

**WEST VILLAGES IMPROVEMENT DISTRICT  
REGULAR BOARD MEETING  
APRIL 17, 2025**

**A. CALL TO ORDER**

The April 17, 2025, Regular Board Meeting of the West Villages Improvement District (“WVID” or the “District”) was called to order at 1:04 p.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 April 8, 2025, 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 Manager	Michelle Krizen	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 Andrew Karmeris, Methodology Consultant, of Special District Services, Inc.; and Court Stenographer, Hillary Kobe. 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 spoke out against House Bill 4061 and expressed concerns that there was no proper representation by residents on the WVID Board of Supervisors.

**F. APPROVAL OF MINUTES**

**1. March 7, 2025, Special Board Meeting**

The minutes of the March 7, 2025, Special Board Meeting were presented for consideration.

A **MOTION** was made by Supervisor Lewis, seconded by Supervisor Buckley approving the minutes of the March 7, 2025, Special Board Meeting, as presented. The **MOTION** carried 5 to 0.

## **G. GENERAL DISTRICT MATTERS**

### **1. Consider Ratification of Agreement for Architectural Services**

The Board was reminded that they had approved at the March meeting for the Chairman to enter into an agreement with Plunkett Raysich Architects for future office space and operational needs for the not to exceed amount of \$15,400. The agreement has since been executed by the Chairman and is being brought back to the Board for ratification.

A **MOTION** was made by Supervisor Lewis, seconded by Supervisor Masney and passed unanimously approving and ratifying the Chairman's execution of an agreement with Plunkett Raysich Architects for future office space and operational needs for the not to exceed amount of \$15,400, as presented.

### **2. Consider Work Authorization between the District and Stantec for District Engineering**

District staff recently learned that Giacomo Licari was transitioning from Dewberry to Stantec Engineering. After discussion with the Chairman, staff wishes to continue to work directly with Mr. Licari as District Engineer under Stantec for General District Engineering Services. Under Stantec, Mr. Licari will continue to provide General District oversight such as day to day District operations, attend District meetings and work daily with staff. The District recognizes Dewberry, Kimley Horn, and Stantec as prequalified engineering firms that have all been approved by the Board under the Competitive Consultants Negotiating Act and Dewberry will continue to work with WVID under the current and future work authorizations. Mr. Luczynski commented that he felt it was very important to keep Giacomo in this role because of his institutional knowledge which is important as we enter into the budget season and continue with ongoing projects.

A **MOTION** was made by Supervisor Lewis, seconded by Supervisor Buckley and passed unanimously approving the Work Authorization between the District and Stantec for District Engineering, as presented.

William Crosley thanked the Board for the unanimous approval and confidence in Mr. Licari.

### **3. Consider Resolution No. 2025-13 – Revising Fiscal Year 2024/2025 Meeting Schedule**

Resolution No. 2025-13 was presented, entitled:

#### **RESOLUTION NO. 2025-13**

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



Due to upcoming quorum conflicts, the remainder of the fiscal year meeting schedule will be revised as follows:

April 17, 2025, at 1:00 p.m.

May 15, 2025, at 1:00 p.m.

June 18, 2025, at 1:00 p.m.

July 17, 2025, at 1:00 p.m.

August 21, 2025, at 1:00 p.m.

September 11, 2025, at 10:00 a.m.

A **MOTION** was made by Supervisor Buckley, seconded by Supervisor Masney and passed unanimously adopting Resolution No. 2025-13, as presented.

## **H. UNIT OF DEVELOPMENT NO. 12**

### **1. Consider Final Supplemental Assessment Methodology Report**

Mr. Karmeris, SDS Special Assessment Methodology Consultant presented the Unit of Development No. 12 Final Supplemental Assessment Methodology Report, noting that this report was almost identical to the report approved in March with the only difference being that it was updated with the final bond sizing figures. Each of the tables were explained in the report. The bond size amount is \$10,000,045.00.

Ms. Whelan asked Mr. Karmeris if, based on the updated final report and the final bond sizing, he believed that the assessments are fairly and reasonably allocated to the benefited properties within the Unit 12 boundary. Mr. Karmeris responded that he did. Supervisor Meisel indicated he would vote against this item because there are issues with the irrigation; the developer is leveraging their position as permittee on the water use permit, not the owner of the permit, to cease delivering water to Gran Paradiso and we have an opportunity and fiduciary responsibility to push back on them and until they provide water at a fair and equitable price and actually will agree to being reimbursed for any well water they received instead of blanket well availability fee. Mr. Meisel also did not think we should be there approving anything for which the developer would benefit. Chairman Luczynski responded that Supervisor Meisel could vote against it, but that is shirking the responsibility that the legislature has placed on this governing body.

