

**WEST VILLAGES IMPROVEMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
SEPTEMBER 11, 2025**

A. CALL TO ORDER

The September 11, 2025, Regular Board Meeting of the West Villages Improvement District (“WVID” or the “District”) was called to order at 10:11 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 September 2, 2025, as legally required.

C. ESTABLISH QUORUM

The following Supervisors were present:

Chairman	John Luczynski	Present
Vice Chairman	Steve Lewis	Present
Supervisor	Tom Buckley	Present
Supervisor	Christine Masney	Present
Supervisor	John Meisel	Present

Staff members in attendance were:

District Manager	William Crosley	Special District Services, Inc.
District Manager	Todd Wodraska	Special District Services, Inc.
District Operations’ Manager	Kyle Wilson	Special District Services, Inc.
District Counsel	Lindsay Whelan	Kutak Rock LLP
District Engineer	Giacomo Licari	Stantec Engineering

Also present was Hillary Koby.

D. DISCUSSION REGARDING PUBLIC DECORUM AT BOARD MEETINGS

Chairman Luczynski read aloud the Public Decorum Policy.

E. COMMENTS FROM THE PUBLIC ON ALL AGENDA ITEMS

There was no public comment regarding agenda items.

F. GENERAL DISTRICT MATTERS

1. Consider Ratification of Settlement Agreement Regarding Urbanization Litigation

Ms. Whelan explained that legal and insurance counsel had reviewed the settlement agreement regarding urbanization litigation finding it was consistent with the offer and discussion at the last Board meeting where the Board indicated its approval of settlement and recommended approval of this settlement agreement, in substantial form.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley ratifying the Settlement Agreement regarding the urbanization litigation. Upon being put to a vote, the **MOTION** carried 4 to 1 with Mr. Meisel abstaining.

2. Receive Fiscal Year 2023/2024 Audit

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley acknowledging receipt of the Fiscal Year 2023/2024 Audit, which will be posted on the District's website.

3. Consider Second Amendment to Downtown Infrastructure Maintenance

Ms. Whelan explained that this agreement removes portions of Market Way south of Sunglow Boulevard, and areas around the downtown Grand Lake from the scope of the developer's responsibilities now that these areas are fully operational and open to the public, serving more than just the downtown area, and instead moving the responsibility of maintenance to the District.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Lewis and passed unanimously approving the Second Amendment to Downtown Infrastructure Maintenance, as presented.

4. Consider Stantec Work Authorization No. 58 General District Engineering Services for Fiscal Year 2025/2026

Mr. Licari presented the Work Authorization which approves general district engineering services for FY 25/26 which runs October 1, 2025, through September 30, 2026, in an amount not to exceed \$247,000.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously approving Work Authorization No. 58 for General District Engineering Services for Fiscal Year 2025/2026 in an amount not to exceed \$247,000, as presented.

G. UNIT OF DEVELOPMENT NO. 2

1. Consider Settlement Agreement Regarding Assessment Default

Ms. Whelan explained that approximately 15 years ago there was an assessment payment default in Unit of Development No. 2. The District was recently made aware that the defaulted land was purchased by an entity named Mattamy Thomas Ranch LLC and there was discussion with the bondholders to bring that default current, as well as to pay off some additional future- but not yet delinquent- assessments associated with a portion of that property. This settlement agreement outlines the obligations of the landowner and the bondholder to make the transaction come to fruition. The District is joined in for a limited purpose which is to ensure that once the bondholder acknowledges receipt of payment, an update with Sarasota County with certificates of correction will reflect on the tax roll that the property has been brought current. It is also anticipated that the District will receive operations and maintenance as well as delinquent assessments for District Proper, Unit of Development No. 1, and Unit of Development No. 2. She reminded Board members

that a payment was made by this landowner about a year ago on the defaulted property to bring it current through year 2018 and so the agreement being considered relates to the delinquent assessments from 2019 through current. She indicated that the cleanup of this assessment payment default and willingness on behalf of the landowner to bring the property current, was extremely beneficial for the District.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the Settlement Agreement regarding the Unit No. 2 assessment default, in substantial form.

H. UNIT OF DEVELOPMENT NO. 6

1. Consider Stantec Work Authorization No. 59 for Master Irrigation Utility Engineering Services for Fiscal Year 2025/2026

Mr. Licari presented the Work Authorization which approves Master Irrigation Utility services for FY 25/26 which runs October 1, 2025, through September 30, 2026, in an amount not to exceed \$150,000.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the Stantec Work Authorization No. 59 for Master Irrigation Utility Engineering Services for Fiscal Year 2025/2026 in an amount not to exceed \$12,500, as presented.

