

**WEST VILLAGES IMPROVEMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 9, 2023**

**A. CALL TO ORDER**

The November 9, 2023, Regular Board Meeting of the West Villages Improvement District ("WVID" or the "District") was called to order at 10:02 a.m. in the Chambers Room of 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 November 1, 2023.

**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	Christine Masney	Present in person
Supervisor	John Meisel	Present in person

Staff members in attendance were:

District Manager	William Crosley	Special District Services, Inc.
District Manager	Todd Wodraska	Special District Services, Inc.
Assessment and Budget Consultant	Michael McElligott	Special District Services, Inc.
Assessment Consultant	Andrew Karmeris	Special District Services, Inc.
District Counsel	Lindsay Whelan	Kutak Rock LLP
District Engineer	Giacomo Licari	Dewberry

Also present were those indicated on the attached sign-in sheet.

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

Chairman Luczynski reviewed the District's public comment policy that was adopted in 2016 and read aloud remarks that pertain to the policy, which is attached to these minutes.

**E. COMMENTS FROM THE PUBLIC FOR ALL AGENDA ITEMS**

Ghyll Theurer noted her concerns with Supervisor Meisel's indemnification resolution and what actions it relates to. If actions are within the scope of being a Board Member then she is supportive, but if the actions at issue were taken as a private citizen and not a representative of the Board then she does not believe that the Board cannot approve the indemnification.

Fred Pasquesi had questions on the purpose of the Unit 6 assessment and inquired with the Board whether they felt it was fair and equitable.

Larry Cobb stated that Mr. Meisel's actions continue to cost the District more money with every action he takes, and his litigious nature should be at his expense. Mr. Cobb asked the Board to not approve Resolution 2023-26. A copy of his statement was provided for the record.

Commander Jim Cranston requested that the District Board not approve Resolution 2023-26 relative to the indemnification of Mr. Meisel for defense of his non-job-related activities and asked why taxpayer money would be spent to defend his misfeasance including fundraising for litigation against the District, acting with malfeasance by distributing false and inaccurate information, and violating guidance and requirements of Commission on Ethics. He stated that the community deserves a good ethical servant.

Debbie Yasegian stated that she concurred with Commander Jim Cranston's statements.

Paul Maloney noted that he was also against the Board approving Resolution 2023-26 because he believed Mr. Meisel's actions were as a private citizen and not as a Board member. He stated that Mr. Meisel, through social media, has provided misinformation on various topics such as the well availability fee amounts which have been established as not accurate and the new school site and wastewater treatment plant site land transactions. Mr. Maloney stated that Mr. Meisel claimed the irrigation rates are egregious but the District's current rate study consultant has found that the current rates are not adequate to support the operation of the system, and has spurred litigation at cost to District residents. Mr. Maloney additionally stated that without authorization from the Board, Mr. Meisel obtained an independent consultant to undermine the District's position on urbanization and in his opinion these actions are outside the scope of his role as a Board Supervisor and the District should not be funding private actions.

Manager Crosley read a statement from Neil Brady in opposition of Resolution 2023-26 which will also be entered into the record.

## **F. APPROVAL OF MINUTES**

### **1. June 19, 2023, Budget Workshop**

Supervisor Meisel made a **MOTION** to delay the approval of the June 19, 2023, Budget Workshop minutes until the December meeting to ensure accuracy in the minutes provided as he felt that they lacked significant detail. Todd Wodraska explained that Workshop minutes were summary in nature, particularly Workshop minutes since no Board action is taken during the Workshop meeting. Chairman Luczynski confirmed with staff that they had reviewed the minutes and believe them to be an accurate reflection of the discussions held at the Workshop. Supervisor Meisel indicated that he did not recall discussing the Unit 6 assessment and that he believes that the



irrigation litigation costs should be included as Unit 3 expenses until a Sunshine Law claim was alleged in the Gran Paradiso POA (GPPOA) irrigation lawsuit. Supervisor Lewis then inquired what benefit delaying the adoption of the Workshop minutes would provide given that they are meant to be summary in nature. Michael McElligott from SDS opined that he was also present at the Workshop and had a chance to review the minutes and that they are an accurate description of the matters discussed. Ms. Whelan explained that she was present via telephone at the Workshop meeting, has reviewed the minutes in the agenda package and that they are an accurate reflection of the discussion held on that day. She also noted that if Supervisor Meisel wants additional discussion points included in the minutes that are not presently reflected, he could make a request before the Board voted on them.

The **MOTION** failed for lack of a second.

The Board approved the minutes with a suggested change from Supervisor Meisel to reflect that he believes that the irrigation litigation costs should be included in Unit 3 until the Sunshine Law claim was alleged in the GPPOA irrigation lawsuit.