A **MOTION** was made by Supervisor Lewis, seconded by Supervisor Masney approving the Final Supplemental Assessment Methodology Report for Unit of Development No. 12, as presented. Upon being put to a vote, the **MOTION** carried 4 to 1 with Supervisor Meisel dissenting.

### **2. Consider Resolution No. 2025-14 – Adopting Supplemental Assessment Resolution**

Ms. Whelan presented Resolution No. 2025-14, entitled:

#### **RESOLUTION 2025-14**

**A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S CAPITAL IMPROVEMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 12), SERIES 2025 (ASSESSMENT AREA ONE); CONFIRMING THE DISTRICT'S PROVISION OF INFRASTRUCTURE IMPROVEMENTS AND CONFIRMING A MASTER ENGINEER'S REPORT; CONFIRMING AND ADOPTING A SUPPLEMENTAL ASSESSMENT REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING SERIES 2025 BONDS; PROVIDING FOR THE**

**SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE  
RECORDING OF A NOTICE OF SERIES 2025 SPECIAL ASSESSMENTS;  
PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE**

Lindsay advised that this was the supplemental assessment resolution that actually allocates the assessments based on the final bond sizing in accordance with the Supplemental Assessment Methodology Report. There were no questions from the Board.

A **MOTION** was made by Supervisor Lewis, seconded by Supervisor Buckley adopting Resolution No. 2025-14, as presented. Upon being put to a vote, the **MOTION** carried 4 to 1 with Supervisor Meisel dissenting.

**ATTORNEY-CLIENT SESSION RELATIVE TO LITIGATION**

**This agenda item followed General District Matters**

Ms. Whelan confirmed that the court reporter had started transcribing and stated for the record and the audience that Florida law provides for limited exception to the Sunshine Law requirements that allows the Board to meet privately with Counsel and the District Manager when the District faces litigation. The litigation at issue and for the purposes of this shade session is Gran Paradiso Property Owners Association Inc. vs West Villages Improvement District in the Circuit Court for the 12th Judicial Circuit for Sarasota County, Case No. 2022CA005368SC.

Ms. Whelan stated that as Board Litigation Counsel, at this public meeting she desired advice concerning the litigation and that notice had been published that the Board would meet today both in a public meeting and hold an attorney-client session. The notice that was published identified that the attorney-client session would take approximately 1 hour and identified who would be attending - which included Supervisors John Luczynski, Steve Lewis, Tom Buckley, Christine Masney, District Counsel Joe Brown, Co-Counsel Lindsay Whelan, in addition to District Manager William Crosley and a court reporter who today is Hillary Kobe who will transcribe the entire proceeding. During the litigation, the transcript is not public record and is made part of the record at the conclusion of the litigation.

Chairman Luczynski stated, "I hereby announce the commencement of the private attorney-client session. The estimated length of the session is thirty minutes. The names of the people who will attend this session are Board Supervisor Members Luczynski, Lewis, Buckley and Masney. District Counsel Lindsay Whelan and Joseph Brown, District Manager William Crosley, and court reporter Hillary Kobe. At this time, the Board will go into the attorney-client session. The public meeting will resume after the attorney-client session has concluded. The attorney-client session is hereby commenced, and members of the public are asked to please to leave the room."

Members of the public and staff left the meeting room at this time and District Board Supervisors John Luczynski, Steve Lewis, Tom Buckley and Christine Masney, District Counsel Joe Brown and Lindsay Whelan, District Manager William Crosley, and Court Reporter Hillary Kobe remained and were in attendance at the closed shade session.

At the conclusion of the session, members of the public were notified and invited to re-enter the meeting room and the telephone line was re-established for members of the public. The District's website was updated at this time to indicate that the attorney-client shade session had ended and the public telephone line had been re-established.



Chairman Luczynski stated for benefit of the audience that the attorney-client session had concluded and asked the court reporter to cease transcribing and the audio only telephone line was being re-established.

