

**WEST VILLAGES IMPROVEMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JANUARY 9, 2025**

A. CALL TO ORDER

The January 9, 2025, Regular Board Meeting of the West Villages Improvement District (“WVID” or the “District”) was called to order at 10:04 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 December 31, 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	Absent
Supervisor	Tom Buckley	Present in person
Supervisor	Christine Masney	Present in person
Supervisor	John Meisel	Present via phone

District Manager	William Crosley	Special District Services, Inc.
District Operations Manager	Kyle Wilson	Special District Services, Inc.
District Counsel	Lindsay Whelan	Kutak Rock LLP
District Engineer	Giacomo Licari	Dewberry

Also present were City of North Port Mayor, Phil Stokes; and Special District Services’ Methodology Consultant, Andrew Karmeris. The public sign in sheet is attached to these minutes.

D. DISCUSSION REGARDING PUBLIC DECORUM AT BOARD MEETINGS

Chairman Luczynski read aloud the Public Decorum Policy.

E. COMMENTS FROM THE PUBLIC REGARDING ALL AGENDA ITEMS

Victor Dobrin commented on the berm along US 41 where road improvements were taking place and recently some vegetation was removed. He felt there was a change in the noise level and mentioned he had been in contact with the State legislature and the Florida Department of Transportation. Chairman Luczynski commented that the project engineer of the US 41 roadway improvements confirmed that the work being done was done in accordance with the plans. A few trees, mostly invasive Brazilian peppers, were removed and significantly more plants were installed than were removed and part of the project was to reduce the speed limit from 55 MPH to 45 MPH, which should reduce roadway traffic noise.

Pam Kantola thanked District Board Supervisor John Meisel for his unwavering support of the residents of Wellen Park and commented unfavorably regarding a letter from Wellen Park President Rick Severance which was sent to the residents of Gran Paradiso.

Len Kantola also thanked Board Supervisor John Meisel, indicating that he was an outstanding resident of the community and appreciated Mr. Meisel. He further commented on ongoing litigation between the Gran Paradiso Property Owners Association (GPPOA) and the District, the cancellation of the current maintenance agreement between the District and the GPPOA, and control of the Gran Paradiso community entrance gates.

Louise Elleo commented that she felt the District should not continue to defend itself in the irrigation litigation with the GPPOA.

Steve Glunt commented on the GPPOA/WVID maintenance agreement and the community entrance gates and asked that everyone sit down and discuss matters without inserting their feelings into the conversation and further expressed his concerns about the possibility of the removal of the Gran Paradiso entrance gates.

Rich Bando commented that he was a former GPPOA access privacy committee chair in regard to the front and rear gate access to the Gran Paradiso community, and that both entities were included when the WVID gate operations policy for the Gran Paradiso community was drafted and noted that there were protocols that are required to be followed for public entry.

F. APPROVAL OF MINUTES

1. December 12, 2024, Regular Board Meeting

The minutes of the December 12, 2024, Regular Board Meeting were presented for consideration.

A **MOTION** was made by Supervisor Buckley, seconded by Supervisor Masney and passed unanimously approving the minutes of the December 12, 2024, Regular Board Meeting, as presented.

G. GENERAL DISTRICT MATTERS

There were no General District Matters to come before the Board at this time.

H. UNIT OF DEVELOPMENT NO. 1

There were no matters regarding Unit of Development No. 1 to come before the Board at this time.

I. UNIT OF DEVELOPMENT NO. 3

1. Discussion Regarding Potential Landscaping Enhancement for Noise Mitigation between U.S. 41 and Gran Paradiso

Chairman Luczynski stated that this topic was previously discussed under public comment but further noted that the District does not plan to install plant material outside the FDOT right-of-way.

2. Discussion Regarding GP Maintenance Matters

Mr. Crosley explained the maintenance agreement signed in 2008 and amended, between the WVID and the GPPOA, particularly that the District owns real property and public improvements for the benefit of Unit 3 located within Gran Paradiso, all of which would be typically maintained by the District at its standard level of maintenance. The GPPOA determined it would prefer to maintain the District public improvements at a level of service equal to or greater than the District typically would provide. The agreement provides that the GPPOA is solely responsible for all expenses, costs and liabilities that are associated with or arise out of their provision of those maintenance services for the public improvements.

