

**WEST VILLAGES IMPROVEMENT DISTRICT  
PUBLIC HEARING, REGULAR BOARD MEETING & ATTORNEY-CLIENT SESSION  
SEPTEMBER 12, 2024**

**A. CALL TO ORDER**

The September 12, 2024, Regular Board Meeting of the West Villages Improvement District ("WVID" or the "District") was called to order at 10:22 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 and public hearings had been published in the *Sarasota Herald-Tribune* on August 23, 2024, and August 30, 2024, 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	Christine Masney	Present in person
Supervisor	John Meisel	Present in person

District Manager	William Crosley	Special District Services, Inc.
District Operations Manager	Ryan Johanneman	Special District Services, Inc.
District Counsel	Michael Eckert	Kutak Rock LLP
District Engineer	Giacomo Licari	Dewberry

Also present were Todd Wodraska, Michelle Krizen and Michael McElligott of Special District Services, Inc. and those indicated on the attached sign-in sheet.

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

Chairman Luczynski read aloud the District's public decorum policy previously approved by the Board.

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

Victor Dobrin asked if within the Unit 3 budget, was the allocation for road resurfacing a general assessment or an amount needed for a project. Mr. Dobrin also commented that Unit of Development No. 3 was the most charged for operation and maintenance and debt repayment and that the Preserve was only assessed for maintenance and Islandwalk was assessed for both operations and maintenance and asked why assessments were different for the single-family homes and why the legal costs do not match the planned expenditures.

Commander James Cranston stated his comments were regarding the schedule of the River Road (south of US 41) expansion project, and that back in August, as a result of anti-developer and anti-Sarasota County social media representation, he felt it necessary to compliment the District staff and the County for their initiative with the improvements to a safe reliable evacuation route for the greater North Port, Wellen Park, West Villages and Englewood communities, to provide a proactive approach for the completion of this necessary state safety egress corridor for well ahead of schedule and significantly reduces the overall project cost to the residents. Commander Cranston complimented and thanked the Board for getting out in the front of this project and looked forward to their continued work since the community wants to see the project done even sooner. Commander Cranston submitted his comments for the record, and they are attached to these minutes.

## **F. APPROVAL OF MINUTES**

### **1. June 28, 2024, Special Board Meeting**

The June 28, 2024, Special Board Meeting minutes were presented for consideration.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously approving the minutes of June 28, 2024, Special Board Meeting, as presented.

## **G. ATTORNEY-CLIENT SESSION RELATIVE TO LITIGATION**

Mr. Eckert stated that there was nothing current to address in closed session and indicated that later in the agenda he would be asking the Board for approval to hold Attorney-Client Sessions at the November meeting.

## **H. GENERAL DISTRICT MATTERS**

### **1. Consider Resolution No. 2024-18 – Ratifying the Resetting of Budget Public hearing for Fiscal Year 2024/2025**

Resolution No. 2024-18 was presented, entitled:

#### **RESOLUTION 2024-18**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT AMENDING RESOLUTION 2024-17 TO RESET THE DATE AND TIME OF THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2024/2025 FINAL BUDGET AND ASSESSMENTS; RATIFYING THE STAFF ACTIONS IN RESETTING THE PUBLIC HEARING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

This resolution approves the date change from the original planned date for the Budget Public Hearing of August 16, 2024, to September 12, 2024. This date change was properly noticed in the *Sarasota Herald Tribune*.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Lewis and passed unanimously adopting Resolution No. 2024-18, as presented.



Mr. Meisel then made a motion, seconded by Mr. Lewis recessing the Regular Board Meeting and opening the Public Hearing on the Fiscal Year 2024/2025 Final Budget.

## **2. Public Hearing – Fiscal Year 2024/2025 Final Budget**

### **a. Proof of Publication**

Proof of publication was presented which showed the notice of the Public Hearing had been published in the *Sarasota Herald-Tribune* on August 23, 2024, and August 30, 2024, as legally required.

### **b. Receive Public Comment on Fiscal Year 2024/2025 Final Budget**

There was no public comment on the Fiscal Year 2024/2025 Final Budget.

A **MOTION** was then made by Mr. Meisel, seconded by Mr. Lewis and passed unanimously closing the Public Hearing on the Fiscal Year 2024/2025 Final Budget and reconvening the Regular Board Meeting.

