphalt to cure before a permanent thermal stripe is applied.

I. ADMINISTRATIVE MATTERS

1. District Engineer

There was no additional District Engineer report at this time.

2. District Attorney

The legislative session occurred on Tuesday, January 11, 2022. The District boundary amendment was filed. An update regarding this progress will be provided at future meetings.

3. District Operations' Manager

It was reported that a new pump station would be installed at the public safety building, which is scheduled for January 25, 2022. Landscape enhancement behind the new public safety building is scheduled for some time in March. All expenses for that project will be paid from the Unit of Development #2 fund balance because this was a non-budgeted item. There was an onsite meeting with District staff and the Gran Paradiso Pond Committee on January 7, 2022, to discuss concerns regarding dry littoral shelves in stormwater retention ponds in Gran Paradiso.

4. District Manager

The next Regular Meeting is scheduled for February 10, 2022, and will include a Public Hearing on the District's Intent to Use the Uniform Method.

Mr. Crosley complimented Richard Ellis and Mike Smith for coordinating the oversight of Lennar performed road repairs with only a few days' notice that the project would begin.

J. BOARD MEMBER COMMENTS

Mr. Dobrin thanked District constituents for communicating with staff on the road repairs. In addition, Mr. Dobrin advised in Unit 3 there seems to be a heavily golf cart travelled area along the western boundary of Gran Paradiso that is creating a hardened pathway in the turf grass and asked if that could be looked at. Mr. Smith noted that plants were installed in the area being discussed, but they were not maintained by the POA; however, he will look into a recommendation in order to reduce golf cart traffic from using that area as access. Mr. Dobrin also indicated that he had experienced poor water quality with his potable water and noticed a brown color and low pressure and contacted the City of North Port as a homeowner, not as a District Supervisor.

Ms. Masney noted that residents can receive notifications from the City of North Port Utilities Department for any issues related to potable water by signing up for alerts on the City website.


Mr. Luczynski indicated that there had been issues related to trespassing on construction sites in the District even though those areas are clearly marked, gated and fenced in. Areas under construction are not intended for public access. This is a safety issue, and everyone is asked to

please respect the "No Trespassing" signs. The City of North Port Police Department is issuing trespass warnings and second offenders can be charged with a felony.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 12:10 p.m. on a **MOTION** made by Mr. Lewis, seconded by Mr. Dobrin and passed unanimously.


Secretary/Assistant Secretary


Chair/Vice Chair