A **MOTION** was made by Ms. Masney, seconded by Mr. Lewis approving the June 19, 2023, Budget Workshop minutes, amended to reflect a suggested change from Supervisor Meisel that he believes that the irrigation litigation costs should be included in Unit 3 until a Sunshine Law claim was alleged in the GPPOA irrigation lawsuit. Upon being put to a vote, the **MOTION** carried 4 to 1 with Mr. Meisel dissenting.

## **2. October 12, 2023, Public Hearing & Regular Board Meeting**

Mr. Meisel stated that he wanted additional language in the meeting minutes to reflect that he had conversations with Englewood Water District. Todd Wodraska stated that this discussion was already included in the minutes. Ms. Whelan read an excerpt from the minutes confirming that it was to Mr. Meisel's satisfaction. Messrs. Lewis and Luczynski indicated that it was consistent with their recollection of what happened and already reflected Mr. Meisel's requested changes.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Lewis, and passed unanimously approving the minutes of the October 12, 2023, Public Hearing & Regular Board Meeting, as presented.

## **G. ATTORNEY-CLIENT SESSION RELATIVE TO GRAN PARADISO HOA IRRIGATION LITIGATION**

Chairman Luczynski commented that there was no need for a shade session this month.

## **H. GENERAL DISTRICT MATTERS**

### **1. Consider Resolution No. 2023-25 – Adopting a Fiscal Year 2022/2023 Amended Budget**

Resolution No. 2023-25 was presented, entitled:

## **RESOLUTION NO. 2023-25**

### **A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT ADOPTING AN AMENDED FISCAL YEAR 2022/2023 BUDGET.**

Mr. Crosley presented the amended budget for FY 23, which is required to be completed within 60 days and is a look-back at the prior fiscal year to make sure that expenditures track actuals. This practice also avoids an audit finding.

Chairman Luczynski commented that debt assessments were down. Michael McElligott explained that occurs for two reasons, first- Special District Services had to budget the November payment to coordinate billing in advance, but the November payment usually is paid in a different year than it was booked in, and second- revisions to final the allocation of assessments collected using direct bill versus the on-roll process is required.

Mr. Luczynski inquired about the impact of the Thomas 167 property. Mr. McElligott confirmed that the revenue needed to be budgeted as if the District would collect, even though it seemed unlikely any payment would be received at present.

Mr. Luczynski inquired about the budgeting of \$1.4 Million in excess revenues not included in the amended budget such as transportation impact fees and insurance proceeds from Hurricane Ian.

Mr. Luczynski also asked about the infrastructure maintenance being \$3 Million more. Mr. McElligott explained that these expenses were due to hurricane cleanup and U.S. 41 expenses which were not budgeted for since expenditures being spent in FY 23 were funded from money on hand (i.e., impact fee revenues, and not from assessments).

Mr. Meisel inquired as to the manner of funding of the U.S. 41 project. Messrs. Lewis and Luczynski explained it was being funded by WVID with funds on hand and deficit funded by the Master Developer for all remaining funds. Ms. Whelan explained that this was discussed in detail a few meetings ago, that the District was utilizing impact fee revenues to fund that project. There is no current Board desire to issue additional bonds to fund the remainder of the costs per prior discussions at Board meetings, and so the Master Developer entered into an agreement to fund any balance of the project not funded by the District with money on hand.

Mr. Meisel inquired with Ms. Whelan about whether we were able to exceed budgeted expenditures. Ms. Whelan responded affirmatively that the District has unforeseen expenses all the time that we have to fund. Todd Wodraska explained the assessment and budgeting process.

Mr. Meisel asked Ms. Whelan if the District should adopt an amended budget throughout the year, as expenditures exceed actuals. Ms. Whelan responded the statute only requires adoption of an amended budget within 60 days of the end of the fiscal year. Mr. Meisel stated that he wanted the Board to consider adopting budget amendments throughout the year. Mr. Lewis asked SDS if their staff could provide a monthly update to satisfy this request and the Board concurred.



Mr. Meisel inquired about who authored the assessment letters that went to all District residents. Ms. Whelan responded that her firm, Kutak Rock, prepares a form letter based on state law requirements, and SDS fills in the specific information. Mr. Meisel inquired as to whether two public hearings were held. Ms. Whelan confirmed that a public hearing was held on the budget and a public hearing was held on assessments. It is common practice for staff to take all public comments for both hearings at the same time.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley adopting Resolution No. 2023-25, as presented. Upon being put to a vote, the **MOTION** carried 4 to 1 with Mr. Meisel dissenting.