I. UNIT OF DEVELOPMENT NO. 7

1. Consider Stantec Work Authorization No. 57 Engineer's Report, Bond Requisition Review and Site Inspections

Mr. Licari presented the Work Authorization which approves engineering expenses related to bond tasks such as reviewing requisitions, preparation of the supplemental engineer's report, site inspections, etc.; all which will be paid from the bond proceeds and cost of issuance in an amount not to exceed \$12,500.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the Stantec Work Authorization No. 57 Engineer's Report, Bond Requisition Review and Site Inspections in an amount not to exceed \$12,500, as presented.

2. Consider Matters Related to Series 2025 Bonds

a. Consider Agreement for Underwriter Services and Rule G-17 Disclosure

Ms. Whelan explained that in preparation for the issuance of bonds in connection with the development of the Unit 7 project, the District must enter into an underwriting agreement. This is an agreement with FMS Bonds for underwriting services in connection with these proposed Bonds. FMS Bonds has served as the underwriter for all of the District's previous issuances. The fees for their services will be taken out of the Bond proceeds.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the Agreement for Underwriter Services and Rule G-17 Disclosure with FMS Bonds, as presented.

b. Consider Bond Financing Team Funding Agreement

Ms. Whelan presented the bond financing team funding agreement for proposed Unit 7 which provides that the landowner wanting to issue the bonds would be responsible for all District costs associated with this

issuance in the unlikely event that the bonds do not close. Ms. Whelan indicated that this was substantially the same agreement as prior forms used for prior bond issuances.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously approving the Bond Financing Team Funding Agreement, as presented.

c. Consider Preliminary Supplemental Engineer's Report

Mr. Licari presented the Preliminary Supplemental Engineer's Report and explained that the subject area was Phase 3, Brightmore, and consisted of 52 acres and 152 lots which includes public improvements for potable water, wastewater, drainage for stormwater, and earthwork.

Supervisor Meisel asked if there was a pro-rata allocation for the cost of the wastewater and water plants. Supervisor Lewis stated that those items were already considered in the Master Unit 7 Bond, and this was a neighborhood bond.

Ms. Whelan asked if the costs were reasonable for the scope of the project. Mr. Licari confirmed that they were reasonable for the scope of the project.

Supervisor Meisel asked what the \$600,000 for earthwork was for. Mr. Licari explained that it was for additional grading of the lots and ponds.

Supervisor Meisel asked if this bond was being allocated to these 152 homes or in addition to what is already out there for Unit 7. Supervisor Lewis explained the difference between a master bond and a neighborhood bond.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Lewis approving the Preliminary Supplement Engineer's Report was Phase 3, Brightmore, as presented. Upon being put to a vote, the **MOTION** carried 4 to 1 with Mr. Meisel dissenting.

d. Consider Supplemental Assessment Methodology Report

Mr. Crosley presented the Supplemental Assessment Methodology Report and explained the tables within the report. Ms. Whelan noted that on Page 4, the methodology consultant indicates that the allocation is a fair allocation of benefits to the benefiting land, and asked Mr. Crosley if the assessment consultant had indicated that his opinion was different than what was provided in the report. Mr. Crosley responded that he did not.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Lewis approving the Supplemental Assessment Methodology Report, as presented. Upon being put to a vote, the **MOTION** carried 4 to 1 with Mr. Meisel dissenting.

e. Consider Resolution No. 2025-28 – Delegation Resolution

Resolution No. 2025-28 was presented, entitled:

RESOLUTION NO. 2025-28

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 SPECIAL ASSESSMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 7), SERIES 2025 (VILLAGE G-1B PHASE 3) (THE "SERIES 2025 BONDS"), AS A SINGLE SERIES OF BONDS UNDER THE MASTER TRUST INDENTURE 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; RATIFYING THE MASTER TRUST INDENTURE AND APPROVING THE FORM OF FIFTH 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 serves 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 first supplemental trust indentures, a preliminary offering memorandum, and a continuing disclosure agreement. The Chairman is delegated the authority to enter into the purchase contract and certain parameters which are: the maximum principal amount of \$2,000,000; 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. There were no questions from the Board Members.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Lewis adopting Resolution No. 2025-28, as presented. Upon being put to a vote, the **MOTION** carried 4 to 1 with Mr. Meisel dissenting.

f. Consider Forms of Ancillary Financing Agreements

- **Acquisition Agreement**
- **Collateral Assignment Agreement**
- **Completion Agreement**

Ms. Whelan explained that these agreements were related to the upcoming Unit 7 bond issuance and are in substantially similar form as the Board has previously approved for other bond issuances. She stated that these agreements 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 had seen similar forms of these agreements many times in the past. She noted that a true up agreement is not needed for this issuance, unlike in prior issuances, because the property is fully platted and under construction.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the forms of ancillary financing agreements, including the Acquisition Agreement, the Collateral Assignment Agreement and Completion Agreement, in substantial form.

