

**WEST VILLAGES IMPROVEMENT DISTRICT  
PUBLIC HEARINGS & REGULAR BOARD MEETING  
AUGUST 21, 2025**

**A. CALL TO ORDER**

The August 21, 2025, Regular Board Meeting of the West Villages Improvement District (“WVID” or the “District”) was called to order at 1:00 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 August 1, 2025, and August 8, 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 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

Also present were the following:

Michael McElligott and Tricia LasCasas of Special District Services, Inc.; Cynthia Wilhelm of Nabors Giblin Nickerson; and Michael Stumpf, the attorney-client session stenographer.

**D. DISCUSSION REGARDING PUBLIC DECORUM AT BOARD MEETINGS**

Mr. 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. APPROVAL OF MINUTES**  
**1. June 18, 2025, Regular Board Meeting**

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the minutes of the June 18, 2025, Regular Board Meeting, as presented.

*At this time, the Board agreed to move Agenda Item J – Unit of Development No. 6 Public Hearing – Irrigation Rates before Agenda Item G due to potential impacts on the FY 2025/2026 District budgets.*

**1. Public Hearing – Irrigation Rules**

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley opening the Public Hearing on the Irrigation Rates.

**a. Proof of Publication**

Proof of publication was presented which showed the notice of the Public Hearing on the Irrigation Rates had been published in the *Sarasota Herald-Tribune* on July 30, 2025, as legally required.

**b. Receive Public Comment on Irrigation Rates**

There was no public comment or questions regarding the Irrigation Rates.

**c. Consider Resolution No. 2025-23 – Approving Irrigation Rates**

Resolution No. 2025-23 was presented, entitled:

**RESOLUTION 2025-23**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT MAKING CERTAIN FINDINGS; APPROVING, RATIFYING, AND CONFIRMING EXISTING IRRIGATION RATES ADOPTED IN PRIOR IRRIGATION RATE ADOPTION RESOLUTIONS AND THE PRIOR IMPOSITION AND COLLECTION THEREOF; READOPTING AND CONFIRMING AN IRRIGATION QUALITY WATER RATEMAKING STUDY; APPROVING IRRIGATION QUALITY WATER RATES, FEES, AND CHARGES PURSUANT TO SUCH STUDY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Licari stated that the rate increases provided in the budget for the Base Charge, Volumetric Charge, and Well Availability Charge were taken from the irrigation rate study that was approved by the Board in 2024.

Chairman Luczynski asked if there was a request from the developer to increase the Well Availability Fee. Mr. Licari responded that there was no request from the developer to increase the Well Availability Fee.

but that the increased rates presented to the Board at the June meeting were anticipated conservatively as if all rates would increase in accordance with the rate study schedule and subsequent to that, staff confirmed with the Ranch Entities that they were not seeking an increase in the Well Availability Fee and the rate hearing being held today would be for the increased rates referenced in the rate study for Volumetric and Base Charges, but not the Well Availability Fee.

Supervisor Meisel asked if a written communication had been received from the Ranch Entities indicating that they were waiving the increase in the Well Availability Fee for fiscal year 25/26 and stated that he believed the Water Supply Agreement with the Ranch Entities required written notice if the fee was not increased. Ms. Whelan responded that she did believe that a written notice was required by the Water Supply Agreement, but in any event reiterated that the Ranch Entities had provided confirmation of their intent to not increase the Well Availability Fee for the upcoming fiscal year.

Staff outlined the increases as follows:

- i. the monthly Base Charge will be increased from \$2.35 to \$2.49;
- ii. the monthly Well Availability Charge has no increase and will remain at \$4.17;
- iii. the monthly Volumetric Charge for all users for purchased reclaimed water increased from \$0.25/1,000 gallons to \$0.29/1,000 gallons (increase by City of North Port);
- iv. irrigation usage from private irrigation pumps of \$0.68/1,000 gallons will increase to \$0.68/1,000 gallons;
- v. irrigation usage for all other customers will increase from \$0.88/1,000 gallons to \$0.93/1,000 gallons; and
- vi. a late fee of \$250 or 5% of the invoice amount, whichever is greater, will be applied for payments received after 30 days past the due date.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Lewis adopting Resolution No. 2025-23, as presented. Upon being put to a vote, the **MOTION** carried 4 to 1 with Mr. Meisel dissenting.

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

## **G. GENERAL DISTRICT MATTERS**

### **1. Public Hearing – Fiscal Year 2025/2026 Final Budget and Assessments**

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously opening the Public Hearing on the Fiscal Year 2025/2026 Final Budgets and Assessments.