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

### **This agenda item immediately followed the Attorney-Client Session**

Ms. Whelan advised that the Chairman had asked her to provide an overview of the District's irrigation system and the history of the irrigation litigation with Gran Paradiso to help educate those who were in attendance and then public comment would commence.

Ms. Whelan provided a background of the District by stating that the West Villages Improvement District was established by the Florida Legislature in June 2004 to ensure the timely, cost-effective and high-quality design and implementation of infrastructure, such as the irrigation water system, serving the lands within the WVID boundaries. At this time, the master developer of the lands within WVID was the sole owner of the irrigation water rights for the lands within the District. Then, in 2018, the Southwest Florida Water Management District (SWFWMD) issued a joint Water Use Permit to WVID and the entity that held the irrigation water use rights, which is affiliated with the master developer. This permit allows WVID to use irrigation water resources needed to operate its irrigation utility that are otherwise owned by the master developer. The only reason that the District was able to be added to the permit was because the owner of those water rights entered into an agreement with the District allowing it to do so. As a part of that agreement, the District agreed to pay user fees to the master developer in exchange for the exclusive right to the developer's well water. The word "exclusive" is key because the District had not been able to obtain exclusivity with its other water suppliers, and so frequently the suppliers would sell irrigation water that the District needed to other customers, and usually when the District desperately needed the irrigation water. This is why the exclusivity of the right to use the master developer's well water is so important to the District, and even today, the District does not have enough irrigation water to supply its customers without utilizing well water. That same year (2018) WVID also established a District-wide irrigation rate and fee schedule as a result of an independent rate study. When it was commissioned, the rates were publicly vetted, and community members were given ample opportunity to weigh-in on the proposed rates and fees before the WVID Board approved the rate schedule at a public meeting. WVID has operated its irrigation system at a deficit since 2018. These rates, along with the corresponding irrigation service agreement between WVID and the Gran Paradiso Property Owners Association (GPPOA) are at the center of a lawsuit initiated by the GPPOA in November 2022. GPPOA initiated the lawsuit after WVID notified the GPPOA of its intent to suspend irrigation water service to Gran Paradiso due to the GPPOA's nonpayment of outstanding irrigation fees. In the lawsuit, the GPPOA claims that the WVID irrigation rates adopted in 2018 were invalid due to the fact that WVID published a notice of the irrigation rate public hearing five (5) days in advance of the hearing and that WVID instead should have published the notice seven (7) days in advance of the hearing. The public hearing at issue was held during a noticed public meeting of WVID's Board which was attended by many members of the public. No portion of the public hearing or meeting occurred during a closed-door session without members of the general public present. Since 2022, the GPPOA has sought in the lawsuit to have the existing irrigation service agreement between WVID and the GPPOA terminated. What this means is that for 2 ½ years, the GPPOA has sought to have the District's provision of irrigation water service to the Gran Paradiso community terminated. WVID firmly believes the rates were properly noticed and approved in accordance with the law. However, out of an abundance of caution the WVID Board held a supplemental public hearing in April 2023 to reaffirm the 2018 rates at issue. The GPPOA attorney has concurred with the District that these actions amounted to a cure of any notice violation for purposes of summary judgment in the litigation.