### **c. Consider Resolution No. 2024-19 – Adopting a Fiscal Year 2024/2025 Final Budget**

Resolution No. 2024-19 was presented, entitled:

#### **RESOLUTION 2024-19**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

Mr. McElligott introduced the Fiscal Year 2024/2025 Fiscal Budget and commented that he had been involved with the District budget since 2007. Mr. McElligott explained that there had been no changes to any expense line items from the proposed budget that was approved by the Board in June except that an updated tax roll from Sarasota County was received that reflected additional platted units in new areas of construction, thus contributing to the assessments. The updated list also included a decrease in assessable units to District Proper and Unit of Development No. 1, which is normally attributed to a conveyance to the District of infrastructure improvements such as a roadway or a stormwater pond that removes the assessable acreage that was previously assessable in the fiscal year 2022/2023 budget.

The increase of additional platted units did reflect a reduction to the Unit of Development No. 6 irrigation budget assessment where the District is assessing any irrigation users to legally defend the Gran Paradiso Property Owners Association irrigation lawsuit. The additional lots considered for 2024/2025 in Unit 6 reflected an assessment reduction from the original proposed Unit 6 assessment rate of \$81.37 that was approved on June 28, 2024, down to \$68.94 for this final budget.

Chairman Luczynski stated for the record that the Islandwalk assessment increased approximately \$49, however all other Units of Development reflected a decrease in assessments from the previous year. Gran Paradiso reflected a decrease of approximately \$82, and Renaissance, Oasis and the Preserve reflected a reduction of approximately \$84. Unit 7, which covers a few neighborhoods, went down approximately \$128-\$136. Unit 8, which is Wellen Park Golf and Country Club, decreased approximately \$91, and the Unit 9 neighborhoods of Everly and Lakespur reflect a decrease in assessments of approximately \$36.



While there were some ups and downs in expenses, overall, the assessments for all the communities except Islandwalk were decreased.

Chairman Luczynski asked if staff could help explain Mr. Dobrin's public comment question regarding the expense for road reserves in Unit of Development No. 3. Mr. McElligott responded that he believed the question Mr. Dobrin had asked was pertaining to the number that is in the budget of \$325,000 for Unit 3 roadway infrastructure maintenance compared to the budget last year of \$350,000 and that he did not think the District was spending that much. Chairman Luczynski stated that the revenue was earmarked for a roadway resurfacing project in Unit 3 and this budgeted amount of \$325,000 is believed to provide the additional funding that will be needed to complete the project. Chairman Luczynski commented that about a year ago, a proposal for road work in Unit 3 reflected a bid amount of just over \$1,000,000, and in concurrence with the GP POA, it was decided then not to pursue the project at that time, but to continue with funding the reserve so the bid amount could be met. Chairman Luczynski stated that he really wanted the decision to commence with the resurfacing of the WVID roadways within Gran Paradiso to be made by the Gran Paradiso Property Owners Association, if the timing is agreeable by the District Engineer and adequate funds are available.

Supervisor Meisel thanked District staff for spending time to answer his questions regarding the budget and that through the budgeting process he has learned that there are some buildings, for instance, Tropicia, Solea, and Gran Living that are assessed on a per half-acre basis in District Proper and Unit of Development No. 1, instead of the number of actual units in each building. His question is why it was determined to assess by the half-acre instead of the number of units when they are residential units and individuals are benefiting from the infrastructure. Mr. Meisel stated that those units were no different than a resident in either Unit 2, or Unit 3, or Unit 4 and when was that determination made and how was it made, because he believed the District was leaving a lot of money on the table that ought to be able to be collected.

Mr. McElligott explained that in the case of a single-family residence, or a shared wall unit such as a paired villa or condo building, each are assigned a separate parcel ID number because they are owned by different people. In the case of the properties that Supervisor Meisel was describing, those are more like apartments or rental units where there is a single owner who owns the entire structure and those individual apartments are not assigned a separate parcel ID number so therefore the way the methodology is applied across Unit of Development No.1, those parcels do not get assessed as separate units individually. Those parcels are assessed on the half-acre or less. There was lengthy discussion regarding how the methodology was determined. Chairman Luczynski asked District Counsel to research whether and how the parcels with multiple units could be assessed differently, as opposed to the half-acre basis and allow the District to receive additional operation and maintenance revenue for those units. Mr. Eckert responded that he would research this matter and report back to the Board. There was discussion of when a platted lot can be assessed on the tax roll. Newly platted lots need to be platted prior to January for it to be included on the next fiscal year tax roll that begins October 1<sup>st</sup> of each year.