Mr. Crosley further explained, for the benefit of the members of the public in attendance, that the maintenance costs for these improvements are paid for by the residents of Gran Paradiso either via the Sarasota County tax bill (i.e. via assessments levied by the WVID) or by fees paid to the HOA (i.e. via GPPOA fees). District staff was looking to get feedback from the GPPOA as to whether the GPPOA was interested in continuing to manage the maintenance of the District's improvements, at a level that the District considered to be an acceptable maintenance level. There was a lengthy discussion regarding the maintenance of the District lands which includes wetland and preserve maintenance.

3. Discussion Regarding Correspondence Sent to Gran Paradiso POA Regarding Access by West Villages Improvement District Staff and Members of the Public

Staff provided a history of this discussion item, specifically that the District sent a letter to the GPPOA on October 11, 2024, regarding access at the entrance to the Gran Paradiso community by District staff and members of the public. The letter provided that conditioning and restricting public access to roads owned by the District and funded with tax exempt bonds could jeopardize the tax-exempt status of the bonds which are secured by assessments on the residential units within Gran Paradiso. In the event that were to happen, the debt assessments paid by unit owners within Gran Paradiso would dramatically increase, which is something the District does not desire and neither should the GPPOA. The letter also described that if access was restricted to the public roadways, it may leave the District with no choice but to permanently remove the gates. The letter called for the GPPOA to cease and desist conditioning and restricting access to representatives of the District staff, and any members of the public at the entry gates and requested that GPPOA oversee its access control vendor to ensure that it is adopting and following standard post orders which do not condition or restrict public access.

Chairman Luczynski stated that the reason that this item was on the agenda is because, and after the October 11, 2024, letter was sent, after the December 12, 2024, WVID Board meeting he visited the entrance gate to Gran Paradiso, specifically without identifying himself, and stated that he wanted to drive the community. He was told that the roads inside Gran Paradiso were private and only available to the public on Sundays between 12 and 4. However, the roadways located within the Gran Paradiso community named Renaissance Boulevard, Prestigio Boulevard, and Galleria Boulevard are public roads owned by the District and so public access to those roads cannot be restricted at any time. Restricted access could also jeopardize any potential hurricane-related reimbursement from FEMA. Chairman Luczynski stated that resolving this issue is fully within the GPPOA's hands, and if the existing gate policy is followed, the gates will remain intact at the District's gatehouse.

Chairman Luczynski asked Mr. Dobrin, the President of the GPPOA, if he understood the importance of not restricting public access to Gran Paradiso at the entrance gate and whether he would ensure that public access was afforded into Gran Paradiso. Mr. Dobrin declined to provide an answer to Chairman Luczynski's inquiry.

Supervisor Meisel asked if all the District bonds were tax exempt. Ms. Whelan stated that the only taxable bonds issued within the District relate to the stadium project.

Supervisor Meisel asked why the gates for every other development within the District were not open to the public.

Ms. Whelan responded that, unlike Gran Paradiso, the remainder of the developments within the District that have utilized bonds to finance public improvements did not finance roadway or gate/guardhouse improvements. As a result, those developments are allowed to utilize hard gates. She stated that Gran Paradiso is a different situation than the remainder of the communities in the District.

Supervisor Meisel asked if there was any way to bifurcate those bonds where the GPPOA could then secure their own funding for the roadways and gatehouse and eliminate this as an issue. Chairman Luczynski stated that it could be an option, and the GPPOA should look into that with their legal counsel.

J. UNIT OF DEVELOPMENT NO. 11

1. Public Hearing

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 December 26, 2024, and January 2, 2025, as legally required.

b. Receive Public Comment on Establishment of Unit of Development No. 11

The Public Hearing regarding the establishment of Unit of Development No. 11 was opened and the Chairman solicited public comments. There was no public comment on the establishment of Unit of Development No. 11, and the Public Hearing was closed.

c. Consider Resolution No 2025-01 – Unit No. 11 Confirmation Resolution

Resolution No. 2025-01 was presented, entitled:

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT APPROVING AND CONFIRMING THE DESIGNATION OF THE “WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 11;” PROVIDING FOR THE RECORDING OF A NOTICE REGARDING SAME; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Ms. Whelan explained that this resolution confirms the designation of the lands provided in Exhibit A as Unit of Development No. 11.

