

**WEST VILLAGES IMPROVEMENT DISTRICT
SPECIAL BOARD MEETING
MARCH 7, 2025**

A. CALL TO ORDER

The March 7, 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 February 27, 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 Counsel	Joe Brown	Kutak Rock LLP
District Engineer	Giacomo Licari	Dewberry

Also present were Andrew Karmeris, Methodology Consultant, of Special District Services, Inc.; and Cynthia Wilhelm of Nabors, Giblin & Nickerson, P.A. 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

There were no comments from the public.

F. APPROVAL OF MINUTES

1. February 13, 2025, Public Hearing & Regular Board Meeting

The minutes of the February 13, 2025 Regular Board Meeting were presented for consideration.

Chairman Luczynski commented regarding agenda item G-1, clarifying that it was the District's responsibility to fund 100% of the turn lane at Playmore Road, not 50%.

Supervisor Meisel stated regarding hiring an outside attorney, that he recommended that the District not spend the money and instead go to the State's Attorney's Office of Ethics Commission and it should be added to the minutes.

A **MOTION** was made by Supervisor Lewis, seconded by Supervisor Buckley approving the minutes of the February 13, 2025, Public Hearing & Regular Board Meeting, as amended. The **MOTION** carried 4 to 0.

G. GENERAL DISTRICT MATTERS

There were no General District Matters to discuss.

Chairman Luczynski announced that he wanted to move Agenda Item K to this point of the agenda. There was no objection from the Board to move Agenda Item K to this point of the meeting.

Attorney Joe Brown 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.

Mr. Brown stated that as Board Litigation Counsel, at this public meeting he 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 one hour. The names of the persons who will attending this session are Board Members Luczynski, Lewis, and Buckley- Chrisine Masney is not in attendance so she will not participate in the attorney-client session- 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, and Tom Buckley, District Counsel Joe Brown and Lindsay Whelan, District Manager William Crosley, and Court Reporter Hillary Kobe remained and attended a 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 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 at that the public telephone line had been re-established.

Chairman Luczynski stated for the audience that the attorney-client session had concluded and asked the court reporter to cease transcribing.

H. UNIT OF DEVELOPMENT NO. 1

1. Consider Unit Boundary Amendment Agreements

Attorney Lindsay Whelan explained, as done in the past, there was now a need to bring properties into the boundary of Unit of Development No. 1. Bringing property to the Unit 1 boundary allows the debt to be reallocated to the properties as appropriate. These next three properties are associated with development in Sarasota County that are currently underway or about to be underway. The process to bring these properties into the Unit 1 boundary is accomplished by entering into boundary amendment agreements. We suggest approving the agreements in your agenda package in substantial form, with delegation to the Chair to execute them once they are finalized.

Supervisor Meisel asked why this was not done when Unit 1 was established, because he thought all of Unit 1 was the entire District. Chairman Luczynski stated that Unit 1 was only the lands that existed within the City of North Port while the overall WVID boundary is what is known as "District Proper," which is all the land located in Unit of Development No. 1 and the area located in Sarasota County. He stated that as property starts developing it moves into Unit of Development No. 1. Supervisor Lewis commented that there were no services down there, no roads or other improvements, and now the infrastructure development was reaching down there that these properties will need.

Chairman Luczynski commented that the property known as Boca Royale East will also become Unit of Development No. 11.

He went on to state that the Taylor Morrison parcel being added into Unit 1 will be land used for the extension of West Villages Parkway where, through an agreement with the District, Taylor Morrison will build ±1,400 feet of that road at their expense in order to gain access to their property, which is the land located around the Myakka Pines Golf Course, which is not located within the District. Taylor Morrison also has an agreement with the District to pay the equivalent of Unit 1 assessments tied to stormwater and roadway maintenance. He stated that the Winchester Ranch property will become right-of-way for West Villages Parkway.

Supervisor Meisel stated that he thought that all landowners contributed to Unit 1 and O&M, irrespective of whether it was developed, either on a parcel basis or an acreage basis. Supervisor Lewis stated all landowners contribute to District Proper, but not to Unit 1 if they are not in Unit 1.

Ms. Whelan referred Supervisor Meisel to the District's unit guide on the website that staff has developed, which she feels is very helpful showing the acreage and location of each of the units within the District.