Supervisor Meisel asked why there was a separate line item on the Unit 6 budget for legal expenses. Mr. Crosley explained that the general legal representation performed during the fiscal year, and the legal expenses related to litigation need to be accounted for separately. Chairman Luczynski stated that when the irrigation lawsuit ends, and should the District prevail, the amount of legal fees spent defending the lawsuit will need to be known so the District can go back to seek reimbursement for 100% of those fees from the Gran Paradiso Property Owners Association. Supervisor Meisel asked if Gran Paradiso POA was successful, will the District pay their attorney fees? Chairman Luczynski stated it would; the District would pay the attorney costs if awarded. Supervisor Meisel asked why the developer would not be paying a part of those fees. Chairman Luczynski asked if the developer was paying their pro rata share. Supervisor Meisel stated that the developer does not pay a pro rata share of Unit 6 expenses. Chairman Luczynski



responded that Unit 6 is currently covered by the developer. Supervisor Meisel asked about the implementation of Well 96 that was reflected in the budget in the amount of \$250,000 and why was the District paying for a well, and assumed it meant to put a pump on the well and why is that an assessable expense when irrigation users are paying the Developer a well availability fee. He further asked why that would not be a shared cost with the Developer because they are benefiting from it as well. Supervisor Meisel stated that the well availability fee was being held in escrow per the ongoing lawsuit, and stated that it is as it should be, but if the Developer does prevail in the irrigation lawsuit, they would get all those monies that are in escrow, so if we're paying them for the availability of well water, why are they not at least contributing to that. Chairman Luczynski stated that the irrigation end users are paying for the availability of the water, not the pumping of the water. The pumping of the water, which is an operating expense, and more than likely, the developer is funding that budget, and the District owes the Developer over \$4,000,000 of infrastructure improvement that the District has received a zero % loan for those improvements. Supervisor Meisel said he had questions about the \$4 Million that was spent but would address that at a later time, because he would like to see where all the monies issued from the bonds that went towards irrigation and how they were actually spent towards irrigation because every single bond he has approved included \$1,000,000 to \$2,000,000 allocated to irrigation expenses and there have been 3 or 4 bonds within the last two years that he has been a part of and that is almost \$8 Million in irrigation expenses and he wanted to see what the actual expenses were. Chairman Luczynski stated that Mr. Meisel was comingling WVID infrastructure improvement costs versus the cost of irrigation within a specific development. Chairman Luczynski stated that the WVID's Unit 6 budget was only for WVD infrastructure such as the mains down the roads and collector roads. Supervisor Lewis stated that when irrigation mains are built in conjunction with a public road the developer finances the irrigation main as part of the roadway project. Irrigation main lines expenses can be recovered by the issuance of bonds in a specific Unit of Development, if funds are available. The main lines associated with a roadway are not paid from the Unit 6 irrigation utility.

Mr. Meisel stated that the budgeted expenditure for reclaimed water was going down and asked why was that number not growing. Chairman Luczynski stated that the amount of reclaimed water had been almost cut in half. Supervisor Meisel asked why that occurred. Mr. Crosley stated that the District lost a reclaimed water source from Englewood Water District (EWD), and Sarasota County only pumped reclaimed water to the District for only 3 or 4 months out of the last year, which makes the City of North Port the only reliable source of reclaimed water for the District. Supervisor Meisel asked why the increase in residents in the District would not have increased the amount of reclaimed water that was being received from the City of North Port. Chairman Luczynski indicated that the reclaimed water had increased from the City of North Port from the additional residents but not as the quickly from the drop from Englewood Water District. Mr. Meisel stated that EWD, at best effort, was giving only about 100,000 gallons of reclaimed water per day. Chairman Luczynski stated that he was off by a factor of at least 2.5 to 3. Supervisor Meisel asked if the CONP was able to make up the difference of reclaimed water with the new homes that come online. Chairman Luczynski responded that there were not enough units being added for the CONP to make up for the difference for what was lost when EWD stopped providing reclaimed water to the District in April 2024. There was discussion regarding the idea of receiving reclaimed water, if possible, as an additional source, from the reclaimed water plant located closer to downtown North Port. This would be additional reclaimed water in addition to the wastewater treatment plant located within the District.

