

**WEST VILLAGES IMPROVEMENT DISTRICT  
REGULAR BOARD MEETING  
JULY 14, 2022**

**A. CALL TO ORDER**

The July 14, 2022, Regular Board Meeting of the West Villages Improvement District ("WVID" or the "District") was called to order at 11:20 a.m. in the Public Safety Bilding Training Room located at 19955 Preto Boulevard, Venice, Florida 34293.

**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 July 1, 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 in person

Staff members in attendance were:

District Manager	William Crosley	Special District Services, Inc.
District Manager	Michelle Krizen	Special District Services, Inc.
District Counsel	Lindsay Whelan	Kutak Rock LLP
District Engineer	Richard Ellis	Dewberry

Also present were the following: Kevin Shaughnessy, Lex Van Brero, Ghyll and Bruce Theurer and Mike Milak.

**D. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC**

Mr. Shaughnessy stated that he wanted to recognize the work and resource efforts related to the irrigation meeting held on June 13, 2022, with representatives of the Gran Paradiso Property Owners Association President, Steve Glunt and Board Member John Meisel. Mr. Shaughnessy noted that he believed the effort to be a large volume of work, which was very informative and cleared up many questions. Mr. Shaughnessy went on to request that if there was the opportunity to use any construction funds available in Unit 3 for irrigation upgrades, such as irrigation head replacements in order to enhance water conservation. District staff will look into the possibility

of the use of bond issued construction funds as an approvable cost and what, if any funds currently exist versus these costs being a maintenance item which may not be an approvable expense. Operations' Manager Mike Smith requested that a proposal for this expense be provided to District staff while this matter was being researched. Mr. Dobrin thanked Mr. Shaughnessy for bringing this matter to the attention of the District Board and indicated that he felt this should be approved as an improvement instead of being a maintenance item. Mr. Luczynski stated that he would support a vote approving this project, if it is determined to be an approvable bond construction expense. An update on this matter will be provided at the next meeting.

Mr. Theurer suggested that a golf cart path be created from the Island Walk entrance down to the new Public Safety building on Preto Boulevard. Mr. Luczynski asked the District Engineer and Operations' Manager to look into this matter and report back at a future meeting.

Mr. Milak commented on the fish kill matter in the Renaissance lakes and weed growth along the banks of the lakes. Operations' Manager Mike Smith stated, pursuant to the current pond maintenance agreement between the District and the Renaissance Homeowners' Association, it provides that the area above the water level is the HOA's responsibility to maintain in addition to any fountains. Mr. Milak commented that he was unable to obtain a copy of the maintenance agreement from his HOA. District Manager Crosley reported to Mr. Milak that he had just the emailed him the agreement.

#### **F. APPROVAL OF MINUTES**

##### **1. June 9, 2022, Regular Board Meeting**

The minutes of the June 9, 2022, Regular Board Meeting were presented for consideration.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney approving the minutes of the June 9, 2022, Regular Board Meeting, as presented.

#### **G. GENERAL DISTRICT MATTERS**

##### **1. Consider Resolution No. 2022-12 – Canvassing and Certifying Results of Boundary Amendment Referendum**

Resolution No. 2022-12 was presented, entitled:

##### **RESOLUTION 2022-12**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
THE WEST VILLAGES IMPROVEMENT DISTRICT  
CANVASSING AND CERTIFYING THE RESULTS OF THE  
LANDOWNERS' REFERENDUM REGARDING THE  
AMENDMENT TO CHAPTER 2004-456, LAWS OF  
FLORIDA, AND PROVIDING FOR AN EFFECTIVE DATE**

A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney and passed unanimously canvassing and certifying the results of the Boundary Amendment Referendum of 2,247 affirmative votes and no opposing votes, thus adopting Resolution 2022-12, as presented.



## **2. Consider Resolution No. 2022-13 – Regarding Intent to Utilize Uniform Method**

Resolution No. 2022-13 was presented, entitled:

### **RESOLUTION 2022-13**

**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.**

The District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments. This resolution sets a Public Hearing date that will be held to adopt the Uniform Method for August 18, 2022, at 11:00 a.m. in the Public Safety Building Training Room located at 19955 Preto Boulevard, Venice, Florida 34293.

A **MOTION** was made by Mr. Lewis. Seconded by Mr. Dobrin and passed unanimously adopting Resolution No. 2022-13, as presented, setting a Public Hearing date to adopt the Uniform Method for August 18, 2022, at 11:00 a.m. in the Public Safety Building Training Room located at 19955 Preto Boulevard, Venice, Florida 34293.

## **H. UNIT OF DEVELOPMENT NO. 1**

### **1. Consider Boundary Amendment Agreement Adding Property to Unit No. 1 (Diocese Property and Hospital Site)**

This Boundary Amendment Agreement adds the parcels known as the Diocese and Hospital Property with the landowners into the Unit of Development No. 1.