There was discussion on how assessments would be impacted in Unit 1 by adding these parcels.

a. Neal Communities of Southwest Florida, LLC and Boca Royal Properties, LLC

b. Taylor Morrison of Florida, Inc.

c. Winchester Florida Ranch, LLLP

A **MOTION** was made by Supervisor Lewis, seconded by Supervisor Buckley and passed unanimously approving all three (3) of the above Unit No. 1 Boundary Amendment Agreements, in substantial form.

2. Consider Resolution No. 2025-11 – Declaring Intent to Adopt Revised Plan of Improvements and Setting a Public Hearing

Resolution No. 2025-11 was presented, entitled:

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT SETTING A PUBLIC HEARING ON THE DISTRICT'S CONSIDERATION OF THE REVISED PLAN OF IMPROVEMENTS FOR UNIT OF DEVELOPMENT NO. 1 RELATIVE TO THE AMENDMENT OF THE BOUNDARY OF SUCH UNIT; FILING THE PROPOSED REVISED PLAN OF IMPROVEMENTS WITH THE DISTRICT SECRETARY; PROVIDING FOR PUBLISHED AND MAILED NOTICE AS SET FORTH IN SECTION 298.301, FLORIDA STATUTES; SETTING A PUBLIC HEARING TO BE HELD ON APRIL 10, 2025, AT 10:00 A.M. AT THE COMMISSION CHAMBERS, 4970 CITY HALL BOULEVARD, NORTH PORT, FLORIDA 34286, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE CONSIDERATION OF THE REVISED PLAN OF IMPROVEMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Ms. Whelan explained that this resolution was the first of a three-step process to allocate assessments to the lands being brought into Unit of Development No. 1 as just approved, and setting a public hearing for the revised plan of improvements. She stated that the only update to the plan of improvements was the reference to the additional acreage. Staff is requesting that the Board approve this resolution in substantial form so that a legal description for Unit No. 1, as just revised, can be obtained from the surveyor, adding these properties instead of referencing each added property separately, and then included as an exhibit to Resolution 2025-11.

A **MOTION** was made by Supervisor Lewis, seconded by Supervisor Buckley and passed unanimously adopting Resolution No. 2025-11, in substantial form.

3. Consider Work Authorization No. 52 between the District and Stantec Consulting Services, Inc. for Authorization for Revised Legal Description

Work Authorization No. 52 with Stantec authorizes for the creation of the revised legal description and map for the Unit of Development No. 1 Plan of Improvements. The expense for this authorization is not to exceed \$2,700.

A **MOTION** was made by Supervisor Lewis, seconded by Supervisor Buckley and passed unanimously approving Work Authorization No. 52 between the District and Stantec Consulting Services, Inc. in the not to exceed amount of \$2,700 for the revised legal description and map for the Unit of Development No. 1 Plan of Improvements, as presented.

4. Consider Change Order No. 12 between the District and Demoya, Inc. for Wellen Park Boulevard Roundabout and US 41/State Road 45 Improvement Project

Mr. Licari and Chairman Luczynski explained that this change order is in regard to the U.S. 41 roundabout construction project. After the U.S. 41 construction project was designed and permitted with work awarded to Demoya Inc., HCA purchased a parcel that would require a turn lane into their property from U.S. 41. The needed turn lane would exist where there was already planned improvements in the U.S. 41 construction plans. Now instead of Demoya completing that portion of the original planned work, which would then need to be removed for the turn lane, that work will be removed from the Demoya project and assigned to another contractor.

The District will receive a credit from Demoya for that portion of the work estimated at \$73,000. The forthcoming final change order for the Demoya contract will also include additional credits to the U.S. 41 contract estimated to be a \pm \$930,000 reduction, which includes the aforementioned credit of \$73,000.

A **MOTION** was made by Chairman Luczynski, seconded by Supervisor Lewis and passed unanimously approving Change Order No. 12 between the District and Demoya, Inc. for the Wellen Park Boulevard Roundabout and U.S. 41/State Road 45 Improvement Project and authorizing the Chairman to sign the final change order.

5. Consider Shipps Proposal for Roundabout Work

This proposal contemplates Shipps Construction Services completing the U.S. 41 turn lane going into the HCA parcel. This work contemplates the work that was removed from the Demoya Contract previously discussed under Agenda Item H4.