A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney adopting Resolution No. 2025-01, as presented. Upon being put to a vote, the **MOTION** carried 3 to 1 with Mr. Meisel dissenting.

2. Consider Preliminary Master Engineer’s Report/Plan of Improvements

Mr. Licari presented the Engineer's Master Plan of Improvements, which consists of approximately 500 acres to be called Boca Royale East and will be made up of approximately 800 single family units that will be constructed in two phases. He indicated that most of the development permits have been obtained, and the cost estimates include all of the public infrastructure necessary for the development.

Ms. Whelan asked Mr. Licari, as District Engineer, if he felt the costs in the report were reasonable. Mr. Licari responded they were, and the cost estimates were based off of current cost estimates in the area.

Supervisor Meisel stated that he compared the cost estimates for prior bonds that were approved, and it appears that they reflect the same percentage for the total bond amount and asked if that was accurate. Mr. Licari responded that the amounts are accurate and that he works with the design engineers for each project to understand the project and anticipated costs and further stated that the costs are similar with the other bonds issued but each budget is different depending on the scope.

Supervisor Meisel commented that Phase 1 was 204 acres, and another phase was 301 for a total of 505 acres and wondered why the earthwork was not 60/40 or heavily in the first phase as opposed to the second. Chairman Luczynski noted that this is normal for construction as a substantial portion of the cost of the earthwork relates to excavation of the ponds, and if you look at the site plan for a project, you will see 2/3 of the lake area (i.e., pond excavation) is in the earlier phases of that development.

Supervisor Meisel asked who would do the excavations. Chairman Luczynski responded that it was a contractor hired by the project developer, in this case Neal Communities. Supervisor Meisel asked who the general contractor was. Chairman Luczynski responded that he was not certain.

Supervisor Meisel asked where the irrigation water for this project would be coming from, and where the water extension from Sarasota County was coming from and whether it was from Boca Royale. Mr. Licari responded that the extension was presently coming from Preto Boulevard south but that was still being evaluated. He further indicated that the District's intention is to provide Boca Royale East with irrigation water and that there are current irrigation lines located near this new Unit of Development.

Supervisor Meisel asked if residents from the current community of Boca Royale would be able to access Boca Royale East and whether it is a continuation of that community. Chairman Luczynski stated affirmatively that it was a continuation of the community from a road network standpoint, but clarified that the District will not provide irrigation water to properties west of the District boundary relative to this project.

Supervisor Meisel asked if residents of Boca Royale would be able to traverse into Boca Royale East to gain access into the WVID boundary. Chairman Luczynski responded ultimately yes, Boca Royale East, if you look at the site plan, shows an access at generally their northeast corner that someday will contemplate a roadway and access where the residents of Boca Royale would be able to go through Boca Royale East and into the WVID boundary similar to how Preto Boulevard will someday extend south for residents wanting to access the Englewood area.

Supervisor Meisel asked if the bond for this project would also be a tax-exempt bond. Ms. Whelan responded affirmatively that the District presently intends to issue tax-exempt bonds.

Supervisor Meisel stated that the engineer's report referenced public roads and entry levels and questioned how it was different from public roadways within Gran Paradiso. Mr. Licari stated that as a general note, there are no public roads interior to the residential development in Unit 11 and that any roadways being funded were more thoroughfare roadways outside of the residential development to provide access.

Chairman Luczynski further clarified that there were public roads within Gran Paradiso (i.e., Renaissance, Prestigio and Galleria) but that inside the gates of the proposed Boca Royale/Boca Royale East project in Unit 11, there are no public roads.

Supervisor Meisel asked if the developer could request the extension of Keyway Road. Chairman Luczynski responded that any request would also require the approval of the District Board in order to take action, and that he felt confident that this Board would not want to have a public roadway within a private community because that creates issues similar to what is occurring in Gran Paradiso. He stated that it is better that, within a community, one entity control those improvements similar to IslandWalk and every other neighborhood within the District. Because of the way Gran Paradiso was set up, and decisions that were made long ago by others not currently affiliated with the District, everyone has learned that those decisions may not have been the best decisions at that time and have ultimately resulted in the challenges experienced today.