J. UNIT OF DEVELOPMENT NO. 10

1. Consider Stantec Work Authorization No. 60 Engineer's Report, Bond Requisition Review and Site Inspections

Mr. Licari presented the Work Authorization which approves engineering expenses related to bond tasks such as reviewing requisitions, preparation of the supplemental engineer's report, site inspections, etc.; all of which will be paid from the bond proceeds and cost of issuance in an amount not to exceed \$12,900.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley approving Stantec Work Authorization No. 60 Engineer's Report, Bond Requisition Review and Site Inspections, as presented, not to exceed \$12,500. Upon being put to a vote, the **MOTION** carried 4 to 1 with Mr. Meisel dissenting.

2. Consider Matters Related to Series 2025 Bonds

a. Consider Agreement for Underwriter Services and Rule G-17 Disclosure

Ms. Whelan presented the underwriting agreement and explained that approving this agreement today would allow FMS Bonds to proceed with due diligence and document preparation relative to the financing of Unit 10 bonds.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney approving the Agreement for Underwriter Services and Rule G17 Disclosure with FMS Bonds, as presented. Upon being put to a vote, the **MOTION** carried 4 to 1 with Mr. Meisel dissenting.

b. Consider Bond Financing Team Funding Agreement

Ms. Whelan presented the bond financing team funding agreement for proposed Unit 10 which provides that the landowner wanting to issue the bonds would be responsible for all District costs associated with this issuance in the unlikely event that the bonds do not close. Ms. Whelan indicated that this is substantially the same agreement as prior forms used for prior bond issuances.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the Bond Financing Team Funding Agreement, as presented.

c. Consider Preliminary Supplemental Engineer's Report

Mr. Licari presented the Preliminary Supplemental Engineer's Report which presents the nature and extent of the improvements that may be constructed or acquired by the District for and on behalf of Village I, Phase 2A & 2B-1 of Unit of Development No. 10.

Ms. Whelan asked if Mr. Licari could confirm that the costs were reasonable for this project. Mr. Licari affirmed that the costs were reasonable.

Supervisor Meisel asked why there was no cost allocation for the wastewater treatment plant and the water treatment plant. Staff and Mr. Lewis reiterated that the wastewater treatment plant and water treatment plant are master infrastructure improvements, and this bond issuance relates to neighborhood improvements.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Lewis and passed unanimously approving the Preliminary Supplement Engineer's Report, as presented.

d. Consider Supplemental Assessment Methodology Report

Mr. Crosley presented the Supplemental Assessment Methodology Report and explained the tables within the report. Ms. Whelan noted that on Page 3 the methodology consultant indicates that the allocation is a fair allocation of benefits to the benefiting land, and asked Mr. Crosley if the assessment consultant had indicated that his opinion was different than what was provided in the report. Mr. Crosley responded that he did not.

Supervisor Meisel asked if this methodology included the master layer of debt in the report. Ms. Whelan responded that this report only relates to this bond over the lands within this assessment area and these costs do not include any reference to the master improvements referenced in the Unit 10 master engineer's report. Supervisor Lewis stated that this bond could be used in part to fund some of the costs in the master engineer's report.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Lewis approving the Supplemental Assessment Methodology Report, as presented. Upon being put to a vote, the **MOTION** carried 4 to 1 with Mr. Meisel dissenting.

e. Consider Resolution No. 2025-29 – Delegation Resolution

Resolution No. 2025-29 was presented, entitled:

RESOLUTION NO. 2025-29

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. 10), SERIES 2025 (ASSESSMENT AREA TWO) (THE "SERIES 2025 BONDS"), AS A SINGLE SERIES OF BONDS UNDER THE MASTER TRUST INDENTURE IN ORDER TO FINANCE THE ASSESSMENT AREA TWO 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; RATIFYING THE MASTER TRUST INDENTURE AND APPROVING THE FORM OF SECOND 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 ASSESSMENT AREA TWO PROJECT; AND PROVIDING AN EFFECTIVE DATE.