A **MOTION** was made by Chairman Luczynski, seconded by Supervisor Buckley and passed unanimously approving the proposal from Shipps Construction Services for the completion of the U.S. 41 turn lane going into the HCA parcel, as presented.

I. UNIT OF DEVELOPMENT NO. 2

1. Discussion Regarding Independent Internal Review and Report

Ms. Whelan reminded the Board that at the February meeting the Board discussed concerns regarding Supervisor Meisel's professional and personal relationships with Herbert and Associates Law Firm who is representing the Gran Paradiso POA (GPPOA) in the ongoing irrigation litigation lawsuit as well as other plaintiffs in the urbanization and assessment litigation against the District. Because it was felt that this relationship creates significant concerns, the Board approved the retention of an independent external law firm with expertise in public employment and ethics matters to conduct an independent review of the District's current situation and to advise the Board and staff as to how to navigate this unprecedented situation.

The Board did agree to move forward with the RHF Law Firm (RHF) for that work however since there was a very short period of time between the February meeting and this meeting, an agreement has not yet been entered into with that firm. Additionally, since the last Board meeting another firm- DownsAaron- cleared its conflict check process. Since an agreement for this work has not yet been entered into with RHF, and due to the timing of this special Board meeting, staff felt that the Board may appreciate an additional option to consider, and that biographies of principals of both firms are included in your agenda package for Board review. She noted that both firms seem qualified and credentialed and that DownsAaron has performed many of these similar type of internal investigations before.

Chairman Luczynski commented that after the last meeting he noticed that one of the two principles of RHF has a seat on the Florida legislature and asked if anyone at the Downs Aaron Firm also had someone in that position. Ms. Whelan responded they did not, to her knowledge.

Supervisor Lewis commented that at the last meeting the approval was in the interest of time and having two firms to consider is beneficial. He stated that from what he read and heard, the DownsAaron firm may have, maybe not a better skill set, but more experience in this area. Ms. Whelan responded that that was a fair statement and that DownsAaron has already proactively provided a fee agreement with rates that seem to be in line with other similarly situated attorneys. The District is still awaiting a fee agreement from RHF.

Chairman Luczynski stated this whole issue is important because the investigation needs to be done and this issue needs to be behind us so we can move forward and he suggested that, in his opinion, maybe to move forward with the DownsAaron firm and get this over with. Supervisor Lewis stated that he was comfortable moving forward with the more responsive party and considered their experience.

Supervisor Meisel questioned why not go to the state's attorney to opine on his ethical issues because it does not cost anything to the District, and he did not want to see the District waste money for something that is frivolous. He stated that if the District is going to investigate him, then it should investigate all Supervisors. Supervisor Lewis stated that sounded convenient, but none of the other Supervisors are consultants to the attorneys representing plaintiffs actively suing the District.

Supervisor Meisel responded that the four Supervisors are employees working for the master developer of Wellen Park with seats on the WVID Board and his in opinion there is just as much conflict with that situation.

Ms. Whelan stated that, for the benefit of the public, there have previously been administrative complaints filed by Supervisor Meisel against Supervisors Luczynski, Lewis, Masney and Buckley claiming that they had a conflict of interest sitting on this Board due to their employment with the master developer, who is a landowner within the District. She reminded the Supervisors that the Commission on Ethics had found that there was not any conflict of interest for Supervisors Luczynski, Lewis, Masney and Buckley as Supervisor Meisel had alleged, and that there is specific statutory authority permitting the Supervisors who work for District landowner entities to sit on the WVID Board, absent any personal or specific benefit to them, and that this issue has already been squarely addressed by the Florida Ethics Commission.

A **MOTION** was made by Supervisor Lewis, seconded by Supervisor Buckley to move forward with the Downs Aaron firm for an internal review and report. Upon being put to a vote, the **MOTION** carried 3 to 0, with Supervisor Meisel abstaining.

J. UNIT OF DEVELOPMENT NO. 12

1. Consider Preliminary Supplemental Assessment Methodology

Mr. Karmeris presented the Preliminary Supplemental Assessment Methodology for Unit of Development No. 12 and explained the tables presented in the report by reviewing the project cost estimates, sizing of the bond, allocation of project costs and the allocation of bond debt calculation of annual debt service. Mr. Karmeris explained that this report was being approved in substantial form with the provided preliminary numbers. There were no questions from the Board Members.