## **2. Consider Resolution No. 2023-26 Adopting a Defense and Indemnification – Supervisor Meisel**

Resolution No. 2023-26 was presented, entitled:

### **RESOLUTION 2023-26**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT PROVIDING FOR THE DEFENSE AND INDEMNIFICATION OF A BOARD MEMBER; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Whelan stated that the District previously adopted an indemnification policy with respect to the defense and indemnification of Board Members. This Resolution 2023-26 provides for the defense and indemnification of Supervisor Meisel in an administrative proceeding initiated against him last month consistent with that policy. As with other complaints, the Board will need to make a determination as to whether to approve the indemnification request. However, note that indemnification cannot be provided for acts which are outside the scope of a person's public role (i.e., WVID Supervisor). She noted that as with other administrative complaints, this complaint has been forwarded to the District's insurance provider which is still reviewing relative to confirmation of coverage. Supervisor Lewis inquired as to who selected the specific law firm. Ms. Whelan responded that the law firm of Bentley Goodrich Kison, P.A. was requested by Supervisor Meisel.

Mr. Meisel made a **MOTION** to table consideration of Resolution No. 2023-26 until receipt of insurance determination on coverage, seconded by Mr. Lewis, and passed unanimously.

## **3. Consider Amendment to BrightView Landscape Maintenance Agreement for U.S. 41 Property**

Mr. Crosley presented the proposed amendment to the BrightView landscape maintenance agreement to provide enhanced maintenance for high visibility areas within the District. There was Board discussion on the frequency of maintenance, costs and related matters.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Meisel, and passed unanimously approving the Amendment to the BrightView Landscape Maintenance Agreement for U.S. 41

Property for a not to exceed amount of \$103,000 annually for U.S. 41 Right of Way Maintenance of the non-improved areas.

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

**1. Discussion Regarding Matters Related to Gran Paradiso Litigation**

There was no report regarding this matter.

**J. UNIT OF DEVELOPMENT NO. 7**

**1. Consideration of Matters Related to 2023 Financing**

- **Consider Resolution No. 2023-27 – Ratifying Actions Related to Issuance of Series 2023 Bonds (Villages F-3 and G-1B)**

Resolution No. 2023-27 was presented, entitled:

**RESOLUTION 2023-27**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ISSUANCE OF THE WEST VILLAGES IMPROVEMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 7), SERIES 2023 (VILLAGES F-3 AND G-1B); RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE ISSUANCE AND CLOSING OF THE WEST VILLAGES IMPROVEMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 7), SERIES 2023 (VILLAGES F-3 AND G-1B); DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Whelan discussed that the District closed on its \$4,805,000 Series 2023 Bonds relative to the neighborhood infrastructure within Villages F-3 and G-1B in Unit 7 on October 17, 2023. Pursuant to the prior delegation of authority given by the Board, certain of the District's officers and staff were required to take certain actions prior to the issuance of the Bonds to close, including the execution of various closing documents. This resolution ratifies all the actions of the District's officers and staff in relation to the sale of the 2023 Bonds.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Lewis and passed unanimously adopting Resolution No. 2023-27, as presented.



## **K. ADMINISTRATIVE MATTERS**

### **1. District Engineer**

Mr. Licari reported that the Islandwalk outfall structure and West Villages Parkway irrigation connection projects were substantially completed. The Playmore resurfacing has not begun as of yet. The District is waiting on Ajax to provide a schedule. Chairman Luczynski suggested District staff coordinate the work with other work that the Master Developer is doing with this contractor to help expedite scheduling and completion.

### **2. District Attorney**

Ms. Whelan stated that there was nothing new to report relative to the GPPOA irrigation litigation.

Relative to the assessment litigation, Ms. Whelan discussed that, as the Board is aware, the District had an emergency injunction hearing scheduled for November 8, 2023. In preparation of that emergency hearing on November 6, 2023, the District filed an Answer, Response to Motion for Emergency Injunction Hearing, and Motion for Summary Judgment relative to the Plaintiffs' claims that WVID did not properly post its proposed budget on the website, which the District disputes. On November 7, 2023, the District received a notice of cancellation of the hearing and a withdrawal of the Motion for Emergency Injunction Hearing without explanation from opposing counsel. The District's litigation team views this as a positive development in its defense relative to the assessment litigation. The District is currently attempting to schedule a hearing on its Motion for Summary Judgment, which will likely occur in late December or early January. District staff will keep the Board apprised of updates on the upcoming hearing date once it gets scheduled.

Ms. Whelan also stated that as discussed by Supervisor Meisel at the last meeting, District staff has confirmed since that meeting that a lawsuit was filed against the District relative to its urbanization calculation by WVID resident David Fernstrum. A case management conference has been set for May 3, 2024, at 1:30 p.m.