Supervisor Meisel asked for an explanation of the figure on Page 23 of the budget that referenced "all Other Acreage" and showed the figure of 13,274 and asked if that reflected acres or units. Mr. McElligott explained that the figure represented assessable half-acres or less; they are assessable units, not the total acres. The total acres would be at least half of that figure, which are the undeveloped acres. Supervisor Meisel also asked why the assessment recap for Unit 1 was different from the assessment recap for "all other acreage" in District Proper. Mr. McElligott responded that Unit 1 was only the land within the



boundary of the City of North Port, and District Proper includes lands outside of the City boundary that exists in Sarasota County, which has more assessable half-acres than Unit 1.

Chairman Luczynski allowed additional public comment from Commander Jim Cranston. Mr. Cranston stated, with all due respect, as a West Villages Improvement District resident, he wanted to call for a point of order regarding meeting conduct. Mr. Cranston stated that one of the WVID Supervisors was just behaving like an agent for the opposing irrigation litigation and if he needs to be an agent for the opposing irrigation litigation, he should recuse himself from that part of the discussion.

A **MOTION** was then made by Mr. Lewis, seconded by Ms. Masney and passed unanimously recessing the Regular Board Meeting and opening the Public Hearing regarding the Adoption of the Fiscal Year 2024/2025 Assessment Roll.

**d. Consider Resolution No. 2024-20 – Adopting a Fiscal Year 2024/2025 Assessment Roll**

Resolution No. 2024-20 was presented, entitled:

**RESOLUTION 2024-20**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2025 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Victor Dobrin commented that the overhead and operations and maintenance on Gran Paradiso should be revisited so we do not overtax the operation and maintenance of this neighborhood. Supervisor Masney commented that she did not think the proper terminology is anybody “being overtaxed,” and some may feel they are being overtaxed, but the Board is following a previously approved assessment methodology and felt that the words “being overtaxed” is not the proper language.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously adopting Resolution No. 2024-20, as presented.

A **MOTION** was then made by Mr. Lewis, seconded by Ms. Masney closing the Public Hearing on the Adoption of a Fiscal 2024/2025 Assessment Roll and reconvening the Regular Board Meeting.

**3. Consider Form of Direct Collection Agreement**

The Board was advised that this agreement provides an additional collection mechanism for undeveloped lands which are directly billed their special assessments. Entering into this agreement provides the District with greater protection in an unlikely event of default by a direct-billed landowner, as it allows the District to pursue foreclosure of its assessment lien based on both assessment and contract law principles. A separate agreement will be prepared for each direct-billed landowner.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the form of Direct Collection Agreement, as presented.

**4. Consider Resolution No. 2024-21 – Adopting Performance Measures Standards and Annual Reporting**

Resolution No. 2024-21 was presented, entitled:

**RESOLUTION 2024-21**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

During the last state legislative session, HB 7013 passed, which provides that all special districts are now obligated to adopt goals and objectives, as well as performance addressing whether they've met those goals and objectives, on an annual basis. The first step is that the District Board is required to approve the goals, objectives, and performance measures by October 1<sup>st</sup> of each year. District staff has put together this resolution for Board consideration. Once approved, the District will, by each December 1<sup>st</sup> of the following year, or December 2025, post a report on its website which outlines how successful the District was in meeting those goals and objectives. The first report on goals and objectives would need to be posted on the District website as of December 1, 2025, for the goals and objectives that the Board adopts as of October 1, 2024.

Supervisor Meisel asked if the resolution could also include the objective around the facilitation of Zoom or YouTube so residents that are not here during the summer months, when they do not have the ability to interact, but do have the ability to watch.

Mr. Eckert commented that Supervisor Meisel's idea was something that could be included in this resolution and suggested that the goal and objective would be to investigate, and if the Board agrees, to implement more technology resources to broaden the scope of the ability to monitor District meetings. There was consensus of the Board to include this matter in the resolution.

