

**WEST VILLAGES IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
JUNE 18, 2025**

A. CALL TO ORDER

The June 18, 2025, Regular Board Meeting of the West Villages Improvement District (“WVID” or the “District”) was called to order at 1:12 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 May 22, 2025, and May 29, 2025, as legally required.

C. SEAT NEW BOARD MEMBER

John Luczynski was elected to Seat 1 and Tom Buckley was elected to Seat 2.

D. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER RESPONSIBILITIES & DUTIES

Mr. Crosley administered the Oath of Office to each newly elected Supervisor.

E. 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 Manager	Michael McElligott (via phone)	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	Stantec Engineering

The following District residents were also present:

Rich Bando, Paul Maloney, R Ghyll Theurer, Bruce Theurer, John Warner, Sherri Warner, Christopher Jezorio

F. ELECTION OF OFFICERS

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously electing John Luczynski as the District's Chairman.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously electing Steve Lewis as the District's Vice Chairman.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously electing Tood Wodraska as the District's Secretary/Treasurer and William Crosley as the District's Assistant Treasurer.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously electing William Crosley, Christine Masney, Tom Buckley and John Meisel as the District's Assistant Secretaries.

G. DISCUSSION REGARDING PUBLIC DECORUM AT BOARD MEETINGS

Mr. Luczynski read aloud the Public Decorum Policy.

H. COMMENTS FROM THE PUBLIC ON ALL AGENDA ITEMS

John Horner, a resident of the Beachwalk Community, commented on Manasota Beach Road (MBR) and that he was concerned that it was to be a four-lane highway. Chairman Luczynski responded that Manasota Beach Road near his home was located in Sarasota County jurisdiction, and that portion of the road that will be constructed by Neal Communities, is not located within the boundary of the District. The portion of Manasota Beach Road that will exist within the WVID boundary will be the same road section that currently exists on MBR within the WVID, which is one-lane in each direction, separated by a 20-foot landscape median with a speed limit of 30 MPH. The WVID will only construct MBR from its current terminus just west of Preto Boulevard to the District boundary headed west just past the Florida Power and Light alignment. WVID is not involved with the portion of MBR west of the District boundary (FPL alignment). That portion of the roadway will be constructed by Sarasota County and Neal Communities.

Christopher Jezorio, also a resident of Beachwalk Community, also provided similar comments on Manasota Beach Road.

I. APPROVAL OF MINUTES

1. May 15, 2025, Public Hearing & Regular Board Meeting

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the minutes of the May 15, 2025, Public Hearing & Regular Board Meeting, as presented.

2. June 4, 2025, Fiscal Year 2025/2026 Budget Workshop

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the minutes of the June 4, 2025, Fiscal Year 2025/2026 Budget Workshop, as presented.

J. GENERAL DISTRICT MATTERS

1. Discussion Regarding Fiscal Year 2025/2026 Proposed Budget

Mr. Crosley presented the fiscal year 2025/2026 budget, including the Unit 6 Irrigation Utility budget. Each Unit of Development's budget was reviewed in detail which runs October 1, 2025, through September 30, 2026. The total proposed budget, excluding Unit 6, is \$27,568,450. From that total, the total debt amount is \$18,575,227 and the Operation and Maintenance is \$7,875,072. Fees collected by the Sarasota County Tax Collector and Property Appraiser as well as the discount for early tax payments is \$1,118,151. Sarasota County determines the timing when a platted lot can be included and assessed on the tax roll. The increase in the Unit 1 budget is \$1,439,188, which is mostly driven by additional landscape and irrigation contract costs for new District roadways, street lighting, miscellaneous repairs, landscape hurricane storm recovery and landscape trail maintenance.

The Unit 3 increase of \$163,000 is driven by new reserve maintenance expenses for force majeure hurricane/storm recovery, force majeure landscape replacement and maintenance agreement expenses, and a charge for irrigation water used on the common areas owned by WVID located only within Gran Paradiso.

Most other Units of Development reflect little or no increase or a decrease. Unit 7 reflects a decrease due to the shift of some roadway landscape expenses over to Unit 1, which is where the major network of roadway expenses are budgeted. In the past, some landscape expenses have been kept within a specific unit until there are more residential homes constructed accessing the rest of the road network. District-owned Luminous Drive, which only benefits Lakespur and Everly, will continue to be assessed in Unit 7 and not ever shift over to Unit 1 because it benefits only those communities, similar to the WVID-owned roads located within Unit 3, Gran Paradiso. New Units of Development Nos. 11 & 12 will now be included in the fiscal year 2025/2026 budget.