Finally, at the last meeting the Board directed legal counsel to research whether Supervisors have personal exposure or liability under the Florida ethics laws for failing to report or take actions with respect to ethics violations of another Supervisor. Ms. Whelan reported that based on her firm's research, ethics laws do not require an affirmative duty to report alleged violations of or otherwise take action against fellow Supervisors.

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

Mr. Johanneman reported that the Operations team was working on getting bids for Gran Paradiso gatehouse and monument repair.

### **4. District Manager**

Mr. Crosley advised that the next meeting was scheduled for December 14, 2023.

Mr. Crosley reported that he, Chairman Luczynski, FDOT representatives, and representatives of the FDOT landscape architect, Dix-Hite, met on how to attenuate noise relative to the River Road roadway widening project, and created a plan. Community engagement meetings are planned to be held in the future. Mr. Lewis asked if a community wants more attenuation is it able to install additional landscaping? Mr. Crosley responded affirmatively that it was a possibility. Mr. Luczynski noted that the budget for the attenuation project includes \$800,000 of plant material that will be installed within FDOT rights-of-way and easements. HOAs can install additional plants within the property they own that abuts River Road. Mr. Crosley stated this information had been communicated to HOA leadership and they appreciated the District's assistance and coordination with FDOT.

#### **L. BOARD MEMBER COMMENTS**

Mr. Meisel stated that he does not feel that there is a conflict with his service as the West Villagers 4 Responsible Government (WV4RG) President and his efforts to fundraise for lawsuits against the District and also stated that in his opinion the Florida ethics statutes only relate to voting conflicts. Ms. Whelan clarified for the record that ethics statutes relate to a vast amount of prohibited behavior and conflicting relationships, in addition to voting conflicts.

Mr. Meisel inquired as to whether the District is being sued by the Master Developer. Ms. Whelan confirmed that to-date the District has not been sued by the Master Developer. She explained that the Master Developer has attempted to intervene in the GPPOA irrigation litigation in an attempt to have the preliminary injunction order set aside for various reasons.

Mr. Lewis commented that in Mr. Meisel's recent letter to constituents he makes allegations that the school site and Wastewater Treatment Plant (WWTP) land transactions were improper because they violate existing utility agreements. However, the utility agreements he references in his email to his PAC supporters do not discuss the WWTP land sale transaction at all and relate to agreements between the City and the Master Developer or the District to which the County/School Board is not even a party. As a result, the information being disseminated by Mr. Meisel is not true. Supervisors need to ensure that the information they are providing to the public is accurate and not false or misleading. He stated that Supervisors are entitled to their opinions, but not to revising facts.

Mr. Luczynski concurred and stated that the Post Annexation Agreement referenced by Mr. Meisel in his letter to PAC supporters does not relate to either the WWTP property or the School Board property. Mr. Meisel concurred that was an accurate statement.

Mr. Lewis stated that the total cost of the public infrastructure improvements for the Wellen Park project was never going to be recouped by the Master Developer. For example, for the last Unit 9 requisition processed there was \$5 Million of eligible public infrastructure improvements costs that were left unfunded by the District. This happens with every single requisition for every single bond issuance. As a result, the Master Developer will never be made whole for the investment of public infrastructure necessary for the development of Wellen Park. Mr. Lewis stated that further, even if 5 years ago the Master Developer received \$2 Million for a land sale transaction that it



should not have, to cure that defect the Master Developer would essentially write a check back to the District for that \$2 Million and then contemporaneously submit a requisition request for \$2 Million of additional unfunded public infrastructure for Unit 9 or others. The total amount being recouped by the Master Developer is the same in either scenario. He stated that in his opinion, there is no incentive to cheat when there are more infrastructure costs incurred than will ever be recouped by the Master Developer.

Mr. Luczynski gave an update on he and Mr. Crosley's meeting with Englewood Water District (EWD). EWD confirmed that it has no desire to modify, amend or extend the existing EWD agreement which terminates in March 2024. After termination of the existing agreement in March 2024, Mr. Meisel stated that EWD is willing to provide excess reclaimed water to the District in the future, should they have it available without any commitment. Mr. Luczynski reiterated that EWD has no desire to modify, amend or extend the existing EWD agreement which terminates in March 2024. However, the seasonal timing of when they can provide that water to the District is presently when we cannot take the water, so functionally at this time we are not able to get additional reclaimed water from EWD. If the opportunity arises to provide the District water, however, EWD will reach out to us to negotiate a new agreement at that time.

In the future, EWD has plans to build a future wastewater treatment plant within the District on land currently owned by the Master Developer. The District is hopeful that the plant will deliver at least 700,000 GPD in the future, at which time WVID will negotiate and enter into a new agreement with EWD. He is hopeful that we can also potentially negotiate a bulk rate at that time.