Discussion ensued after which the following motion was made:

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously approving the Boundary Amendment Agreement adding property to Unit No. 1 (Diocese Property and Hospital Site), as presented.

### **2. Consider Boundary Amendment Agreement Adding Property to Unit No. 1 (Pine Street)**

This Boundary Amendment Agreement adds the parcels known as the Pine Street Right of Way property with the landowners into the Unit of Development No. 1.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously approving the Boundary Amendment Agreement adding property to Unit No. 1 (Pine Street Right of Way Property), as presented.

**3. Consider Resolution No. 2022-14 – Setting a Public Hearing for Consideration of Adoption of Proposed Revised Plan of Improvements**

Resolution No. 2022-14 was presented, entitled:

**RESOLUTION 2022-14**

**[UNIT NO. 1 2022 BOUNDARY AMENDMENT]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT SETTING A PUBLIC HEARING ON THE DISTRICT'S CONSIDERATION OF THE REVISED PLAN OF IMPROVEMENTS FOR UNIT OF DEVELOPMENT NO. 1 RELATIVE TO THE AMENDMENT OF THE BOUNDARY OF SUCH UNIT; FILING THE PROPOSED REVISED PLAN OF IMPROVEMENTS WITH THE DISTRICT SECRETARY; PROVIDING FOR PUBLISHED AND MAILED NOTICE AS SET FORTH IN SECTION 298.301, FLORIDA STATUTES; SETTING A PUBLIC HEARING TO BE HELD ON AUGUST 18, 2022, AT 11:00 A.M. AT THE PUBLIC SAFETY BUILDING TRAINING ROOM LOCATED AT 19955 PRETO BOULEVARD, VENICE, FLORIDA 34293, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE CONSIDERATION OF THE REVISED PLAN OF IMPROVEMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

A **MOTION** was made by Mr. Lewis, seconded by Mr. Luczynski and passed unanimously adopting Resolution 2022-14, as presented, setting public hearing for August 18, 2022, at 11:00 a.m. in the Public Safety Building Training Room located at 19955 Preto Boulevard, Venice, Florida 34293.

**I. UNIT OF DEVELOPMENT NO. 3**

**1. Consider Revised Gran Paradiso Gate Operations Policies**

At the request of the Gran Paradiso Property Owners' Association, District staff was asked to review updates to the existing gate operations policy. The District owns certain roadways and other public infrastructure within the community (the "Facilities") that are located behind gates and gatehouse infrastructure that is operated and maintained by the Gran Paradiso Property Owners' Association, Inc. Accordingly, the District must ensure that access to the community by members of the public is afforded pursuant to State and Federal law. With new upgraded



infrastructure, the gate policy needed to be revised. District staff was agreeable with the requested policy changes. This update primarily allows the rear gate to be accessible to residents with access to the general public only available at the front gate. Mr. Dobrin requested an update to the Gran Paradiso Property Owners' Association maintenance agreement. Mr. Luczynski noted that the Gran Paradiso Property Owners' Association has not, to date, officially requested that the agreement be amended. District staff can amend that agreement, if requested.

A **MOTION** was made by Ms. Masney, seconded by Mr. Dobrin and passed unanimously approving the Revised Gran Paradiso Gate Operations Policies, as presented.

## **2. Consider Proposals for Unit 3 Bond Requisition Audit**

Mr. Luczynski noted that he had requested proposals for conducting a financial audit for Unit of Development No. 3. The purpose of the audit was to definitively provide answers to exactly how bond funds were used.

Questions have arisen over the years with answers provided that come back up again later. The purpose of the audit was to definitively provide answers as to how Unit of Development No. 3 bond funds were used for public improvements.

Outside engineer firms were contacted so that the audit could be conducted by a company who has not performed work for the District in the past.

Many firms were asked to provide a proposal for the audit however, only two responded. The estimates provided by GAI Consulting Inc. and Giffels Webster Engineering Inc. were submitted after reviewing sample Unit of Development No. 3 bond requisitions. The estimates were provided based on a time and material basis to provide a summary compilation of what was actually constructed pursuant to the engineer's report for improvement projects such as roadway construction, stormwater management, irrigation, etc. The greater preponderance will be confined to inside the Gran Paradiso community, but any claims or questions that bond funds were used outside of Unit of Development No. 3, which is specific to the Gran Paradiso community, can only be confirmed or denied. Mr. Dobrin stated that he opposed approval because he felt there was plenty information for the District to delineate that.