Due to the irrigation lawsuit filed by the Gran Paradiso Property Owners Association, the Unit 6 proposed budget reflects a special assessment of \$600,000 that will be assessed across all irrigation users to cover the estimated legal costs to defend the lawsuit. After reviewing the year-to-date expenses since the budget process began in April, and this proposed budget, based off of year to date actual expenses, staff is recommending that the Board increase the legal fees an additional \$150,000. There was consensus of the Board to increase the legal fees to reflect \$750,00 for the proposed budget which reflects a Unit 6 special assessment of \$211.10. A hearing for this lawsuit is scheduled in December 2025. In previous years' budgets, residents of Gran Paradiso were paying into the legal defense of the irrigation lawsuit that was filed by its POA. Now, because the District's water use permit was modified and now excludes the residential lands within Gran Paradiso, those residents living within Gran Paradiso will not be required to pay the special assessment of the lawsuit defense that was filed by their POA because they are no longer benefiting from irrigation water that was previously provided by the District until March 31, 2025.

2. Consider Resolution No. 2025-17 – Adopting a Fiscal Year 2025/2026 Proposed Budget

Resolution No. 2025-17 was presented, entitled:

RESOLUTION 2025-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170 AND 197, FLORIDA STATUTES, AND CHAPTER 2004-456, LAWS OF FLORIDA; SETTING PUBLIC HEARINGS THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2025-17, as presented, setting the Public Hearing for August 21, 2025, as presented.

K. UNIT OF DEVELOPMENT NO. 1

1. Consider Work Authorization 2025-54 between the District and Stantec for Manasota Beach Road Design and Permitting

Mr. Licari presented Work Authorization 2025-54. This request for work authorization is for the design, permitting, and construction phase services for the western portion of Manasota Beach Road (MBR) which extends from its current location near the entrance of Palmera to the western boundary of WVID just south of the Islandwalk community. The MBR West roadway project is approximately 5,500 linear feet in length, with 4,800 linear feet to be constructed by WVID and 700 linear feet to be constructed by the master developer. The cost of the permitting, design, bidding, and construction administrative services proposed by Stantec is not to exceed \$547,500. Stantec has also designed the existing portion of Manasota Beach Road.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously approving Work Authorization 2025-54 between the District and Stantec for Manasota Beach Road design and permitting for the not to exceed amount of \$547,500, as presented.

2. Consider Developer Funding Agreement for the Manasota Beach West Project

District staff explained that WVID will pay the expenses for the Manasota Beach Road West project from the proceeds of bonds, impact fees, or any other legal available funds of the District. However, if the District does not have sufficient funds for the entirety of costs for the construction of Manasota Beach Road, Manasota Beach Ranchlands, LLLP agrees to fund the costs and expenses in advance of the District's ability to secure the funding.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the Developer Funding Agreement for the Manasota Beach West project, as presented.

3. Consider Agreement with CrossCreek Environmental, Inc. for Canal Cleaning Services

CrossCreek Environmental, Inc. shall provide professional environmental maintenance services for the drainage canals reflected on the map exhibit attached to the agreement at a cost of \$14,745

per quarter. The term of this agreement will be from October 1, 2025, through September 30, 2026, unless terminated earlier by either party. The Agreement automatically renews for two (2) additional one (1) year terms.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the agreement with CrossCreek Environmental, Inc. for canal cleaning services to the areas noted on the map exhibit attached to the agreement at a cost of \$14,745 per quarter, which term runs from October 1, 2025, through September 20, 2026, and automatically renews for two (2) additional one (1) year terms, as presented.

L. UNIT OF DEVELOPMENT NO. 3

1. Consider Ratification of Settlement Agreement for Assessment Litigation

Ms. Whelan explained that this item would be deferred to the next meeting because the fully executed document has not yet been returned to the District in time to make today's agenda package. In addition, due to some litigation procedural rules regarding confidentiality and in order not to provide the Board with a partially executed copy or a draft of this agreement, this matter will be on the next agenda, if completed.

M. UNIT OF DEVELOPMENT NO. 11

1. Consider Work Authorization 2025-55 between the District and Stantec for Supplemental Engineer Report and Requisition Processing

Work Authorization 2025-55 with Stantec provides for Unit 11 bond expenses such as preparation of the report to reflect the public improvements that are part of Phase 1A as described on the Unit of Development No. 11 Master Engineer's Report, site inspections to verify the installation and construction of infrastructures in accordance to the submitted as-built and industry standards, review of requisition documentation provided by the developer and developer's consultants, and other direct costs include items such as printing, drawings, travel, deliveries, etc. This work authorization will not exceed \$22,700 and will be paid from the bond proceeds.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving Work Authorization 2025-55 between the District and Stantec for Supplemental Engineer Report and Requisition Processing and will not exceed \$22,700, as presented.

N. ATTORNEY-CLIENT SESSION RELATIVE TO LITIGATION

There was no Attorney-Client Session at this time.

O. ADMINISTRATIVE MATTERS

1. District Engineer

Mr. Licari reported that the construction on the Preto Road widening project was continuing with paving and curbing being performed now. Weather permitting, it is anticipated that this project will be completed on time by the 4th of July.