A **MOTION** was made by Supervisor Lewis, seconded by Supervisor Buckley and passed unanimously approving the Preliminary Supplemental Assessment Methodology for Unit of Development No. 12, in substantial form.

2. Consider Resolution No. 2025-12 – Delegated Award Resolution

Ms. Wilhelm presented Resolution No. 2025-12, entitled:

RESOLUTION NO. 2025-12

A RESOLUTION DELEGATING TO THE CHAIRMAN OF THE BOARD OF SUPERVISORS OF WEST VILLAGES IMPROVEMENT DISTRICT (THE "DISTRICT") THE AUTHORITY TO APPROVE THE SALE, ISSUANCE AND TERMS OF SALE OF WEST VILLAGES IMPROVEMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 12), SERIES 2025, AS A SINGLE SERIES OF BONDS UNDER THE MASTER TRUST INDENTURE (THE "SERIES 2025 BONDS") IN ORDER TO FINANCE THE SERIES 2025 PROJECT; ESTABLISHING THE PARAMETERS FOR THE PRINCIPAL AMOUNTS, INTEREST RATES, MATURITY DATES, REDEMPTION PROVISIONS AND OTHER DETAILS THEREOF; APPROVING THE FORM OF AND AUTHORIZING THE CHAIRMAN TO ACCEPT THE BOND PURCHASE CONTRACT FOR THE SERIES 2025 BONDS; APPROVING A NEGOTIATED SALE OF THE SERIES 2025 BONDS TO THE UNDERWRITER; APPROVING THE FORMS OF THE MASTER TRUST INDENTURE AND FIRST SUPPLEMENTAL TRUST INDENTURE AND AUTHORIZING THE EXECUTION AND DELIVERY THEREOF BY CERTAIN OFFICERS OF THE DISTRICT; APPOINTING A TRUSTEE, PAYING AGENT AND BOND REGISTRAR FOR THE SERIES 2025 BONDS; APPROVING THE FORM OF THE SERIES 2025 BONDS; APPROVING THE FORM OF AND AUTHORIZING THE USE OF THE PRELIMINARY LIMITED OFFERING MEMORANDUM AND LIMITED OFFERING MEMORANDUM RELATING TO THE SERIES 2025 BONDS; APPROVING THE FORM OF THE CONTINUING DISCLOSURE AGREEMENT RELATING TO THE SERIES 2025 BONDS; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO TAKE ALL ACTIONS REQUIRED AND TO EXECUTE AND DELIVER ALL DOCUMENTS, INSTRUMENTS AND CERTIFICATES NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE SERIES 2025 BONDS; AUTHORIZING THE VICE CHAIRMAN AND ASSISTANT SECRETARIES TO ACT IN THE STEAD OF THE CHAIRMAN OR THE SECRETARY, AS THE CASE MAY BE; SPECIFYING THE APPLICATION OF THE PROCEEDS OF THE SERIES 2025 BONDS; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO TAKE ALL ACTIONS AND ENTER INTO ALL AGREEMENTS REQUIRED IN CONNECTION WITH THE ACQUISITION AND CONSTRUCTION OF THE SERIES 2025 PROJECT; AND PROVIDING AN EFFECTIVE DATE.

Ms. Wilhelm explained that this Resolution served two main purposes: the first is to delegate to the Chairman of the Board the authority to enter into a bond purchase contract as long as the terms of the purchase contract are within certain parameters that are approved through this resolution; the second is to approve in substantial form certain of the documents needed to market, price, and sell the bonds such as the purchase contract, the master and first supplemental trust indentures, a preliminary offering memorandum, and a continuing disclosure agreement. The Chair is delegated the authority to enter into the purchase contract and certain parameters which are: the maximum principal amount of \$18,000,000; the maximum coupon rate, which is the maximum statutory rate; the underwriting discount, which is a maximum of 1.5%; the not to exceed maturity date is the maximum allowed by law, which is 30 annual principal payments; and the redemption provisions as they are provided in the form of the bond, which is attached to the form of the supplemental indenture.

A **MOTION** was made by Supervisor Lewis, seconded by Supervisor Buckley and passed unanimously adopting Resolution No. 2025-12.