#### **a. Proof of Publication**

Proof of publication was presented which showed the notice of the Public Hearing on the Fiscal Year 2025/2026 Final Budget and Assessments had been published in the *Sarasota Herald-Tribune* on August 1, 2025, and August 8, 2024, as legally required.

#### **b. Receive Public Comment on Fiscal Year 2025/2026 Final Budget and Assessments**

Bob Ransom asked if the increases in District Proper and Unit 1 could be explained and if there was a projection of what future operation and maintenance fees would be.

**c. Consider Resolution No. 2025-18 – Adopting a Fiscal Year 2025/2026 Final Budget**

Resolution No. 2025-18 was presented, entitled:

**RESOLUTION 2025-18**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Crosley noted that thirteen (13) District residents provided written correspondence formally objecting to the \$162.74 Unit 6 Irrigation Assessment for legal fees related to the defense of the lawsuit filed by the Gran Paradiso Property Owners Association (GPPOA) and which stated such costs should be borne by the residents of Gran Paradiso, which were previously provided to each Supervisor. All were from within the Solstice community.

Mr. Crosley presented the Fiscal Year 2025/2026 Final Budget and explained any increases or decreases for each of the unit budgets. Staff recommended approval of the budgets with changes to the budgets for the following line items:

- i. reducing the District Proper budget line item “Supplies/Marketing/Consulting” from \$95,000 down to \$50,000 based on actuals to-date; and
- ii. reducing the Unit 3 budget line item “Insurance” from \$19,400 down to \$500 due to staff’s confirmation that all District assets were insured through the GPPOA insurance policy with the exception of the aerator/bubblers and due the deductible for any future loss (approx. \$5,000) that could be paid from the new hurricane storm recovery budgeted for \$100,000; and
- iii. reducing the Unit 6 budget line item “Well Availability Fees” to represent no increase in the rate for the upcoming fiscal year.

Supervisor Luczynski stated that the Supervisors were advised of the first reasonable offer of settlement on the irrigation lawsuit filed by the GPPOA against the District and asked if a settlement was determined and a special assessment for legal fees to defend that lawsuit in the amount of \$162.74 was not necessary, what was the latest the District could send the tax roll to the County. Mr. McElligott stated that the tax roll needed to be sent to Sarasota County on or before September 15, 2025.

For the benefit of those in attendance, Mr. Wodraska explained the function of the Special District Services’ team and the management contract with District. Mr. Wodraska also described the many resources and people not just working in the District, but also supporting the District from the home office in Palm Beach Gardens. Mr. Wodraska also responded to Mr. Ransom’s question regarding forecasting expenses and explained that future year operations and maintenance budgets were sometimes tricky, but as a requirement of the Board approved goals and objectives in 2024, that included 3, 5, and 10-year forecast budgets will be provided to the Board in December 2025.

Supervisor Masney asked how future legal expenses (extraordinary charges related to litigation) would be projected. Mr. Wodraska responded that extraordinary expenses such as lawsuits or unforeseen weather events, are the toughest to address. The goal is to find an assessment that falls in line with expenses but no more or less.

Supervisor Lewis commented that the other challenge was that while the current assets are being maintained, the District is also expanding and while we think we know what those costs are today, they may be different at the time of actual construction and all the while, land being developed and subdivided hopefully creating more lots in hopes to have more taxpayers being assessed.

Supervisor Meisel stated that if you want to make an issue about assessments, there are thousands of residents getting a \$162 special assessment because this Board failed to acknowledge that a meeting was not properly noticed and could have remedied it then and there but since then, over \$1.5 Million in legal expenses had been generated, for what benefit. Chairman Luczynski stated that Supervisor Meisel was a very litigious person, and he has sued this Board three times in the last three or four years where he has led those lawsuits. Two are in the process of being settled, with prejudice.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley adopting Resolution No. 2025-18, approving the Fiscal Year 25/26 Final Budget and Unit 6 Irrigation Budget, as presented, with changes only to the District Proper budget for Supplies/Marketing/Consulting to be reflected at \$50,000, the Unit 3 budget for Insurance to be reflected at \$500, and no increase to the Well Availability Fee.

Upon being put to a vote, the **MOTION** carried 4 to 1 with Supervisor Meisel dissenting because of the imposition of a Unit 6 assessment.