Ms. Wilhelm explained that this resolution served two main purposes: the first was 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 was to approve, in substantial form, certain of the documents needed to market, price, and sell the bonds such as the purchase contract, the first supplemental trust indentures, a preliminary offering memorandum, and a continuing disclosure agreement. The Chairman is delegated the authority to enter into the purchase

contract and certain parameters which are: the maximum principal amount of \$10,000,000; 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. There were no questions from the Board Members.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley adopting Resolution No. 2025-29, as presented. Upon being put to a vote, the **MOTION** carried 4 to 1 with Mr. Meisel dissenting.

f. Consider Forms of Ancillary Financing Agreements

- **Acquisition Agreement**
- **Collateral Assignment Agreement**
- **Completion Agreement**
- **True-Up Agreement**

Ms. Whelan presented forms of the ancillary financing agreements and indicated that these are the same forms approved by the Board in previous bond issuances and that they protect the District's interests.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the forms of ancillary financing agreements, including the Acquisition Agreement, the Collateral Assignment Agreement, Completion Agreement and the True-Up Agreement, in substantial form.

K. UNIT OF DEVELOPMENT NO. 13

1. Consider Unit of Establishment and Bond Financing Team Funding Agreement

Ms. Whelan presented the bond financing team funding agreement for proposed Unit 13 which provides that the landowner wanting to establish this unit would be responsible for all District costs associated with this issuance in the unlikely event that the bonds do not close and bond proceeds are not received. Ms. Whelan indicated that this is substantially the same agreement as prior forms used for prior bond issuances.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney approving the Unit Establishment and Bond Financing Team Funding Agreement, as presented. Upon being put to a vote, the **MOTION** carried 4 to 1 with Mr. Meisel dissenting.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously opening the Public Hearing on the Unit Establishment.

2. Public Hearing – Unit Establishment

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 September 2, 2025, and September 9, 2025, as legally required.

b. Receive Public Comment on Confirming Unit Establishment

There was no public comment on confirming the establishment of Unit of Development No. 13.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously closing the Public Hearing on the Unit Establishment.

c. Consider Resolution No. 2025-30 – Confirming Unit Establishment

Resolution No. 2025-30 was presented, entitled:

RESOLUTION 2025-30

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. 13;” PROVIDING FOR THE RECORDING OF A NOTICE REGARDING SAME; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Ms. Whelan stated that at the last meeting the Board adopted Resolution 2025-24, designating lands as Unit of Development No.13 upon the request of the owner of the lands within that area. This resolution confirms the designation and establishes these lands as Unit of Development No. 13. The District has complied with all statutorily required processes for unit establishment.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Meisel and passed unanimously adopting Resolution No. 2025-30, as presented.

3. Consider Ratification of Development Funding Agreement for Pump Station Installation

Staff presented the funding agreement relative to the District’s installation of Village G and K pump station improvements.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Lewis and passed unanimously ratifying the Development Funding Agreement for Pump Station Installation, as presented.

L. ATTORNEY-CLIENT SESSION RELATIVE TO LITIGATION

The Notice of Attorney-Client Session was published in the *Sarasota Herald Tribune* on September 2, 2025, as legally required.

Ms. Whelan asked that the court reporter to begin transcription and stated that Florida law provides for a 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 is *Gran Paradiso Property Owners Association, Inc. v. West Villages Improvement District, et al.*, in the Circuit Court For the Twelfth Judicial Circuit in and for Sarasota County, Case No. 2022-CA-005368-SC. As West Village’s attorney, she advised the Board at this public meeting that she desired advice concerning the litigation. Notice had been published that the Board would meet today and that a shade session would also be held during today’s public meeting concerning this litigation. The published notice of the attorney client session identifies non-

conflicted District Supervisors, the District's Legal Counsel, the District's Chief Administrative Officer and a Court Reporter. The attorney-session will be transcribed by a court reporter, and the court reporter is already set up and transcribing.

Chairman Luczynski announced the commencement of the private attorney-client session. The estimated length of the session is 30 minutes. The names of the persons who will attend the session are: Supervisors John Luczynski, Steve Lewis, Tom Buckley, Christine Masney; District Counsel: Lindsay Whelan, Joseph Brown; District Manager, William Crosley and Court Reporter Hillary Kobe and at this time, the Board will go into private session and the public Zoom/audio call will be temporarily recessed during the shade session.

Chairman Luczynski announced that the public Board meeting would continue after the attorney-client session had concluded, at which time the Zoom/audio call would be restarted and District staff would post a notice on the District's website that the shade session had concluded. Chairman Luczynski announced that the attorney-client session was thereby commenced.