Supervisor Meisel stated that Renaissance and Prestigio should be designated by the District as non-public roadways since they are already being funded by Unit 3 which is by the residents of Gran Paradiso, not by the District because the District is not paying anything other than servicing the bond. Chairman Luczynski stated that the practicality of what Mr. Meisel stated made sense but isn't possible in reality since we have to follow the law which states that improvements owned by the District are public. Further, there were bonds issued and certain assurances made to bond purchasers that those are public roads within Gran Paradiso, and his opinion was that if we could get the roads in the hands of the GPPOA he believed the Board would vote 5-0 to approve, but practically it may not be possible which is why we do not want to put ourselves in the position of having public roads within any neighborhoods going forward.

Chairman Luczynski suggested that if the GPPOA can produce a bond payoff plan, then that process can be considered. But, if the GPPOA cannot produce a legal plan to pay off the bonds associated with the construction cost of these improvements before they mature, then in approximately 2038 the District Board can then look into how to legally transfer ownership of those improvements over to the GPPOA. Once a public entity takes property it is not an easy transition to convey it to a private entity but the tax-exempt nature of those bonds makes conveyance more difficult. Supervisor Meisel committed to research the Unit 3 bond documents and to come to the Board in the future with his legal recommendation as to how to proceed with conveying the roadways and guardhouse to the GPPOA.

He further stated that he is upset that the District is issuing \$72 million in bonds to be repaid by future residents in order to develop property that was sold, in his opinion, at a \$52,000 per acre profit which then appreciates the value of the land. Chairman Luczynski responded that the Board is fulfilling its obligations under the District's enabling legislation to provide for the development of the public infrastructure improvements serving the lands within the District, which is the entire purpose for why the District was established. He stated that while he understood that Supervisor Meisel had different ideas of what projects that the Board should be undertaking, in his opinion the Board is just fulfilling its legal obligations.

A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney approving the Preliminary Master Engineer's Report/Plan of Improvements, in substantial form. Upon being put to a vote, the **MOTION** carried 3 to 1 with Mr. Meisel dissenting.

Supervisor Meisel indicated that the reason he voted against this item was because, and as he stated at the last meeting, he did not believe that the District Board should approve any public infrastructure construction bonds until the master developer was willing to resolve the irrigation litigation and specifically agree to terminate the water supply agreement between the District and the master developer, including foregoing the well availability fees due to the master developer pursuant to that agreement.

3. Consider Preliminary Master Assessment Methodology Report

Mr. Karmeris presented the Unit of Development No. 11 Master Methodology Report with the Board. Ms. Whelan asked Mr. Karmeris if, in his opinion, the assessments were fairly and reasonably allocated to these benefited properties. Mr. Karmeris responded that he did.

A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney approving the Preliminary Master Assessment Methodology Report for Unit of Development No. 11, in substantial form. Upon being put to a vote, the **MOTION** carried 3 to 1 with Mr. Meisel dissenting.

Supervisor Meisel indicated that the reason he voted against this item was because he did not believe that the District Board should approve any public infrastructure construction bonds until the master developer was willing to resolve the irrigation litigation and specifically agree to terminate the water supply agreement between the District and the master developer, including foregoing the well availability fees due to the master developer pursuant to that agreement.

4. Consider Resolution No. 2025-02 – Declaring Master Assessments

Resolution No. 2025-02 was presented, entitled:

RESOLUTION 2025-02

A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT DECLARING SPECIAL ASSESSMENTS RELATIVE TO UNIT OF DEVELOPMENT NO. 11 WITHIN THE DISTRICT; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED 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.

Ms. Whelan advised that this resolution declares the District's intent to levy and collect master assessments to fund improvements as described in the Preliminary Master Engineer's Report, and the assessments will be made in proportion to the benefits and allocated in the manner present in the Preliminary Master Assessment Report. By approving this resolution, it starts the assessment process and also approves the Preliminary Master Assessment Methodology Report and the Preliminary Master Engineer's Report plan of improvements, in substantial form. Staff will come back to next month's meeting to hold a public hearing on the imposition of the master assessments where those reports will be considered in final form for adoption.

A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney adopting Resolution No. 2025-02, as presented. Upon being put to a vote, the **MOTION** carried 3 to 1 with Mr. Meisel dissenting.

Supervisor Meisel indicated that the reason he voted against this item was because he did not believe that the District Board should approve any public infrastructure construction bonds until the master developer was willing to resolve the irrigation litigation and specifically agree to terminate the water supply agreement between the District and the master developer, including foregoing the well availability fees due to the master developer pursuant to that agreement.