Additionally, in 2023 WVID contracted with an additional independent rate consultant to conduct a second irrigation rate study focused on evaluating and updating its irrigation water rates. This second-rate study showed that the WVID irrigation system was on a path to bankruptcy if the rates were not increased upwards of 30%. The WVID Board approved the new rate schedule in April 2024 after extensive public outreach, discussion and a public hearing. In the years prior to and since filing the suit, it is important to understand that GPPOA has consistently exceeded SWFWMD-mandated water allocations, failed to put conservation plans in place, and acted in violation of the underlying Water Use Permit. These occurrences are also a violation of the GPPOA's own irrigation water supply agreement with WVID. By way of example, over the past 27 months, Gran Paradiso has exceeded its 12-month rolling average irrigation allocation 19 times. The GPPOA even acknowledged in a community newsletter in May 2021 that its residents were utilizing 50% more irrigation water than their neighboring communities, largely caused by homeowner abuse. Although Tier 2 irrigation rates have been imposed during certain months during this period, the GPPOA has essentially never been held accountable for its out-of-control usage and these actions by the GPPOA put the entire Water Use Permit at risk. At its recent December 12<sup>th</sup> meeting, the WVID Board of Supervisors voted 4-1 to adopt Resolution 2024-28 consenting to the Ranch Entities' request to modify the Water Use Permit to remove service to Gran Paradiso from the underlying permit. This decision came after the Ranch Entities asserted that the WVID was not in compliance with the terms of the Water Use Permit and was in breach of the water supply agreement between the WVID and the Ranch Entities. This breach was caused due to Gran Paradiso's consistent and egregious over usage, which jeopardizes WVID's ability to remain on the Water Use Permit and its ability to provide irrigation water to all its customers. Since the GPPOA has consistently argued that the existing irrigation supply agreements between WVID and the GPPOA should be voided, from the District's perspective, the permit modification also works to achieve the objectives of the GPPOA in the irrigation litigation in terminating the irrigation service to Gran Paradiso. This action is essentially giving the GPPOA what it and its attorney have been asking for, for more than 2 ½ years. GPPOA was notified on December 20<sup>th</sup> of the Water Use Permit modifications and informed that it would need to find an alternative irrigation resource to serve the community. SWFWMD approved the permit modification on January 15, 2025, and the GPPOA did not appeal the permit issuance during the permit appeal period. This information was reported to the WVID Board and public at the District's February 13<sup>th</sup> meeting.

At the District's March 7<sup>th</sup> meeting, District staff again informed the Board and the public as to the project status, noting that the water segmentation for the irrigation infrastructure serving Gran Paradiso was imminent and the WVID Board directed staff to notify the residents of Gran Paradiso once an exact date was known, as staff was concerned as to whether the GPPOA was adequately communicating the status of the water segmentation to the District's constituents. Based on that direction, and once an exact date of the water segmentation was known, on March 24<sup>th</sup> and 25<sup>th</sup> District staff notified Gran Paradiso residents, the GPPOA and its attorney, and the Court that the infrastructure modifications were substantially completed and that WVID's provision of irrigation water would be terminated on March 31<sup>st</sup>. Without Gran Paradiso included within the current Water Use Permit, WVID does not have the legal authority or right to provide the GPPOA irrigation water as it did prior to the irrigation system segmentation.

Supervisor Meisel stated he wanted to read into the record a report from Southwest Florida Water Management District (SWFWMD) that stated in the water year 2024 PIL#3, which is PID 179, did not exceed its allocation for the year; in fact it was only over by 6.8 million gallons because you pumped extra water out of PIL#3 into PIL#1 and asked the Chairman to correct him if he was wrong. Did we overuse our allocation for water year 2024? Ms. Whelan stated that she strongly advised the Board Supervisors that due to the known relationship filed in discovery pleadings and due to Mr. Meisel's relationship with the GP POA Counsel, both as a consultant and a client, she recommended that the Board Members not engage in discussion with him on irrigation litigation or other litigation related matters. Mr. Meisel stated that he was no longer a consultant for GP.



Public comment then commenced. Victor Dobrin commented that GP did not exceed its allocation last year, and all infrastructure pumping wells and ponds are with the bonds that we are paying through 2037, although the District is supposed to be. The investment is ours; we are paying this including irrigating the common ground owned by WVID. The community is talking about taking further actions next week, which should be against the developer in the form of public protests. Gran Paradiso pays the most bonds.

Patrick Velasco commented that he has been a homeowner in GP for 3 1/2 years and witnessed irrigation running daily last year to the new Costco site when GP was down to one day a week and the wells are on their property. Supervisor Meisel stated that he wanted to make a correction because Attorney Whelan said that the District was not permitted to provide water to communities not under the water use permit, which was a false statement. In fact he had a written e-mail from Jerry Hardin, the manager, that you could turn the water on tomorrow and not be in violation of your permit and that all the water use permit modification did was reallocate water coming out of Wells 74 and 75 to other wells where you kept the land within GP under the permitted lands to be irrigated, and not to give out false narratives as if you cannot do it because you are going to break a law because there are so many other laws that are being broken. Chairman Luczynski stated that he suggested one should confirm with the SWFWMD general counsel on this and not rely on a low member of the SWFWMD staff for accurate information.

Elaine Nix, a GP resident, stated there have been harsh words over the past few years. She went to the hearing and both lawyers agreed to terminate the water agreement. Now there is no water, and she looks to the GP and WVID Boards to turn the page on animosity and indiscretion and with the new Board in GP that is not carrying the old baggage, to negotiate in good faith and have a good business relationship going forward.