3. Consider Forms of Ancillary Financing Agreements

a. Acquisition Agreement

b. Collateral Assignment Agreement

c. Completion Agreement

d. True-Up Agreement

Mr. Whelan explained that these agreements related to the upcoming Unit 12 bond issuance and are in substantially similar form as the Board has previously approved for other bond issuances. She stated that these agreements will have blanks or missing information now, that will be filled in upon final pricing of the bonds. These agreements protect the District relative to the issuance, ensuring the project will actually be completed and the assessments that are levied will be paid. She stated that she was happy to entertain any questions of the Board, but understood that the Board has seen similar forms of these agreements many times in the past.

A **MOTION** was made by Supervisor Buckley, seconded by Supervisor Lewis and passed unanimously approving the above four (4) ancillary financing agreements, in substantial form.

K. ATTORNEY-CLIENT SESSION RELATIVE TO LITIGATION

Supervisor Meisel requested a discussion of how the number of qualified voters for transition of landowner seats to resident elected seats had been determined. As discussion ensued, Attorney Joe Brown recommended to the Board that the discussion not take place between the Supervisors due to the fact that this subject matter was currently under litigation, and Supervisor Meisel was serving as both a consultant to, and client of, Herbert and Associates, which is the attorney representing multiple plaintiffs currently suing the District.

L. ADMINISTRATIVE MATTERS

1. District Engineer

Mr. Licari reported that staff was working on additional signage for the intersection of Playmore and West Villages Parkway. Signs will be illuminated by LED indicating advanced warning of a stop sign ahead. Chairman Luczynski indicated that he had experienced situations at that intersection where he witnessed vehicles nearly missing each other due to drivers not stopping at the four-way intersection and further noted the importance of making the four-way intersection safer. The first estimate for the additional signage came in at around \$80,000. Additional bids are being requested. Chairman Luczynski stated that he was requesting Board approval authorizing him to execute a bid for the signage improvements for a not to exceed amount of \$100,000.

A **MOTION** was made by Mr. Lewis, seconded by Supervisor Buckley and passed unanimously authorizing the Chairman to execute an agreement for the signage for the not to exceed amount of \$100,000.

2. District Attorney

Ms. Whelan noted that, concerning the urbanization litigation, there was a motion for summary judgment that was filed by the plaintiff.

Regarding the irrigation litigation, WVID is still awaiting a recommended order on its motion for summary judgment relative to the District's cure. There is mediation that has been set for all current parties to the litigation for April 2, 2025, so the Board will need to designate a representative to attend the mediation along with legal counsel to speak on behalf of the District, with the understanding that if there is any sort of settlement offer that has to come back to the Board for approval.

A **MOTION** was made by Supervisor Lewis, seconded by Supervisor Buckley authorizing Chairman Luczynski to represent the District at mediation. Upon being put to a vote, the **MOTION** carried unanimously.

In addition, at the last meeting it was reported there was an emergency motion filed by the GPPOA. That motion has been set for April 11, 2025. Whether or not that is actually held, we shall see because depending on the motion for summary judgment or the mediation, which could affect the need for that hearing, but that is set in any event.

She noted that the court entered an order earlier this week releasing the Ranch Entities from being a defendant in the irrigation litigation, which was dismissed with prejudice, meaning that the GPPOA is unable to file new litigation based on that same claim against those entities.

Ms. Whelan went on to discuss that pursuant to discussion held at the last meeting regarding the water use permit modification being approved in December by the Southwest Florida Water Management District and the fact that no appeal was made by the GPPOA or others, District staff since then has been working to complete the design work for the infrastructure modification work necessary to segment that system. She stated that her understanding was that staff was still awaiting bids for the construction work, so we do not have clarity today on the date of when that segmentation will actually occur and be complete, but we do know that it will happen soon. She advised that field staff desires, one WVID has better clarity on the date when the segmentation will be completed, that we send some sort of notice out to those residents in Gran Paradiso so they are aware of that date. Accordingly, staff desires for direction from the Board to work with the Chairman to provide that notification to residents whenever there is better identification of when that date is exactly going to be, which is imminent.

Chairman Luczynski commented that the bids being procured by District staff were fully reimbursable by the Ranch Entities. Ms. Whelan responded that this statement was accurate, and that there is a funding

agreement in place with the Ranch Entities for them to fund this design and construction work which was approved at the December Board meeting.

Supervisor Lewis stated that he felt correspondence to the residents was prudent.