5. Consider Resolution No. 2025-03 – Setting a Public Hearing on Master Assessments

Resolution No. 2025-03 was presented, entitled:

RESOLUTION 2025-03

A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON FEBRUARY 13, 2025, AT 10:00 A.M. AT THE CHAMBERS OF THE CITY OF NORTH PORT, 4970 CITY HALL BOULEVARD, NORTH PORT, FLORIDA 34286 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. 11 IN ACCORDANCE WITH CHAPTERS 170 AND 197, FLORIDA STATUTES, AND CHAPTER 2004-456, LAWS OF FLORIDA.

Ms. Whelan explained that this resolution sets a public hearing for February 13, 2025, 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. 11.

A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney adopting Resolution No. 2025-03, as presented. Upon being put to a vote, the **MOTION** carried 3 to 1 with Mr. Meisel dissenting.

Supervisor Meisel indicated that the reason he voted against this item was because he did not believe that the District Board should approve any public infrastructure construction bonds until the master developer was willing to resolve the irrigation litigation and specifically agree to terminate the water supply agreement between the District and the master developer, including foregoing the well availability fees due to the master developer pursuant to that agreement.

6. Consider Resolution No. 2025-04 – Bond Validation Resolution

Resolution No. 2025-04 was presented, entitled:

RESOLUTION NO. 2025-04

A RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$90,000,000 WEST VILLAGES IMPROVEMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 11), IN ONE OR MORE SERIES; APPROVING THE FORM OF A MASTER TRUST

INDENTURE; APPOINTING A TRUSTEE, REGISTRAR AND PAYING AGENT; APPROVING A CAPITAL IMPROVEMENT PROGRAM; AUTHORIZING THE COMMENCEMENT OF VALIDATION PROCEEDINGS RELATING TO THE BONDS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Whelan explained that this resolution authorizes the District to proceed with the validation of not to exceed \$90,000,000 in special assessment bonds and sets the maximum amount of debt that would be issued in subsequent bond issuances. Before any actual debt is issued, the Board will consider supplemental reports that will actually authorize the issuance of a specific amount of debt by resolution.

Chairman Luczynski stated that, typically, those actual bond issuances run about 20 to 25% of total costs that are attributable and anticipated that the amount of debt ultimately to be issued for Unit of Development No. 11 would be approximately \$20 million.

A **MOTION** was made by Ms. Masney, seconded by Mr. Buckley adopting Resolution No. 2025-04, as presented. Upon being put to a vote, the **MOTION** carried 3 to 1 with Mr. Meisel dissenting.

Supervisor Meisel indicated that the reason he voted against this item was because he did not believe that the District Board should approve any public infrastructure construction bonds until the master developer was willing to resolve the irrigation litigation and specifically agree to terminate the water supply agreement between the District and the master developer, including foregoing the well availability fees due to the master developer pursuant to that agreement.

K. UNIT OF DEVELOPMENT NO. 12

1. Public Hearing

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 December 26, 2024, and January 2, 2025, as legally required.

b. Receive Public Comment on Establishment of Unit No. 12 Confirmation Resolution

The Public Hearing regarding the establishment of Unit of Development No. 12 was opened and the Chairman solicited public comments.

Jim Cranston inquired as to what the name associated with Unit of Development No. 12 would be. Chairman Luczynski stated that the marketing names of the communities are to be determined but believed one of them was going to be Oakbend, with Wellen Park as the project developer, but the actual builders are to be determined.

c. Consider Resolution No. 2025-05 – Unit No. 12 Confirmation Resolution

Resolution No. 2025-05 was presented, entitled:

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT APPROVING AND

CONFIRMING THE DESIGNATION OF THE “WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 12;” PROVIDING FOR THE RECORDING OF A NOTICE REGARDING SAME; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Ms. Whelan noted that Resolution No. 2025-05 establishes Unit of Development No. 12 based on the legal description in Exhibit A.

A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney adopting Resolution No. 2025-05, as presented. Upon being put to a vote, the **MOTION** carried 3 to 1 with Mr. Meisel dissenting.