Len Kantola asked if your best friend called you and said hey I am thinking about buying a place in Wellen Park, what would you say. He would tell that person to come to one of these Board meetings before they buy a home and see how the local government operates. He thanked John Meisel, the only resident elected Member of the Board, who is standing up for the residents day in and day out. He also thanked the current and former Boards of Gran Paradiso for all the time they put in. He urged the WVID Board to reconsider the actions that are resulting in the loss of irrigation because there is no winner. Supervisor Meisel asked why the District does not turn the water on a temporary basis under the prevailing rates.

Bob McDermott, a 10-year GP resident, stated that he loves what the developers have created. He has spoken with other residents and discussed the ridiculous low amount currently being argued in court and stated that many support the WVID Board and what they have done here. He is not part of the unhappy people where the logic of the people who feel aggrieved seems to be that they fear an arbitrary future on irrigation water increase imposed by the greedy developers. Let us work this thing out, \$14.00 a month, you have got to be kidding.

Commander Jim Cranston stated he was among many of the overwhelming majority of Gran Paradiso homeowners who want the irrigation water litigation to stop. The use of the word "predatory" regarding irrigation rates is not true. They are subsidized by the very developer being attacked and are seen as average rates by three engineering studies. The idea being disseminated that this Board will never have residential representation with the passage of House Bill 4061 is false. Personal attacks have been made and lawsuits filed on professional people serving our community. Spending hundreds of thousands of dollars to litigate a minimal Well Availability Fee (\$4.17) does not make sense. The residents of the Gran Paradiso community have not had the benefit of a community vote to enter or continue with these lawsuits. The silent majority of GP hope for successful and continued mediation.



Jeff Abravesh asked that the water be turned back on so everyone will not need to use drinking water to keep bushes alive. Drinking water costs much more and belongs to everyone in North Port. He respects the rates that will be determined and the work the professionals will put in. Please turn the water on.

Steve Mango, a GP resident, stated that this was ridiculous. He pays over \$13,000 a year in taxes and another \$4,000 in HOA fees and he cannot get water to irrigate his property. He does not understand why there are lawsuits and why they cannot be resolved in a timely manner. It is absurd and the GP POA Board is just as much to blame for not coming up with something equitable and reasonable. The water utility is not in business to give water away for free; most everyone would probably pay a little more to keep things green. Both sides should be embarrassed and fed up with each other, but they have to get it done.

Rich Bando, a GP resident of 10 years, stated that the irrigation lawsuit started in November 2022 and to date \$1,246,000 has been spent by WVID in legal fees. Gran Paradiso's portion is \$514,516. To date the amount not paid to the WVID per the invoices is \$542,031 and he estimated that it would cost a poor door amount of \$510 to resolve this matter. GP failed to file the modification to the SWFWMD permit. There are only two water sources, the City of North Port and Mother Nature. The only other water source available is WVID irrigation water which started at \$0.73 per 1,000 gallons it is now \$1.14 per 1,000 gallons. It is in everyone's best interest to negotiate a settlement of the 2022 irrigation lawsuit and it is in everyone's best interest to dismiss the 2024 lawsuit filed against Thomas Ranch Entities, and the WVID Supervisors which was filed without obtaining homeowner approval. Kudos to the new GP Board Members who have expressed the need to negotiate a settlement. At a minimum what is needed is a new 2025 irrigation agreement between WVID and GP and an approved water conservation plan.

## **1. Discussion and Consideration of Matters Relating to Litigation**

Ms. Whelan explained there was one item that the Board was being asked to provide direction to Legal Counsel for and that she could also provide an overview of what would be provided later in the agenda under the Attorney Report. The District received a favorable ruling by the court dissolving the temporary injunction that was entered approximately a year and a half to two years ago regarding the Sunshine Law issue and there is a portion of the ruling directing escrowed funds to be returned to Gran Paradiso. While Counsel feels that this was a positive result for the District Board, direction is needed specifically on whether or not to appeal that specific portion of the ruling regarding the return of the escrow funds. This ruling does not affect the District's pending counterclaim against the GPPOA for breach of contract for the enforcement of the irrigation fees that failed to be paid, which started the litigation to begin with as well as the payment of attorney's fees because the agreement provides that attorney fees can be claimed if the District has to enforce the agreement.

