

**WEST VILLAGES IMPROVEMENT DISTRICT
LANDOWNERS' MEETING
JUNE 9, 2022**

A. CALL TO ORDER

The June 9, 2022, Landowners' Meeting of the West Villages Improvement District ("WVID" or the "District") was called to order at 11:00 a.m. in the Public Safety Bilding Training Room located at 19955 Preto Boulevard, 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 which showed the notice of the Landowners' Meeting had been published in the *Sarasota Herald-Tribune* on May 26, 2022, and June 2, 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 via Zoom
Supervisor	Victor Dobrin	Present in person
Supervisor	Christine Masney	Present in person

Staff members in attendance were:

District Manager	Todd Wodraska	Special District Services, Inc.
District Manager	William Crosley	Special District Services, Inc.
District Counsel	Lindsay Whelan	Kutak Rock LLP
District Engineer	Richard Ellis	Dewberry
District Operations' Manager	Mike Smith	Special District Services, Inc.

D. ELECTION OF CHAIR FOR LANDOWNERS' MEETING

Mr. Luczynski was elected as Chairman for the Landowners' Meeting.

E. ELECTION OF SECRETARY FOR LANDOWNERS' MEETING

Mr. Crosley was elected as Secretary for the Landowners' Meeting.

F. APPROVAL OF MINUTES

1. June 10, 2021, Landowners' Meeting

The minutes of the June 10, 2021, Landowners' Meeting were presented for consideration.

Mr. Dobrin advised that the minutes should reflect that he requested that by this year to have the state authority under which the District falls as jurisdiction confirm the calculation procedure algorithm for the urbanization rate. Mr. Luczynski asked the District Manager to reference the minutes from the previous Landowner Meeting held June 10, 2021, to verify what Mr. Dobrin had said

The Landowner Meeting will be continued until any meeting recordings, if available, can be checked and that information will be brought back to the Board at the next scheduled meeting.

G. OTHER BUSINESS

1. Receive Engineer's Report

• Review of 2022 Urban Area Map

Mr. Crosley presented the Urban Area Map, which reflected 6.56% of inhabited and developed land within the District. This 2022 urban area percentage is a more accurate calculation of urbanized area due to the removal of areas that are not habitable, which were included in the previous year's calculation of 20.19%. Last year's calculation was done knowing that there was some uninhabitable areas included

Ms. Whelan stated that this report had been reviewed and was consistent with how the calculation of urban area that is described in Florida Statute 189. Mr. Dobrin stated that he thought the calculation in this report was illogical, irrational and flawed and does not reflect the need of the population, and if the formula is kept the way it was calculated, the homeowners will never take over this District. Mr. Dobrin suggested that the District seek an Attorney General interpretation of the State statute.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney accepting the District Engineer's Urban Area Report, as presented. Upon being put to a vote, the **MOTION** carried 4 to 1 with Mr. Dobrin dissenting.

H. LANDOWNER COMMENTS

There were no comments from the landowners.

I. ADJOURNMENT

A **MOTION** was then made by Mr. Luczynski, seconded by Ms. Masney and passed unanimously to continue the Landowners' Meeting to July 14, 2022, at 11:00 a.m. in the Public Safety Building Training Room located at 19955 Preto Boulevard, Venice, Florida 34293.


Secretary/Assistant Secretary


Chair/Vice Chair