Messrs. Luczynski and Meisel had discussions on the source of reclaimed water, sizing of irrigation improvements and ponds, and related miscellaneous matters.

#### **M. ADJOURNMENT**

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:39 a.m. on a **MOTION** made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously.

  
Secretary/Assistant Secretary

  
Chair/Vice Chair

# WEST VILLAGES IMPROVEMENT DISTRICT

## SIGN-IN SHEET

MEETING DATE: November 9, 2023

Please print your name & address below.

Print Name **LEGIBLY**

Address/Company

Bob Hughes

12960 Ghiberti Cir, Unit 1 34293

Jim Cranston

70880 GRANLICO Dr

Larry Cobb

11583 Alessandro Ln

JOSEPH ABRAMS

12913 Richezza Drive 34293

Shelley Abrams

12913 Richezza Drive 34293

Debbie Yasegari

19557 Lappacio St. 34293

Fred Pasquasi

13349 Campanile Ct 34293

Paul Maloney

13740 Yelma St, 34293

R. Gyll Theurer

19251 Lappacio St 34293

Bruce Theurer

19251 Lappacio St. 34293

Russ Pasquasi

13305 PACCIO ST - 34293

BOB & Sue Asher

20339 GRANLICO Dr 34293

Ronna Hurlock 117,

13389 CAROVAGGIO G. 34293



WVID Supervisors, staff, ladies and gentlemen:

The specific purpose of a D&O Policy is to Indemnify and Defend the actions of a Director or Officer while doing the work of, and performing the duties ascribed to the office they hold.

In the case of Supervisor Meisel, there is a rather lengthy record of actions, public statements, and ongoing litigation entirely outside the scope of his elected office as Supervisor. These activities appear more in the realm of personal interests and causes rather than on behalf of the Improvement District. In fact, they seem more in opposition to the Improvement District, and no where near performed while engaged in Improvement District business.

Upon reflection, I am drawing a blank when listing positive accomplishments of Supervisor Meisel during his first year in office. On the other hand, my taxes and fees have increased to pay for useless litigation he sponsors and pushes forward. These increases are only partial payments since the causes he supports will drive further increases should he stay on the same track.

I urge the Board to NOT pass Resolution 2023-26, which includes activities allegedly related to WV4RG. Reserve Indemnification and Defense for Supervisors clearly engaged in conducting District business.

As a side note, I am very happy with the incredible gift of this community given by the Developers, homebuilders, Improvement District, and North Port. My cost of living is far lower than anywhere I've ever lived. My lifestyle, opportunities, and quality of life far exceed my expectations. I had no idea that this community would blossom as it has when moving to a barren patch of land a few years ago. I can list a dozen issues more important to me than my water rates in 2123, or how I might manipulate Board elections to give control to the largest development. Can we please simply get on with the important business of building one of the best communities in our nation.

Thank you

Neil Brady

11799 Alessandro Ln

Good morning WVID Supervisor, Staff, ladies and gentlemen.

I am CDR Jim Cranston, from Gran Paradiso. I have come today to implore the supervisors to vote against Resolution 2023-26, which would indemnify and pay for John Meisel's legal defense expenses, against several ethics complaints, filed against him, with the Florida Commission on Ethics.

Please ask yourself, why should WVID taxpayer money, be spent on the defense of John Meisel's actions and malfeasant statements against, the same board, upon which he was elected to serve? Why would you pay for someone to hurt you and your community?

The continuous misbehavior by John Meisel has siphoned off & wasted District resources, both the valuable/finite staff resources and "our" money, yours and mine. Here are some examples of his anti-WVID actions.

As an elected, sitting WVID supervisor, he has:

- a. Initiated and continues to raise money, funding litigation against the District,
- b. Rallied the public against WVID initiatives, by distributing publicly, malfeasant misinformation, verbally, on-line/YouTube and in-writing,
- c. Violated the opinions, guidance and recommendations from the FL Commission on Ethics in January 2023,
- d. Publicly distributed misinformation and falsehoods WRT WVID deficit funding, bonding and area/land use agreements.

Our community deserves a good, ethical public servant, who places the fiduciary interest of our community, Wellen Park and West Villages, ... above their own questionable agenda. Should the Florida Commission on Ethics find that John Meisel's behavior, does not befit the public office he was elected to,... then he must be held personally and individually accountable.

THEREFORE, please vote "NO" on Resolution 2023-26, for the District should not indemnify John Meisel nor pay his legal freight, for his EXTRA-CURRICULAR, non-job related activities.

Thank you for the opportunity to address you.

My best,

Jim Cranston, CDR/USN(Ret)  
USCG Lic. Ship's Master  
860-884-1233



# WEST VILLAGES IMPROVEMENT DISTRICT

## SPEAKER'S FORM

If you wish to speak on an agenda item, please complete a separate form for each item.