Ms. Whelan stated that WVID participated in mediation and no settlement offer has been received to date from the GPPOA. In addition, there was a Motion for Dissolution of The Ranchland Operations (TRO)/Motion for Contempt of TRO Hearing. The Court withheld ruling on contempt for release of the well availability fees. When an order is received it will be shared with the Board.

A **MOTION** was made by Supervisor Lewis, seconded by Supervisor Masney to NOT appeal the judge's finding regarding the return of the escrow funds. Upon being put to a vote, the **MOTION** carried 4 to 0 with Supervisor Meisel abstaining.

The District is still waiting on the pending Motion for Summary Judgment Ruling on the potential Sunshine Law violation, which the District vehemently denies that a Sunshine violation occurred and that any potential Sunshine violation has been cured with the supplemental rate hearing.



A Motion for Protective Order was filed with the Court regarding an apparent inappropriate relationship between Supervisor John Meisel and GPPOA Attorney Joe Herbert and is in the process of being set for hearing.

Lennar who was a part of the irrigation litigation on two different counts has been voluntarily dismissed from the lawsuit by the GPPOA related to their attempt to nullify the District's irrigation service agreement with the GPPOA since that item is now moot as a result of the WUP modification. Lennar's motion to dismiss relating to the second claim against them alleging a breach of fiduciary duty, with prejudice, was granted by the magistrate.

The WVID Supervisors' motion to dismiss the claims filed against them by the GPPOA was recently granted by Judge Brewer, with leave to amend.

Regarding the Assessment Litigation, WVID re-filed its Motion for summary judgment on the argument that WVID did not follow proper procedures regarding its FY 23 budget adoption.

The Urbanization Litigation is currently waiting on plaintiff to file affidavits at which time a motion for summary judgment hearing will be set.

## **J. ADMINISTRATIVE MATTERS**

### **1. District Engineer**

Mr. Licari reported that the crosswalk modifications being performed near the Atlanta Braves stadium were underway and should be completed within the next three weeks. The second project to report on was the irrigation loop that was also underway and running in conjunction with the sidewalk project expected to be completed sometime near the end of May. He also advised that the Preto widening project would start sometime in May.

### **2. District Attorney**

Ms. Whelan had nothing further.

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

Kyle Wilson reported that a second proposal was received for the advanced warning sign indicators at the intersection of Preto/Playmore and West Villages Parkway/Playmore. The proposal was in the amount of \$112,598, or just under \$29,000 more than the original proposal received. There was consensus of the Board to move forward with the original bid of \$83,650 for the new signage that will alert drivers of the upcoming four-way stop signs at these road intersections.

After a full assessment of all drainage canals, there is a need for maintenance of the District's drainage system to remove any blockages of fallen trees, invasive vegetation and maintenance of the drainage outfall structures. There are nine canals used for drainage. Crosscreek Environmental Inc., one of the pre-qualified vendors, was the only proposal received in the amount of \$132,400. Crosscreek is able to perform the work prior to the upcoming rainy season.

A **MOTION** was made by Supervisor Lewis, seconded by Supervisor Buckley and passed unanimously directing the District Operations' Manager to proceed with Crosscreek as the contractor for the maintenance



of the District's drainage system, removing any blockages of fallen trees, invasive vegetation and maintenance of the drainage outfall structures.

It was further noted that quarterly maintenance will be ongoing after the initial maintenance has been completed, which is estimated to cost \$15,000 per quarter.

#### 4. District Manager

Mr. Crosley advised that the next meeting was scheduled for May 15, 2025, at 1:00 PM and also announced that the Landowners' Meeting would be held on Wednesday, June 18, 2025, 1:00 PM.

#### M. BOARD MEMBER COMMENTS

Supervisor Meisel made a **MOTION** directing staff and legal counsel go to work with the Ranch Entities to amend the water irrigation agreement to modify it to actual usage as opposed to ERCs where they are compensated fair and equitable and asked if there was any discussion.