Mr. Luczynski commented that John Meisel recently stated publicly that Unit of Development No. 3 bond funds were used for the signalization of West Villages Parkway and U.S. 41, even though District staff had provided him the information approximately two years ago, that was not accurate. Mr. Meisel has also made the statement again within the last six weeks that Unit of Development No. 3 bonds funds were used for the signalization. Mr. Luczynski also stated that Mr. Meisel impinged on his integrity just last month and included every one of the District's Board Members except for Mr. Dobrin. Mr. Luczynski further stated that he felt that the current Board has operated with a more cautious fiduciary position than ever before and this audit would eliminate "coffee clutch" discussion and innuendos of money being spent that Gran Paradiso residents paid for other people's improvements outside of Gran Paradiso.

Mr. Luczynski stated for the record that Mr. Dobrin opposed the audit so miscommunication can continue to be filtered and provided to residents by his group, Mr. Meisel's, and others who continue to provide misinformation to the residents of the District.

Mr. Dobrin stated for the record that he refuted the personal attack and being bullied by such behavior in a unit of local government. Mr. Luczynski indicated that Mr. Dobrin was on record making those comments.

Ms. Masney indicated that she felt personally attacked by Mr. Meisel who continually publicly questions the integrity of the Board. Ms. Masney further stated that she has taken an oath as Supervisor and feels attacked every time Mr. Meisel says that and she wants it to stop and that she has a family and life after this job and does not condone that type of behavior. That dialogue needs to stop today and this audit will stop it. The next time Mr. Meisel does this against her character she will take personal legal action.

Mr. Luczynski commented that on numerous sources Mr. Dobrin specifically has said to numerous people in other neighborhoods and residents within Gran Paradiso that he knows Unit No. 3 expenses went to help other projects outside of Unit of Development No. 3 and we are going to find out if that is the truth. Mr. Luczynski said that he believed that Mr. Dobrin opposed the audit because he liked the idea of having a "gray area." This audit will remove that "gray area" to "black and white," while removing the significant misinformation that is out there regarding the use of Unit of Development No. 3 bond funds.

A **MOTION** was made by Mr. Luczynski, seconded by Mr. Lewis approving the proposal from Giffels Webster Engineering for the Unit 3 Bond Requisition Audit with expenses being paid from the Unit No. 3 operating account. Upon being put to a vote, the **MOTION** carried 4 to 1 with Mr. Dobrin dissenting.

## **J. UNIT OF DEVELOPMENT NO. 6**

### **1. Consider Boundary Amendment Agreement Adding Property to Unit No. 6 (Diocese Property)**

The landowner approached the District and requested that it amend the current boundary of Unit No. 6 to include a portion of property known as the Diocese Property, which consists of approximately 20 acres located within the jurisdictional boundaries of the District. The landowner agreed to fund the District's costs related to the Unit Amendment and accordingly, the District is amenable to approving the Unit Amendment pursuant to the terms hereof.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Lewis and passed unanimously approving the Boundary Amendment Agreement, adding property to Unit No. 6 (Diocese Property), as presented.

## **K. UNIT OF DEVELOPMENT NO. 7**

### **1. Consider Boundary Amendment Agreement Adding Property to Unit No. 7**

The landowner approached the District and requested that it amend the current boundary of Unit No. 7 to include a portion of property which consists of approximately 20 acres located within the jurisdictional boundaries of the District. The landowner agreed to fund the District's costs related to the Unit Amendment and accordingly, the District is amenable to approving the Unit Amendment pursuant to the terms hereof. The landowner has acknowledged and agrees that the property receives the same benefits as are reasonably available to it as similarly classified parcels



of real property within Unit No. 7, as set forth in more detail in the 2019 Plan of Improvements and the 2019 Assessment Report

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the Boundary Amendment Agreement, adding property to Unit No. 7, as presented.

**2. Consider Resolution No. 2022-15 – Declaring Intent to Impose Special Assessments on Added Property**

Resolution No. 2022-15 was presented, entitled:

**RESOLUTION 2022-15**

**[UNIT NO. 7 2022 BOUNDARY AMENDMENT]**

**A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT DECLARING SPECIAL ASSESSMENTS RELATIVE TO CERTAIN PROPERTIES ADDED TO UNIT OF DEVELOPMENT NO. 7 WITHIN THE DISTRICT; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

Resolution 2022-15 declares the District's intent to impose assessments on the newly added property into Unit of Development No. 7.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously adopting Resolution No. 2022-15, as presented.

**3. Consider Resolution No. 2022-16 – Setting a Public Hearing on Imposition of Special Assessments on Added Property**

Resolution No. 2022-16 was presented, entitled:

**RESOLUTION 2022-16**

**[UNIT NO. 7 2022 BOUNDARY AMENDMENT]**

**A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON AUGUST 18<sup>TH</sup>, 2022, AT 11:00 A.M. AT THE PUBLIC SAFETY BUILDING TRAINING ROOM LOCATED AT 19955 PRETO BOULEVARD, VENICE, FLORIDA 34293, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 7 IN ACCORDANCE WITH CHAPTERS 170 AND 197, FLORIDA STATUTES, AND CHAPTER 2004-456, LAWS OF FLORIDA.**

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously adopting Resolution No. 2022-16, as presented, setting the Public Hearing for August 18, 2022.