Supervisor Meisel indicated that the reason he voted against this item was because he did not believe that the District Board should approve any public infrastructure construction bonds until the master developer was willing to resolve the irrigation litigation and specifically agree to terminate the water supply agreement between the District and the master developer, including foregoing the well availability fees due to the master developer pursuant to that agreement.

2. Consider Agreement for Underwriter Services Rule G-17 Disclosure with FMS Bonds

Ms. Whelan explained that prior to any bond issuances a separate standalone letter agreement with the District’s underwriter, FMS Bonds, is necessary and she recommended approval of the letter agreement.

A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney, approving the Letter Agreement for Underwriter Services Rule G-17 Disclosure with FMS Bonds, as presented. Upon being put to a vote, the **MOTION** carried 3 to 1 with Mr. Meisel dissenting.

Supervisor Meisel indicated that the reason he voted against this item was because he did not believe that the District Board should approve any public infrastructure construction bonds until the master developer was willing to resolve the irrigation litigation and specifically agree to terminate the water supply agreement between the District and the master developer, including foregoing the well availability fees due to the master developer pursuant to that agreement.

3. Consider Preliminary Master Engineer’s Report/Plan of Improvements

Mr. Licari presented the Unit of Development No. 12 Master Engineer’s Report/Plan of Improvements. Mr. Whelan asked Mr. Licari could confirm that the cost of the improvements, as identified in the report, were reasonable for the scope contemplated. Mr. Licari responded that they were.

Supervisor Meisel asked if this bond was tax exempt to which Ms. Whelan responded affirmatively that the District presently intends to issue tax-exempt bonds.

A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney approving the Preliminary Master Engineer’s Report/Plan of Improvements, in substantial form. Upon being put to a vote, the **MOTION** carried 3 to 1 with Mr. Meisel dissenting.

Supervisor Meisel indicated that the reason he voted against this item was because he did not believe that the District Board should approve any public infrastructure construction bonds until the master developer was willing to resolve the irrigation litigation and specifically agree to terminate the water supply agreement

between the District and the master developer, including foregoing the well availability fees due to the master developer pursuant to that agreement.

4. Consider Preliminary Master Assessment Methodology Report

Mr. Karmeris presented the Unit of Development No. 12 Master Methodology Report with the Board. Ms. Whelan asked Mr. Karmeris if, in his opinion, the assessments were fairly and reasonably allocated to those benefited properties in Unit 12, to which Mr. Karmeris responded affirmatively that they were.

A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney approving the Preliminary Master Assessment Methodology Report, in substantial form. Upon being put to a vote, the **MOTION** carried 3 to 1 with Mr. Meisel dissenting.

Supervisor Meisel indicated that the reason he voted against this item was because he did not believe that the District Board should approve any public infrastructure construction bonds until the master developer was willing to resolve the irrigation litigation and specifically agree to terminate the water supply agreement between the District and the master developer, including foregoing the well availability fees due to the master developer pursuant to that agreement.

5. Consider Resolution No. 2025-06 – Declaring Master Assessments

Resolution No. 2025-06 was presented, entitled:

RESOLUTION 2025-06

A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT DECLARING SPECIAL ASSESSMENTS RELATIVE TO UNIT OF DEVELOPMENT NO. 12 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.

Ms. Whelan stated that this resolution declares the District's intent to levy and collect master assessments to fund improvements as described in the Preliminary Master Engineer's Report, and the assessments will be made in proportion to the benefits and allocated in the manner presented in the Preliminary Master Assessment Report. Approval of this resolution starts the master assessment process, and also approves the Preliminary Master Assessment Methodology Report and the Preliminary Master Engineer's Report/Plan of Improvements, in substantial form. Staff will come back to next month's meeting to hold a public hearing on the imposition of the special assessments where those reports will be considered in final form for adoption.

A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney adopting Resolution No. 2025-06, as presented. Upon being put to a vote, the **MOTION** carried 3 to 1 with Mr. Meisel dissenting.

Supervisor Meisel indicated that the reason he voted against this item was because he did not believe that the District Board should approve any public infrastructure construction bonds until the master developer was willing to resolve the irrigation litigation and specifically agree to terminate the water supply agreement between the District and the master developer, including foregoing the well availability fees due to the master developer pursuant to that agreement.