A **MOTION** was made by Mr. Meisel, seconded by Mr. Lewis and passed unanimously adopting Resolution No. 2024-21, amended to include directing District staff to research further facilitating virtual meetings.

**5. Consider Resolution No. 2024-22 – Adopting a Fiscal Year 2024/2025 Meeting Schedule**

Resolution No. 2024-22 was presented, entitled:

**RESOLUTION NO. 2024-22**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**



The Sarasota County School Board schedule for spring break is April 21-25 and does not conflict with this annual meeting schedule. Each monthly meeting is individually legally advertised, and if needed, dates can change from this annual meeting schedule.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Tom Buckley and passed unanimously adopting Resolution No. 2024-22, as presented.

## **I. ADMINISTRATIVE MATTERS**

### **1. District Engineer**

Mr. Licari reported that the Islandwalk outfall project, which captures stormwater flowing from the Islandwalk community, has proven to be a great success after the recent rain events received by Tropical Storm Debby. The District was able to move a significant amount of captured stormwater to other District ponds that could receive water. Chairman Luczynski stated that three days before Tropical Storm Debby, the District started to pump water, approximately 1,800 gallons per minute, from the already near full Primary Irrigation Lake No. 1 to other ponds and that pumping continued. Mr. Crosley indicated that it was believed that without the new outfall some streets in Islandwalk would have experienced flooding. Mr. Licari also reported that staff had been meeting individually with some homeowner associations regarding irrigation consumption and conservation and those discussions have been very positive and seem to be successful. Staff will look into setting up an irrigation e-mail address book so residents can report any irrigation issues to District staff for action.

### **2. District Attorney**

Mr. Eckert requested that the Board approve three private attorney-client sessions related to the irrigation litigation, the irrigation assessment litigation and the one related to the urbanization litigation, respectively, for November 14, 2024, at 10:00 a.m. in the Chambers Room of the City of North Port located at 4970 City Hall Boulevard, North Port, Florida 34286. that would include all Board Members that are not conflicted, the District Manager, Attorney Joe brown and Michael Eckert from Kutak Rock and insurance defense counsel if they're involved in the case and a court reporter. Supervisor Meisel asked if those sessions could be held via Zoom. Mr. Eckert explained those sessions cannot be held via Zoom because those sessions need to be opened at a public Board meeting and then they need to be closed at a public Board meeting. He indicated that was the requirement of the statute so the session cannot be made available via Zoom.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously approving the holding of a private attorney-client session on November 14, 2024, at 10:00 a.m. in the Chambers Room of the City of North Port located at 4970 City Hall Boulevard, North Port, Florida 34286. related to the Gran Paradiso Property Owners Association irrigation lawsuit.

A **MOTION** was then made by Mr. Buckley, seconded by Mr. Lewis and passed unanimously approving the holding of a private attorney-client session on November 14, 2024, at 10:00 a.m. in the Chambers Room of the City of North Port located at 4970 City Hall Boulevard, North Port, Florida 34286. related to the irrigation assessment litigation.

A **MOTION** was then made by Mr. Buckley, seconded by Mr. Lewis and passed unanimously approving the holding of a private attorney-client session on November 14, 2024, at 10:00 a.m. in the Chambers Room



of the City of North Port located at 4970 City Hall Boulevard, North Port, Florida 34286, related to the urbanization litigation.

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

Mr. Wodraska reported that Ryan Johanneman has submitted his resignation. Special District Services (SDS) has made an offer for the Operations' Manager position that was accepted by Kyle Wilson who will join District staff on October 14, 2024. Mr. Wodraska stated that he would also be working towards a rightsizing/rewrite of the management contract and explained the staffing that is currently in place. Mr. Wodraska then explained that there were at least 10 people that touch the WVID account every single week of the year and that the Board may not even recognize their names or know anything about them other than seeing their name on an e-mail or something like that, but there's at least 10 people and we pool those resources for the WVID account just like is done on some of the other special district clients similar to WVID, which can be referred to as "super districts" that SDS manages such as Ava Maria Stewardship Community District in eastern Collier County, and then the suite of the Tradition CDD's in Port Saint Lucie. Those districts are comparable to the WVID where there is a full-time manager/administrator that's 100% dedicated to the District, a full-time Operations' Manager, and they all own and operate a master irrigation utility.