TO ENSURE YOUR NAME IS CALLED FOR THE CORRECT AGENDA ITEM PLEASE  
COMPLETE THIS SECTION.

NAME: Ghyll Theurer (pronounced Gil Thor)  
AGENDA ITEM NUMBER: Resolution 2023-26  
RELATING TO: Request For Defense

**Please return this form to the District Manager prior to the agenda item being brought forward by the District Supervisors.**

Meeting procedure: By submitting a "request to speak" card to the District Manager, the public may comment during the course of the meeting: (1) Speakers may not comment under Public Comment at the beginning of each meeting on any issue that is related to District Business whether or not the item is included on the Agenda; (2) Speakers may comment on all scheduled Agenda items at the time the item is being discussed. Please indicate on the Speaker Card by writing Public Comment if you wish to speak under that portion of the meeting or specify the individual Agenda item Number you wish to speak to. Please wait until you are recognized by the District Chairman, state your name so that your comments may be properly recorded and limit your remarks to a period of three (3) minutes or less. The District Supervisors will act on an Agenda Item after comments from the Staff and Public have been heard.

The WVID policy includes rules governing decorum at public meetings and workshops, particularly when addressing the Board of Supervisors.

The policy, which was approved in 2016, definitively states:

- Community members wishing to speak must direct their comments to the Board as a whole, not a specific member of the Board or any staff member.
- No person, other than a Board member or staff member, can enter into a discussion with a public speaker while they are speaking, without the permission of the chairman or presiding officer.
- Speakers and attendees must refrain from disruptive behavior, making vulgar or threatening remarks, or launching personal attacks against the Board, staff or community members.

The WVID policy gives the chairman or presiding officer the discretion to remove attendees who disregard the rules from the meetings. In this scenario, the presiding officer may declare a recess and contact local law enforcement. If a person does not immediately leave the premise, the presiding officer may request that the person be placed under arrest.

The prevalence of disruptive behavior by some attendees has proven there is a need to strictly enforce the WVID public comment and public decorum policy. This includes adding a law enforcement presence, who will have the authority to remove attendees who have been deemed unruly and out of order.

The WVID Board of Supervisors encourages citizen participation and appreciates civil feedback from attendees. Thank you for your cooperation and support so that we may conduct business in a respectful and professional manner.

# WEST VILLAGES IMPROVEMENT DISTRICT

## SPEAKER'S FORM

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TO ENSURE YOUR NAME IS CALLED FOR THE CORRECT AGENDA ITEM PLEASE  
COMPLETE THIS SECTION.

NAME: Fred Pasquesi

AGENDA ITEM NUMBER: 5

RELATING TO: WVID Budget For Unit 6 irrigation

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# WEST VILLAGES IMPROVEMENT DISTRICT

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TO ENSURE YOUR NAME IS CALLED FOR THE CORRECT AGENDA ITEM PLEASE  
COMPLETE THIS SETION.

NAME: Larry Cobb

AGENDA ITEM NUMBER: 2023-26

RELATING TO: Funding

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brought forward by the District Supervisors.

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# WEST VILLAGES IMPROVEMENT ✓ DISTRICT

## SPEAKER'S FORM

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TO ENSURE YOUR NAME IS CALLED FOR THE CORRECT AGENDA ITEM PLEASE  
COMPLETE THIS SETION.

NAME: COMMANDER TIM CRANSTON

AGENDA ITEM NUMBER: Res 2023-26

RELATING TO: Supervisor Transmutation

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NAME: Debbie Yasegian

AGENDA ITEM NUMBER: General District 2023-24 - Unit 16 Dev 3

RELATING TO: Defense - Indemnification - San Francisco Triggallie

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NAME: Paul Maloney

AGENDA ITEM NUMBER: Resolution 2023-26

RELATING TO: Defense & Indemnity

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Good morning, my name is Paul Maloney

I would like to address Resolution 2023-26 that will be discussed today regarding the District providing defense and indemnification for Mr. Meisel's appearance before the Florida Commission on Ethics.

I believe Mr. Meisel's actions as a private citizen are what require his appearance before the Florida Commission on Ethics and not his work as a Board Supervisor.

Specifically,

Through social media he misinformed the public about the supposed revenue the developer would earn over the next 100 years from providing irrigation water. In court, his numbers were established as not accurate.

Again, through social media he misinformed the public over the details of how land for the new school and wastewater treatment plant would be funded. Nowhere in the annexation agreement does it state the land will be donated.

He misinformed the public that irrigation water rates are excessive when a consultant's study clearly demonstrated the rates are inadequate.

Directly or indirectly, he is involved in questionable litigation which has cost the District hundreds of thousands of dollars in legal fees with the potential to go much higher.