6. Consider Resolution No. 2025-07 – Setting a Public Hearing on Master Assessments

Resolution No. 2025-07 was presented, entitled:

RESOLUTION 2025-07

A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON FEBRUARY 13, 2025, AT 10:00 A.M. AT THE CHAMBERS OF THE CITY OF NORTH PORT, 4970 CITY HALL BOULEVARD, NORTH PORT, FLORIDA 34286 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. 12 IN ACCORDANCE WITH CHAPTERS 170 AND 197, FLORIDA STATUTES, AND CHAPTER 2004-456, LAWS OF FLORIDA.

This resolution sets the public hearing for February 13, 2025, 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. 12.

A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney adopting Resolution No. 2025-07, as presented. Upon being put to a vote, the **MOTION** carried 3 to 1 with Mr. Meisel dissenting.

Supervisor Meisel indicated that the reason he voted against this item was because he did not believe that the District Board should approve any public infrastructure construction bonds until the master developer was willing to resolve the irrigation litigation and specifically agree to terminate the water supply agreement between the District and the master developer, including foregoing the well availability fees due to the master developer pursuant to that agreement.

7. Consider Resolution No. 2025-08 – Bond Validation Resolution

Resolution No. 2025-08 was presented, entitled:

RESOLUTION NO. 2025-08

A RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$81,000,000 WEST VILLAGES IMPROVEMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 12), IN ONE OR MORE SERIES; APPROVING THE FORM OF A MASTER TRUST

INDENTURE; APPOINTING A TRUSTEE, REGISTRAR AND PAYING AGENT; APPROVING A CAPITAL IMPROVEMENT PROGRAM; AUTHORIZING THE COMMENCEMENT OF VALIDATION PROCEEDINGS RELATING TO THE BONDS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Whelan advised that this resolution authorizes District staff to proceed with filing a validation complaint in an amount not to exceed \$81,000,000 to fund the capital improvement revenue bonds relative to Unit of Development No. 12.

A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney adopting Resolution No. 2025-08, as presented. Upon being put to a vote, the **MOTION** carried 3 to 1 with Mr. Meisel dissenting.

Supervisor Meisel indicated that the reason he voted against this item was because he did not believe that the District Board should approve any public infrastructure construction bonds until the master developer was willing to resolve the irrigation litigation and specifically agree to terminate the water supply agreement between the District and the master developer, including foregoing the well availability fees due to the master developer pursuant to that agreement.

L. ATTORNEY-CLIENT SESSION RELATIVE TO LITIGATION

Ms. Whelan indicated that an attorney-client session was not necessary at this time.

M. ADMINISTRATIVE MATTERS

1. District Engineer

Mr. Licari reported that the construction on Playmore Road was underway and on schedule. Intersection improvements at West Villages Parkway and Playmore will begin after the spring training season has ended. Chairman Luczynski asked if staff would be bringing a cost share agreement for the Board to consider regarding this joint project. Mr. Licari responded that they would.

Ms. Whelan responded that, since the underlying project had already been approved, she recommended proceeding with having the funding agreement executed and brought back to the Board for ratification so it does not slow down the project. Chairman Luczynski agreed to proceed in that manner and there was no objection from the Board.

2. District Attorney

Ms. Whelan reported, in regard to the irrigation litigation, that the District was still awaiting an order from the magistrate regarding the District's motion for a summary judgment hearing that was held several months ago, which could come any day. In addition, Lennar has filed a motion to dismiss the irrigation lawsuit relative to their claims on various ground and the Ranch Entities similarly filed a motion for judgment on the pleadings, both of which are in process of being set for hearings.

In addition, the GPPOA issued its first discovery request, against both the District and other third parties who are non-parties to the litigation. The discovery requests are being reviewed, but on its face it looks like there is a lot of patently objectionable requests where the District should object to on the basis of overbreadth, relevance, burden, etc. and which is really meant to, quite frankly, harass and divert attention from the issues actually before the Court. She stated that her litigation colleagues intend to make objections to each of the discovery requests.

Ms. Whelan stated that otherwise, there is no other movement in any of the other litigation cases.

3. District Operations' Manager

There was nothing from the District Operations Manager to report at this time.

4. District Manager

Mr. Crosley advised that the next meeting was scheduled for February 13, 2025, and wished everyone a happy holiday.