Supervisor Meisel asked Ms. Whelan whether legal staff could explain to him what she meant by “segmentation” of the irrigation system. Ms. Whelan responded she could not explain that to him, or anything at all relates to the ongoing lawsuits against the District. Supervisor Meisel clarified that he was directing his question to Mr. Licari. Ms. Whelan stated that due to Mr. Meisel’s current conflicts, Mr. Licari was not able to answer either because he is a representative of the District and unable to speak to Mr. Meisel, nor Mr. Meisel to Mr. Licari, due to Mr. Meisel’s current relationship adverse to the District. Supervisor Meisel stated that he could speak to anyone he liked. Ms. Whelan responded that counsel was advising Mr. Licari not to respond to Supervisor Meisel as he is an agent of a law firm on active litigation against the District. Supervisor Meisel asked Mr. Licari who owns the irrigation pump station by primary irrigation Lake No. 3. Ms. Whelan again advised Mr. Licari not to respond to Supervisor Meisel.

Ms. Whelan then asked to clarify, for the record, whether there was direction from the Board for District staff to send a notice to Gran Paradiso residents of the water system segmentation date, once that date was known.

After discussion, Chairman Luczynski stated for the record that the Board approved 3-1 for staff to send the correspondence, with Supervisor Meisel not desiring to send notice to Gran Paradiso residents of the imminent need for an alternative irrigation water source for Gran Paradiso.

Mr. Brown stated that in the event that the March 20, 2025, meeting was held he was requesting an attorney-client session related to the irrigation litigation.

3. District Operations Manager

Mr. Wilson reported that many projects had been paused due to the ongoing Atlanta Braves spring training season and staff was still working with FPL to complete any remaining outages; however there is currently still a supply issue. Chairman Luczynski asked how the landscaping maintenance was going now that the District had four separate vendors that were approved in January. Mr. Wilson responded that there were good results with the new landscaping contractors.

4. District Manager

Mr. Crosley reported that staff met with PRA Architects to discuss office space and operational needs for a future District building due to the fact that at the current District’s office building will be demolished sometime by the end of this year. This was discussed at the February meeting including a temporary location for the District offices located near River Road and Manasota Beach Road, very close to the new high school. The discussions with PRA are centered around a space concept plan for what District staff would need as well as identifying a site location.

Staff is requesting that the District Chair be given the authority to enter into an agreement engaging PRA for an amount not to exceed \$15,400. Since this is an item that was not listed on the meeting agenda, and for the benefit of members of the public being present, Manager Crosley asked if there was any additional public comment or questions regarding this agreement or the idea of a District administration building. There were no comments or questions from those members of the public present.

A **MOTION** was made by Supervisor Lewis, seconded by Supervisor Buckley and passed unanimously authorizing the District Chairman to execute an agreement with PRA not to exceed \$15,400.

There also has been some funds obligated by FEMA for reimbursement from Hurricane Ian. Those funds are related to sidewalk repairs and the costs associated with the temporary office trailer needed after the storm. Actual amounts can be reported once they are received.

The next meeting is scheduled for March 20, 2025.

M. BOARD MEMBER COMMENTS

Supervisor Meisel stated that he wanted to comment on House Bill 4061 and that, based on the proposed numbers, he felt that residents would never receive a third seat on the District Board and that in his opinion the legislation is meant to maintain control over the District Board by the landowners since not all residents live in their residence in the District full time or are registered to vote.

Chairman Luczynski responded that the formula used to determine the proposed Board seat turnover in HB 4061 is consistent with other special districts in the State established for similar purposes as WVID. So if Mr. Meisel's position was correct, then other special districts would also never turn over their Board seats and that is not the case for those districts, such as Lakewood Ranch Stewardship District, and others.

N. ADJOURNMENT

There being no further business to come before the Board, the Special Board Meeting was adjourned at 11:55 a.m. on a **MOTION** made by Supervisor Lewis, seconded by Supervisor Buckley and passed unanimously.


Secretary/Assistant Secretary


Chair/Vice Chair

WVID Supervisors, staff, ladies and gentlemen:

I am a permanent year-round resident of Renaissance at West Villages since 2019. I am deeply concerned about the on-going litigation costs we are enduring, and the never ending issues brought upon us by the Community of Gran Paradiso. I wish to yield the remainder of my allotted time to Attorney Bud Bennington.

Thank you,

Neil Brady
11799 Alessandro Ln
Venice, FL 34293