**L. UNIT OF DEVELOPMENT NO. 9**

**1. Consider Preliminary Master Engineer's Report**

Mr. Ellis presented the Preliminary Engineer's Report, noting that infrastructure improvements may include public roadways, including thoroughfares, arterial, collector, or local streets; drainage and stormwater improvements; water and sewer facilities; irrigation facilities; public roadway landscape, lighting, signage, and furnishings; entry features; and consulting and contingencies. The total estimated cost of the construction of the project is \$51,000,000.

A **MOTION** was made by Ms. Masney, seconded by Mr. Lewis and passed unanimously approving the Preliminary Master Engineer's Report, as presented.

**2. Consider Preliminary Master Assessment Methodology Report**

Mr. Crosley presented the Preliminary Master Assessment Methodology Report, which equitably allocates the costs being incurred by the District to provide improvements to all assessable lands within Unit No. 9. The bonds issued to finance the project will be repaid through the levy of non-ad valorem special assessments on all assessable property within Unit No. 9. There are 728 planned units with several different types of product to be assessed. The assessments will defray approximately \$63,905,000, which includes the estimated cost plus financing-related costs, capitalized interest, and debt service reserve.

A **MOTION** was made by Ms. Masney, seconded by Mr. Lewis and passed unanimously approving the Preliminary Master Assessment Methodology Report, as presented.

**3. Consider Resolution No. 2022-17 – Declaring Debt Services Assessments**

Resolution No. 2022-017 was presented, entitled:

**RESOLUTION 2022-17**



**A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT DECLARING SPECIAL ASSESSMENTS RELATIVE TO UNIT OF DEVELOPMENT NO. 9 WITHIN THE DISTRICT; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAIDED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAIDED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

Resolution 2022-17 declares the District's intent to impose master assessments for the project described in the Preliminary Master Engineer's Report and Preliminary Master Assessment Methodology Report.

A **MOTION** was made by Ms. Masney, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2022-17, as presented.

**4. Consider Resolution No. 2022-18 – Setting a Public Hearing on Debt Service Assessments**

Resolution No. 2022-18 was presented, entitled:

**RESOLUTION 2022-18**

**A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON AUGUST 18, 2022, AT 11:00 A.M. AT THE PUBLIC SAFETY BUILDING TRAINING ROOM LOCATED AT 19955 PRETO BOULEVARD, VENICE, FLORIDA 34293 FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 9 IN ACCORDANCE WITH CHAPTERS 170 AND 197, FLORIDA STATUTES, AND CHAPTER 2004-456, LAWS OF FLORIDA.**

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2022-18, as presented, setting the Public Hearing for August 18, 2022.

## **M. ADMINISTRATIVE MATTERS**

### **1. District Engineer**

#### **a. Stormwater Management Projection Report**

Mr. Ellis presented the Stormwater Management Projection Report. This unbudgeted mandated report has been prepared to meet the requirements of Section 403.9302, Florida Statutes, and will be updated and submitted to the County every 5 years.

### **2. District Attorney**

Ms. Whelan reported that the Unit 9 Bond Validation Hearing was scheduled for September 27, 2022, at 10:00 a.m. Ms. Whelan also reported that District staff and representatives of the developer's legal team had a community meeting with residents from Gran Paradiso along with Gran Paradiso Property Owners Association board members, Steve Glunt, President and Director John Meisel. An extensive PowerPoint was presented at the meeting. The PowerPoint will be posted on the District's website and also provided to the District Board Supervisors and Gran Paradiso POA board members. The detailed meeting focused on water conservation, how the District's water use permit operates, including the District's water use rights, and irrigation water allocations specific to Gran Paradiso.

### **3. District Operations' Manager**

There was no District Operations' Manager update at this time.

### **4. District Manager**

Mr. Crosley reported that the next meeting was scheduled for August 18, 2022, at 11:00 a.m. for the final budget hearing and Public Hearings for Unit No. 9 matters. He also advised that District meetings would move forward without utilizing Zoom video. A telephone line will be available only for District staff or other professionals.

## **N. BOARD MEMBER COMMENTS**

Mr. Dobrin noted that the entrance area to Gran Paradiso regularly floods in the area of the FDOT right of way and that he would be contacting FDOT to seek any help to resolve that matter.

## **O. ADJOURNMENT**

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 1:00 p.m. on a **MOTION** made by Mr. Lewis, seconded by Ms. Masney and passed unanimously.



  
Secretary/Assistant Secretary

  
Chair/Vice Chair