N. BOARD MEMBER COMMENTS

Chairman Luczynski stated that even though Mr. Dobrin did not want to answer a clear "yes" or "no" if he understood the importance of not restricting access by the public at the entrance gate, he wanted to direct the question to Mr. Rich Bando to see if he understood that the GPPOA owns this issue of restricted access by the public, and if no one from the public is told that the roads are private then the GPPOA has 99.9% of this issue resolved. Mr. Bando confirmed that he understood.

O. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:50 a.m. on a **MOTION** made by Mr. Buckley, seconded by Ms. Masney and passed unanimously.


Secretary/Assistant Secretary


Chair/Vice Chair

WEST VILLAGES IMPROVEMENT DISTRICT

SIGN-IN SHEETMEETING DATE: January 9, 2025

Please print your name & address below.

Print Name <u>LEGIBLY</u>	Address/Company
ROBERT SPONG	20469 GRADIE VENICE FL
Mitch Ervin	13215 Amerigo Ln Venice
Michael + Lynda Collins	20625 GRANLAGO DR Venice
JOSEPH + FRANCESCA Clark	20390 GRANLAGO DR. Venice
LOUISE Elleo	20810 GRANLAGO DR Venice
BRUCE + Ghyll Theurer	19251 LAPPACIO ST Venice
Fred Pasquesi	13349 Campanile Ct Venice
Jean Abramson	20950 Valore Ct Venice
MIKE Kinken	12920 RICCHEZZA DR Venice
Steve Ghini	13898 VANCANZA DR Venice
Tam Kantola	13220 Amerigo LN Venice
Len Kantola	13220 Amerigo LN Venice
Deborah Zook	20226 Romango Pl Venice
Trich Bardo	13675 VANCANZA DR. Venice
Sid Zook	20652 Romango Pl Venice
VICTORIA DOBRIN	20327 REAVE CIR

January 9, 2025, WWID Monthly Meeting

Reference Agenda Item I. Unit of Development No. 3

KUTAKROCK Letter, dated October 11, 2024 – Access by WWID Staff and Members of the Public.

Rich Bando former GP Access Control and Privacy (AC&P) committee chair. Invested over 2 years in this role to ensure that a responsible company was selected to institute good monitoring procedures of the Main and Secondary gates at GP.

All through this process the GPPOA Board and WWID were included. Which resulted in a revision to the **WWID Gate Operation Policies for the GP Community** on June 9, 2022 and incorporated into the gate attendants Post Orders for both on-sight and remote gate attendants.

According to GP's AC&P contract every resident, tenant, and authorized visitor is in the AC&P database. Also, included in this database are entries for **PUBLIC** and **WWID**. In 2024 there were **4 PUBLIC** and **128 WWID** entries that have been granted access into GP with very few incidents.

Usually, a person that is not listed under the specific AC&P categories are granted access without further questioning and entered into the PUBLIC section of the database. Same is true for WWID personnel. Also, stored in the database is a picture of the license plate and vehicle and the date and time of entry.

On Tuesday and Wednesday of this week I spent time at the Main Gate house investigating and observing the gate attendant, supervisor (Ms. Lindsay Perez) processing people through the Non-Resident side of the Main Gate.

One WWID person in a blue pickup came through the Main Gate visitor side, he waved at the gate attendant and entered GP. He was entered in the WWID database category. He enters GP almost every morning with no questions asked or challenged in fact the gate attendant has the barrier arm open when she sees him coming.

In addition, Lindsay's indoctrination of new gate attendants she stresses that Galleria, Renaissance and Prestigio are public roads and explains the policy for processing the rare occurrence of PUBLIC entrance into GP. It has been reported that the term PRIVATE roads may have been used by a GP representative or gate attendant. If so that statement was made in error and should be revisited in order to prevent this in the future.

I would invite WWID Supervisors to visit the Main Gate house and observe the process which will demonstrate that GP is meeting and exceeding the requirements specified in the October 11, 2024 letter.

In conclusion, based on entries processed for the PUBLIC it is clear we are following the proper protocol and the conditions specified in the letter. If WWID has an issue with entry into GP I have several recommendations that might be considered to clear this up. Speaking as a single GP resident I urge both the GPPOA Board and the WWID Supervisors to successfully resolve this issue. We have a good AC&P system established by all of us working together, let's not ruin it.

Respectfully,
Rich Bando
13675 Vancanza Dr