Without direction or authorization from the Board he obtained a contradictory consultant's report on the methodology used to determine resident representation on the Board. This type of unilateral action undermines the chain of command and efficient operation of the Board.

The examples just cited demonstrate that he was acting as a private citizen and outside the course and scope of his responsibilities as a Board member.

The District should not have to defend or indemnify any Board member for actions undertaken as a private citizen. Accordingly, District funds should not be allocated as proposed in Resolution 2023-26.

Thank you for your time and consideration.

*While Mr. Meisel may see himself as the knight in shining armor, he in fact continues to cost us all more with every action he takes. I am now paying an added \$196 due to the last legal action he has taken. I feel that his litigious nature should be at his expense not that of the community.*

*I ask that resolution 2023-06 voted no.*

11583 Alessandro Lane  
Venice, FL 34293  
cell: 815-505-7049  
Skype: Larrycobb.co  
[larrycobb.fl@gmail.com](mailto:larrycobb.fl@gmail.com)  
larry cobb

*Making a difference in  
people's lives through  
happy & healthy pets.*



# WEST VILLAGES IMPROVEMENT DISTRICT

## SIGN-IN SHEET

**MEETING DATE:** November 9, 2023

Please print your name & address below.

Print Name **LEGIBLY**

Address/Company

<u>Bob Hughes</u>	<u>12960 Ghiberti Cir, Unit 1 34293</u>
<u>Jim Cranston</u>	<u>70880 GRANLGO Dr</u>
<u>Larry Cobb</u>	<u>11583 Alessandro Ln</u>
<u>JOSEPH ABRAMS</u>	<u>12913 Richezza Drive 34293</u>
<u>Shelley Abrams</u>	<u>12913 Richezza Drive 34293</u>
<u>Debbie Yasegan</u>	<u>19251 Lappacio St. 34293</u>
<u>Fred Pasquasi</u>	<u>13349 Campanile Ct 34293</u>
<u>Paul Maloney</u>	<u>13740 Yelma St, 34293</u>
<u>R. Gyll Theurer</u>	<u>19251 Lappacio St 34293</u>
<u>Bruce Theurer</u>	<u>19251 Lappacio St. 34293</u>
<u>Russ Puskar</u>	<u>13305 PACCIO ST - 34293</u>
<u>Bob &amp; Sue Asher</u>	<u>20339 GRANLGO Dr 34293</u>
<u>Donna Hurlock MD</u>	<u>13389 CAROVGGIO Ct. 34293</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
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*I ask that resolution 2023-06 voted no.*

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larry cobb

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people's lives through  
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Good morning WVID Supervisor, Staff, ladies and gentlemen.

I am CDR Jim Cranston, from Gran Paradiso. I have come today to implore the supervisors to vote against Resolution 2023-26, which would indemnify and pay for John Meisel's legal defense expenses, against several ethics complaints, filed against him, with the Florida Commission on Ethics.

Please ask yourself, why should WVID taxpayer money, be spent on the defense of John Meisel's actions and malfeasant statements against, the same board, upon which he was elected to serve? Why would you pay for someone to hurt you and your community?

The continuous misbehavior by John Meisel has siphoned off & wasted District resources, both the valuable/finite staff resources and "our" money, yours and mine. Here are some examples of his anti-WVID actions.

As an elected, sitting WVID supervisor, he has:

- a. Initiated and continues to raise money, funding litigation against the District,
- b. Rallied the public against WVID initiatives, by distributing publicly, malfeasant misinformation, verbally, on-line/YouTube and in-writing,
- c. Violated the opinions, guidance and recommendations from the FL Commission on Ethics in January 2023,
- d. Publicly distributed misinformation and falsehoods WRT WVID deficit funding, bonding and area/land use agreements.

Our community deserves a good, ethical public servant, who places the fiduciary interest of our community, Wellen Park and West Villages, ... above their own questionable agenda. Should the Florida Commission on Ethics find that John Meisel's behavior, does not befit the public office he was elected to,... then he must be held personally and individually accountable.

THEREFORE, please vote "NO" on Resolution 2023-26, for the District should not indemnify John Meisel nor pay his legal freight, for his EXTRA-CURRICULAR, non-job related activities.

Thank you for the opportunity to address you.

My best,

Jim Cranston, CDR/USN(Ret)  
USCG Lic. Ship's Master  
860-884-1233

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I would like to address Resolution 2023-26 that will be discussed today regarding the District providing defense and indemnification for Mr. Meisel's appearance before the Florida Commission on Ethics.

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The District should not have to defend or indemnify any Board member for actions undertaken as a private citizen. Accordingly, District funds should not be allocated as proposed in Resolution 2023-26.