2. District Attorney

Ms. Whelan reported on the irrigation litigation that the District had received the Motion for Summary Judgment ruling from the magistrate. It was denied in part, and granted in part, and the

magistrate has recommended denying the motion except for the portion relating to the well availability agreement between the WVID and the Ranch Entities. The recommended order essentially says that in his opinion the District's cure of adopting rates in 2023 was not retroactive and can only act prospectively, but that in any event the Sunshine Law matter had no impact on the viability or legitimacy of the Water Supply Agreement with the Ranch Entities. Judge Carroll will review the recommended order and will enter a final order.

The Gran Paradiso Property Owners Association's (GPPOA) Motion for Contempt against the District, which had a hearing held on April 11th, was denied by Judge Carroll, finding that the District was not in contempt of the preliminary injunction by remitting payment of well availability fees to the Ranch Entities.

The District is also waiting on the ruling for the Motion for Protective Order due to unauthorized client contact of Supervisor Meisel with the GPPOA's attorney Joseph Herbert.

She reported that there is no update on the assessment litigation other than the settlement agreement should be included in the next agenda.

Regarding the urbanization litigation, Ms. Whelan went on to report there was a similar Motion for Protective Order relative to unauthorized client contact of Supervisor Meisel with the plaintiff's attorney Joseph Herbert that was filed in that case and it has not yet been set for hearing.

3. District Operations' Manager

Mr. Wilson reported that the LED advanced warning and stop signs had been installed at the intersections of Playmore at West Villages Parkway and Preto Boulevard. Operations will look into advanced warning LED lighted yield signs for the West Villages Parkway roundabout near US 41.

Canal cleaning is nearing completion even with the recent heavy rains. This project should be completed before the next meeting, weather permitting. Chairman Luczynski asked that operations monitor the canal drains being obstructed by the River Road expansion project.

4. District Manager

Mr. Crosley noted that the next meeting was scheduled for July 17, 2025.

P. BOARD MEMBER COMMENTS

Ms. Masney requested that the new Unit of Development No. 11 community be officially called Boca Royale at Wellen Park. That is the name being used by that developer for marketing.

Q. ADJOURNMENT

There being no further business to address, the Regular Board Meeting was adjourned at 2:48 p.m. on a **MOTION** made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously.


Secretary/Assistant Secretary


Chair/Vice Chair

WEST VILLAGES IMPROVEMENT DISTRICT

SPEAKER'S FORM

If you wish to speak on an agenda item, please complete a separate form for each item.

TO ENSURE YOUR NAME IS CALLED FOR THE CORRECT AGENDA ITEM PLEASE COMPLETE THIS SECTION.

NAME: John Warner

Cor-1 Short Drive in Beach Walk

AGENDA ITEM NUMBER: _____

RELATING TO: New Highway Manasota Beach Rd

Please return this form to the District Manger prior to the agenda item being brought forward by the District Supervisors.

Meeting procedure: By submitting a "request to speak" card to the District Manager, the public may comment during the course of the meeting: (1) Speakers may not comment under Public Comment at the beginning of each meeting on any issue that is related to District Business whether or not the item is included on the Agenda; (2) Speakers may comment on all scheduled Agenda items at the time the item is being discussed. Please indicate on the Speaker Card by writing Public Comment if you wish to speak under that portion of the meeting or specify the individual Agenda item Number you wish to speak to. Please wait until you are recognized by the District Chairman, state your name so that your comments may be properly recorded and limit your remarks to a period of **three (3) minutes or less**. The District Supervisors will act on an Agenda Item after comments from the Staff and Public have been heard.

The WVID policy includes rules governing decorum at public meetings and workshops, particularly when addressing the Board of Supervisors.

The policy, which was approved in 2016, definitively states:

- Community members wishing to speak must direct their comments to the Board as a whole, not a specific member of the Board or any staff member.
- No person, other than a Board member or staff member, can enter into a discussion with a public speaker while they are speaking, without the permission of the chairman or presiding officer.
- Speakers and attendees must refrain from disruptive behavior, making vulgar or threatening remarks, or launching personal attacks against the Board, staff or community members.

The WVID policy gives the chairman or presiding officer the discretion to remove attendees who disregard the rules from the meetings. In this scenario, the presiding officer may declare a recess and contact local law enforcement. If a person does not immediately leave the premise, the presiding officer may request that the person be placed under arrest.

The prevalence of disruptive behavior by some attendees has proven there is a need to strictly enforce the WVID public comment and public decorum policy. This includes adding a law enforcement presence, who will have the authority to remove attendees who have been deemed unruly and out of order.

The WVID Board of Supervisors encourages citizen participation and appreciates civil feedback from attendees. Thank you for your cooperation and support so that we may conduct business in a respectful and professional manner.

WEST VILLAGES IMPROVEMENT DISTRICT

SPEAKER'S FORM

Beachville

If you wish to speak on an agenda item, please complete a separate form for each item.

TO ENSURE YOUR NAME IS CALLED FOR THE CORRECT AGENDA ITEM PLEASE COMPLETE THIS SETION.

NAME: Christopher Teziona

AGENDA ITEM NUMBER: Villages west Manasota Beach Rd

RELATING TO: Manasota Beach Road

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