Mr. Wodraska explained that SDS would bring forward a management contract amendment to the Board for consideration, which he stated was long overdue and it will match up with what the Board just approved in the budget today so there should not be any surprises, but he wanted to let the Board know his plan.

### **4. District Manager**

Mr. Crosley advised that the next meeting was scheduled for October 10, 2024, at 10:00 a.m.

## **J. BOARD MEMBER COMMENTS**

Chairman Luczynski stated that he had been working for the better part of a year on a post annexation agreement amendment that he believed would come in front of the Board shortly. The heart of the amended agreement defines where the original post annexation agreement had the need for a second fire station at 8,000 permits but was intended to be 8,000 units for that station to be built and summarizes the status on some of the obligations of the original post annexation agreement. Chairman Luczynski stated that the bigger mention was that in the original agreement there was to be a 63-acre park on River Road through working with the City of North Port on some concepts for a regional park. There may be a better location where an +/- 85-acre park could be designed, and the location would still be south of the original location but on the same eastern side of River Road. The amended agreement contemplates that the original 63 acres would go back to the Developer and the other +/- 85 acres would be set aside as the Developer, WVID, and the City of North Port work on the Regional Park concept.

Supervisor Meisel asked if the next fire station would be included in the City of North Port boundary and not in the County. Chairman Luczynski responded it would be located on the southeast corner of Preto Boulevard and Manasota Beach Road, which is within the WVID boundary. The second fire station will start to be designed in the next month and the District would probably be in a position where construction could start in May of 2025, with the hopes of completion around May of 2026.

Chairman Luczynski also commented that Kimley Horn was making progress on the River Road expansion project plans that were authorized by the Board in June, and it appears right now there is a 50/50 chance that the Playmore/River Road and Manasota Beach/River Road connections may be roundabouts instead

of light signaled intersections. The Chairman went on to state that would be very good because they could significantly reduce the WVID's exposure on the right turn lanes/left turn lanes/signal costs and would be a big economic savings to the District.

**K. ADJOURNMENT**

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 12:14 p.m. on a **MOTION** made by Mr. Luczynski, seconded by Mr. Buckley and passed unanimously.



Secretary/Assistant Secretary



Chair/Vice Chair



***The following Letter to the Editor, published in both the North Port SUN and the SUN Gondolier is submitted for the record at the West Villages Improvement District meeting on Thursday, September 12th, 2024.***

To Sarasota County residents:

Sarasota County and the West Villages Improvement District (WVID) recently entered into an interlocal agreement to continue the River Road expansion, South of Route 41. River Road is a critical safety evacuation route in the event of another major hurricane.

The County, WVID and the developers should be complimented for their timely, prudent planning and collaboration, demonstrating a focus on the security and well-being of area residents.

Anti-developer, anti- West Villages and anti-Sarasota County social media posts by John Miesel and Tom Knight are anti-community and anti-public safety. Their lengthy, disorganized Facebook opposition to the Interlocal Agreement between the County and the WVID did not consider hurricane Ian's wrath, nor future public safety. Meisel and Knight have misrepresented the basic facts behind the Interlocal Agreement. The plan:

1. Initiates River Road improvements to provide a safe, reliable evacuation route for the greater North Port, Wellen Park, West Villages and Englewood communities,
2. Combines a proactive approach, for the completion of this necessary safety egress corridor, well ahead of schedule, and
3. Significantly reduces the overall project cost to all residents.

Community improvements born of initiative and cooperation should be lauded, rather than relegated to small-minded social media posts.

Thank you...!!

CDR Jim Cranston, USN(Ret)  
West Villages, North Port, FL  
860-884-1233

WEST VILLAGES IMPROVEMENT DISTRICT

**SIGN-IN SHEET**

**MEETING DATE:** September 12, 2024

Please print your name & address below.

Print Name **LEGIBLY**

Address/Company

Rich + Jeanne Bando 13675 Vancanza Dr

JIM CRANSTON 20880 GRANLAGE DR. WV/WP

Sandy + Michel Chackala

VICTOR DOBRIN

20327 PEALE CIR