Supervisor Lewis responded that he did not understand the motion. Supervisor Meisel responded instead of paying a well availability fee, charging communities a well availability fee based upon a number of users, have them actually compensated based upon the actual usage of what is pumped out of the wells on a fair and equitable rate, maybe equivalent to what North Port gets for their reclaimed water. Supervisor Meisel stated he believed it would remove a lot of the concerns and issues of the developer receiving \$2,800,000,000 over the course of 100 years where they are going to get compensated a fair and equitable price for the use of the water out of the wells. Chairman Luczynski responded that the flipside of that was that you approved a couple of months ago the agreement with the Peace River for 2,000,000 gallons a day; that is an upfront payment of \$48 Million financed over 30 years that would put what we draw from the wells valued at \$60 Million if this Board wanted to have that discussion during litigation. If the developer wanted to sell that water to North Port for potable water, they could have done that and that is the market value for that water so the question is, which may not be appropriate during litigation, are you prepared to pay market rates for water. Supervisor Meisel said for irrigation water, yes. Supervisor Lewis stated that for 2 1/2 years he did not believe that Supervisor Meisel had ever stated once what he thought was a fair and equitable rate. Supervisor Meisel responded whatever a community is charged or whatever we are paying for reclaimed water from the City of North Port is a fair and equitable price. Chairman Luczynski asked Supervisor Meisel if he understood that collectively with the County, Englewood Water District (EWD) and the City of North Port never had enough reclaimed water coming to provide service to the WVID or even to Gran Paradiso alone. If for discussion only, say GP was using 600,000 gallons knowing they used significantly more than that, they are getting roughly 250,000 gallons from EWD and a rate guide could say the only other source is potable water; so saying 350,000 gallons per day difference at \$10 plus per 1000 gallons plus \$0.37 for the first 250,000 and that mathematical equation is the fair and equitable price. If it is he would ask him to question that because quite frankly it is a multiple of what GP has paid for the last number of years. Supervisor Meisel responded that he was not going to do "back of the napkin math" because that was how the threshold for transition of Supervisors was done and when he asked how they got to 17,000 and 26,000 for the second seat he was told it was because we have already built upon it. Well, he got the numbers and he saw how it was presented where 26,000 dwellings divided by 2.35 residents per dwelling and multiplied it .86% of the number of residents over 18 years of age that could possibly vote, not registered to vote, but could possibly vote when in the County the number statewide there are only 60% of individuals over 18 are registered to vote so where he was going with this is that the "back of the napkin math" says that you cannot comprehend when you are doing it. He would love to see sit down with him and go over the numbers for a fair and equitable price. Chairman Luczynski responded by asking why don't you present something, well thought out and presented to the Board. Supervisor Meisel stated he was not




presenting a solution now; he was directing staff to amend the resolution to come up with a fair and equitable price as an alternative to well availability fee based upon usage. Supervisor Lewis stated you cannot say this one thing enough; we have had 2 1/2 years of litigation over a well availability fee of \$4.17 a month, we have been sued as a Board, as a District, and personally, for \$4.17 a month. The GP POA has gotten themselves into this position for \$4.17 a month and said that if Supervisor Meisel thinks that is reasonable then more power to him because he did not think that was reasonable and he thought it was ridiculous and the amount of vitriol and anger and just craziness over a fee that is not the cost of a cappuccino a month is just mind boggling. Supervisor Meisel responded that if it was only \$4.17 a month, why doesn't the developer just eat it, because of all the great things that it does.

Supervisor Meisel's **MOTION** failed for a lack of a second.

**N. ADJOURNMENT**

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 2:54 p.m. on a **MOTION** made by Supervisor Lewis, seconded by Supervisor Buckley and passed unanimously.

  
Secretary/Assistant Secretary

  
Chair/Vice Chair



# WEST VILLAGES IMPROVEMENT DISTRICT

## SIGN-IN SHEET

**MEETING DATE:** April 17, 2025

Please print your name & address below.

Print Name **LEGIBLY**

Address/Company

Brenda Ricci	13320 Campanile Ct V.
Holly Mooney	13330 "
Jan Hooks	13240 Campanile Ct
Kim Rusin	13420 Campanile Ct
Williams	12595 Gilbert - Cir
Soma E. Klimas	20123 Uffizi Ct
Samuel Klimas	" " "
Pete + Darla Glovacki	12643 Garibaldi Ln
Peter + Diane Tocco	13630 Brillante Dr.
Richard + Julie Ross	20218 Cristoforo Pl.
Mila and Victor Epshteyn	13390 Campanile Ct
Rick Chapot	13658 Brillante Dr.
Bruce + Ghyll Theuer	19251 Appaloosa St
CDR Tim Cranston	20850 Grondage Dr.
Paul Maloney	13740 Yelma St
Don Martin	12520 Ghiletti Circle
Mary Villano	20330 Passages Dr
Robert and Lisa O'Neill	13450 Campanile Ct

over

Jeff Abravesh

# WEST VILLAGES IMPROVEMENT DISTRICT

## SIGN-IN SHEET

MEETING DATE:

Apr. 17, 2025  
October 25, 2024

Please print your name & address below.