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 Lindsay Whelan and Joe Brown (via telephone), District Manager William Crosley, and Court Reporter Hillary Kobe remained and attended 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 session had ended and the public telephone line had been re-established.

Supervisor Meisel did not return to the Board meeting after the conclusion of the shade session.

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

After the shade session concluded, there was discussion by the Board regarding the current status of the litigation and settlement matters.

A **MOTION** was made by Mr. Lewis directing staff and Chairman Luczynski to continue to work with Brian Cross and the Gran Paradiso Property Owners' Association Inc. (GPPOA) in the hopes of reaching a settlement consistent with the Board's discussion. The **MOTION** was seconded by Mr. Buckley and upon being put to a vote, the **MOTION** carried 4 to 0.

M. ADMINISTRATIVE MATTERS

1. District Engineer

Mr. Licari thanked the Board for approving the Stantec work authorizations for FY25/26 and reported that the Preto Boulevard project had been completed. He indicated that more parking is contemplated along Preto Boulevard south of Playmore.

2. District Attorney

Ms. Whelan presented the following summary of the status of the GPPOA irrigation litigation that had occurred since the August Board meeting:

- The District’s Motion for Protective Order Due to Unauthorized Client Contacts with GPPOA Attorney Joseph Herbert was denied by Judge Carroll
- A Hearing on GPPOA’s Request for Extension of Discovery was set for September 15th at 9 A.M.
- The District’s Motion for Summary Judgment on its breach of contract claim and the GPPOA Motion for Summary Judgment on its Sunshine Law claim were both filed and a joint hearing was set for October 29th at 3 P.M.
- A Hearing on the GPPOA Request to Compel Discovery was set for November 3rd at 10:45 A.M.
- The GPPOA filed a notice of its intent to depose the District’s expert witness, but a deposition subpoena has not yet been served and a deposition date has not yet been set
- The GPPOA filed a Motion to Strike the District’s expert witness, but a hearing date has not yet been set

3. District Operations’ Manager

There was no District Operations’ Report at this time.

4. District Manager

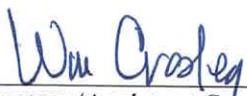
Mr. Crosley reported that the next meeting was scheduled for October 9, 2025, at 1:00 p.m., and there was a Workshop scheduled for September 24, 2025, in the Public Safety Building Training Room located at 19955 Preto Boulevard, Venice, Florida 34293 at 1:00 p.m. with the GPPOA to discuss maintenance of the District property within Unit of Development No. 3. It is hopeful that members of the GPPOA board and residents will attend.

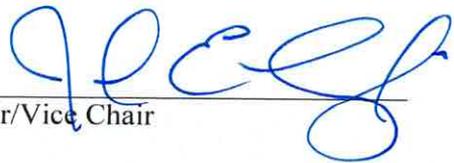
N. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

O. ADJOURNMENT

There being no further business to address, the Regular Board Meeting was adjourned at 2:47 p.m. on a **MOTION** made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously.


Secretary/Assistant Secretary


Chair/Vice Chair



ID: 502-7370 Callers: 8
Start: Sep-11-2025 09:57 AM Duration: 63 min
End: Sep-11-2025 11:00 AM Total Minutes: 318 min
(GMT-05:00) Eastern Time (US & Canada)

Caller ID	Caller Location	Caller Name	Access	Host?	Joined	Departed	Duration
+1 (941) 468-1016	VENICE, FL, US	BRAY,SHAWN	Toll-Free		09:57 AM	11:00 AM	64 min
+1 (813) 466-0637	TAMPACEN, FL, US	NABORS GIBLIN A	Toll-Free	Yes	09:58 AM	10:57 AM	60 min
+1 (941) 429-7281	NORTH PORT, FL, US	CITY OF NORTH P	Toll-Free	Yes	09:58 AM	10:59 AM	62 min
+1 (904) 599-4864	ST JOHNS, FL, US	BENNE DAVENPORT	Toll-Free	Yes	09:58 AM	10:58 AM	61 min
+1 (941) 380-0915	PTCHARLOTT, FL, US	MICHAEL GRAFF	Toll-Free		10:00 AM	10:05 AM	6 min
+1 (262) 939-6830	CALEDONIA, WI, US	WIRELESS CALLER	Toll-Free		10:31 AM	10:58 AM	27 min
+1 (270) 836-7748	MADISONVL, KY,US	HAMBY,GARY	Toll-Free		10:38 AM	10:59 AM	22 min
+1 (502) 439-7111	LOUISVILLE, KY, US	HUGHES BOB	Toll-Free		10:44 AM	11:00 AM	16 min