Thank you for your time and consideration.



WVID Supervisors, staff, ladies and gentlemen:

The specific purpose of a D&O Policy is to Indemnify and Defend the actions of a Director or Officer while doing the work of, and performing the duties ascribed to the office they hold.

In the case of Supervisor Meisel, there is a rather lengthy record of actions, public statements, and ongoing litigation entirely outside the scope of his elected office as Supervisor. These activities appear more in the realm of personal interests and causes rather than on behalf of the Improvement District. In fact, they seem more in opposition to the Improvement District, and nowhere near performed while engaged in Improvement District business.

Upon reflection, I am drawing a blank when listing positive accomplishments of Supervisor Meisel during his first year in office. On the other hand, my taxes and fees have increased to pay for useless litigation he sponsors and pushes forward. These increases are only partial payments since the causes he supports will drive further increases should he stay on the same track.

I urge the Board to NOT pass Resolution 2023-26, which includes activities allegedly related to WV4RG. Reserve Indemnification and Defense for Supervisors clearly engaged in conducting District business.

As a side note, I am very happy with the incredible gift of this community given by the Developers, homebuilders, Improvement District, and North Port. My cost of living is far lower than anywhere I've ever lived. My lifestyle, opportunities, and quality of life far exceed my expectations. I had no idea that this community would blossom as it has when moving to a barren patch of land a few years ago. I can list a dozen issues more important to me than my water rates in 2123, or how I might manipulate Board elections to give control to the largest development. Can we please simply get on with the important business of building one of the best communities in our nation.

Thank you

Neil Brady

11799 Alessandro Ln

# WEST VILLAGES IMPROVEMENT DISTRICT

## SPEAKER'S FORM

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NAME: Ghyll Theurer (pronounced Gil Thor)

AGENDA ITEM NUMBER: Resolution 2023-26

RELATING TO: Request For Defense

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NAME: Fred Pasquesi

AGENDA ITEM NUMBER: 5

RELATING TO: WVID Budget For Unit 6 irrigation

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NAME: Larry Cobb

AGENDA ITEM NUMBER: 2023-26

RELATING TO: Funding

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NAME: COMMANDER TIM CRANSTON

AGENDA ITEM NUMBER: Res 2023-26

RELATING TO: Supervision Triangulation

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**NAME:** Debbie Yasegian

**AGENDA ITEM NUMBER:** General District 2023-26 - Unit 4 Dev 3

**RELATING TO:** Defense + Indemnification - San Paradise Irrigation

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TO ENSURE YOUR NAME IS CALLED FOR THE CORRECT AGENDA ITEM PLEASE  
COMPLETE THIS SETION.

NAME: Paul Maloney

AGENDA ITEM NUMBER: Resolution 2023-26

RELATING TO: Defense & Indemnity

**Please return this form to the District Manger prior to the agenda item being brought forward by the District Supervisors.**

Meeting procedure: By submitting a "request to speak" card to the District Manager, the public may comment during the course of the meeting: (1) Speakers may not comment under Public Comment at the beginning of each meeting on any issue that is related to District Business whether or not the item is included on the Agenda; (2) Speakers may comment on all scheduled Agenda items at the time the item is being discussed. Please indicate on the Speaker Card by writing Public Comment if you wish to speak under that portion of the meeting or specify the individual Agenda item Number you wish to speak to. Please wait until you are recognized by the District Chairman, state your name so that your comments may be properly recorded and limit your remarks to a period of **three (3) minutes or less**. The District Supervisors will act on an Agenda Item after comments from the Staff and Public have been heard.

The WVID policy includes rules governing decorum at public meetings and workshops, particularly when addressing the Board of Supervisors.

The policy, which was approved in 2016, definitively states:

- Community members wishing to speak must direct their comments to the Board as a whole, not a specific member of the Board or any staff member.
- No person, other than a Board member or staff member, can enter into a discussion with a public speaker while they are speaking, without the permission of the chairman or presiding officer.
- Speakers and attendees must refrain from disruptive behavior, making vulgar or threatening remarks, or launching personal attacks against the Board, staff or community members.

The WVID policy gives the chairman or presiding officer the discretion to remove attendees who disregard the rules from the meetings. In this scenario, the presiding officer may declare a recess and contact local law enforcement. If a person does not immediately leave the premise, the presiding officer may request that the person be placed under arrest.

The prevalence of disruptive behavior by some attendees has proven there is a need to strictly enforce the WVID public comment and public decorum policy. This includes adding a law enforcement presence, who will have the authority to remove attendees who have been deemed unruly and out of order.

The WVID Board of Supervisors encourages citizen participation and appreciates civil feedback from attendees. Thank you for your cooperation and support so that we may conduct business in a respectful and professional manner.