Print Name **LEGIBLY**

Address/Company

Lillian De Deus

12476 Ghiberti Cr. #102 G.P.

Louis Grottano

" " "

Helen Krueger

20061 Ragazza Circle #102

Jerry Donovan

20061 Ragazza Circle #202

Allen Young

12588 Garibaldi NP

Diane DeAngelo

12611 Garibaldi Ln NP

Arthur HOGAN

20530 Granlago Drive.

ELAINE NICKS

MIKE MORRISON

20510 GRANLAGO DR

Sue Del Giudice

20530 Granlago Dr

resident

Gran Paradiso

resident

Gran Paradiso

DAN PICKARD

GRAN PARADISO 13349 CARAVAGGIO

Jim Heeren

Gran Paradiso

Chery Heeren

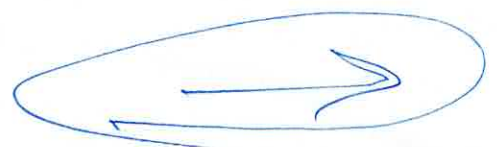
Gran Paradiso

Rich Bawls

GP

VICTOR DOBRIL

GP





# Sign-in Sheet

April 17

continued

Steven Murphy

20555 Trattoria Loop  
Venice

# WEST VILLAGES IMPROVEMENT DISTRICT

## SPEAKER'S FORM

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TO ENSURE YOUR NAME IS CALLED FOR THE CORRECT AGENDA ITEM PLEASE  
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NAME: VICTOR DOBRIN

AGENDA ITEM NUMBER: GENERAL & UNIT 3

RELATING TO: Threats to Action vs Developer!

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NAME:

PATRICK VELASCO

AGENDA ITEM NUMBER:

Homeowner @ GP for 3.5 yrs; 5<sup>th</sup> meeting he has attended

RELATING TO:

WVID WATER TO G.P

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NAME: ELAINE NICKS

AGENDA ITEM NUMBER: 6

RELATING TO: GP IRRIGATION Residents now no water - look to Board to turn power to solve issue

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brought forward by the District Supervisors.

we need to be "good neighbors"!

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## SPEAKER'S FORM

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NAME:

~~Leon Kantola~~ ~~Kantola~~ Leon Kantola

AGENDA ITEM NUMBER: \_\_\_\_\_

RELATING TO:

GRAN PARADISO IRRIGATION

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*Thanks John Messel  
Thanks Board @ C.I?  
We are going to get water*

*Kantola*

# WEST VILLAGES IMPROVEMENT DISTRICT

## SPEAKER'S FORM

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TO ENSURE YOUR NAME IS CALLED FOR THE CORRECT AGENDA ITEM PLEASE  
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NAME: Bob McDermott *GP for 10/10/15*  
AGENDA ITEM NUMBER: ~~111-12-1~~ *From D.C. Alder*  
RELATING TO: Irrigation *Reasonable, written speech; FRIEND*

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# WEST VILLAGES IMPROVEMENT DISTRICT

## SPEAKER'S FORM

*Wants this stopped*  
*A. 1-12*

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NAME: COR TOM CRANSTON

AGENDA ITEM NUMBER: H. IRRIGATION LITIGATION

RELATING TO:

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NAME:

Jeff Abravesh

Engineer  
Sewer & water

Please do not  
turn the  
water on!

AGENDA ITEM NUMBER:

RELATING TO:

C.P. sewer water

Reason why -  
do not want to  
use potable water  
which is much  
more expensive

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NAME:

Steve Mango

AGENDA ITEM NUMBER:

Irrigation Fiasco

RELATING TO:

Water

GP-4425  
2nd to agenda  
This is ridiculous  
water company is  
not in business to  
give water away

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NAME:

Rich Bando

AGENDA ITEM NUMBER:

H1

RELATING TO:

Irrigation

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