## **2. Consider Resolution No. 2025-19 – Adopting a Fiscal Year 2025/2026 Assessment Roll**

Resolution No. 2025-19 was presented, entitled:

### **RESOLUTION 2025-19**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2025/2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2025-19, subject to the previous budget changes.

Supervisor Meisel stated that he was “leaving this circus” and left the meeting at approximately 2:12 p.m.

A **MOTION** was then made by Ms. Masney, seconded by Mr. Lewis closing the Public Hearing on the Fiscal Year 2025/2026 Final Budgets and Assessments.

### **3. Consider Fiscal Year 2025/2026 Direct Collection Agreement**

Ms. Whelan advised that this agreement provides an additional collection mechanism for undeveloped lands which are directly billed their special assessments. Entering into this agreement provides the District with greater protection in an unlikely event of default by a direct-billed landowner, as it allows the District to pursue foreclosure of its assessment lien based on both assessment and contract law principles. A separate agreement will be prepared for each direct-billed landowner.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the Fiscal Year 2025/2026 Direct Collection Agreement, as presented.

### **4. Consider Resolution No. 2025-20 – Adopting Goals and Objectives**

Resolution No. 2025-20 was presented, entitled:

#### **RESOLUTION 2025-20**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

During the 2024 state legislative session, HB 7013 passed, which provided that all special districts are now obligated to adopt goals and objectives, as well as performance, addressing whether they have met those goals and objectives, on an annual basis. The Board approved the goals, objectives, and performance measures at its September 12, 2024, meeting. The same goals, objectives, and performance measures are included in this year's resolution except for the 3, 5, and 10-year estimated budgets that were considered last year (Resolution 2024-21) and are due by December. The first report on goals and objectives will outline how successful the District was in meeting those goals and objectives and will be posted on the District website in December for the goals and objectives that the Board adopted on October 1, 2024.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Lewis and passed unanimously adopting Resolution No. 2025-20, as presented.

### **5. Consider Resolution No. 2025-21 – Adopting a Fiscal Year 2025/2025 Meeting Schedule**

Resolution No. 2025-21 was presented, entitled:

#### **RESOLUTION NO. 2025-21**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

It was noted that the Sarasota County School Board schedule for spring break is March 16-20 and does not conflict with the District's annual meeting schedule. Each monthly meeting is individually advertised, and if needed, dates can change from this annual meeting schedule.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2025-21, as presented.

## **6. Consider Appointment of Audit Committee**

Mr. Crosley reported that the previously approved auditor, PAAST CPA & Consultants, recently reached out to staff and indicated that their audit partner, Richard Tandoc, who was the audit partner for their governmental sector had left the company. Because of his departure, they will not be able to continue with the audit for FY 2025. This situation puts the District back in the position it was in last October with the need to run through the Request for Proposals for Annual Audit Services' process. This committee being appointed is the first step of that process. The Board previously appointed each of the Supervisors as the audit committee. There was Board agreement that the four Supervisors still in attendance would serve as the Audit Committee and consist of Chairman Luczynski and Supervisors Lewis, Masney and Buckley.

Ms. Whelan clarified that PAAST was able to finalize the District's FY 2024 audit prior to Mr. Tandoc's departure.

A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney and passed unanimously appointing the Board's Supervisors as the Audit Committee.

## **H. UNIT OF DEVELOPMENT NO. 1**

### **1. Public Hearing – Revised Plan of Improvements – Unit 1**

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously opening the Public Hearing on the Revised Plan of Improvements for Unit 1.

#### **a. Proof of Publication**

Proof of publication was presented which showed the notice of the Public Hearing on the Revised Plan of Improvements for Unit 1 had been published in the *Sarasota Herald-Tribune* on August 1, 2025, and August 8, 2025, as legally required.

#### **b. Receive Public Comment on Revised Plan of Improvements**

There was no public comment on the Revised Plan of Improvements for Unit 1.

A **MOTION** was then made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously closing the Public Hearing on the Revised Plan of Improvements for Unit 1.

#### **c. Consider Resolution No. 2025-22 – Approving Revised Plan of Improvements**

Resolution No. 2025-22 was presented, entitled:

**RESOLUTION 2025-22**

**[UNIT NO. 1 2025 BOUNDARY AMENDMENT]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT ADOPTING THE REVISED PLAN OF IMPROVEMENTS FOR UNIT OF DEVELOPMENT NO. 1 RELATIVE TO THE AMENDMENT OF THE BOUNDARY OF SUCH UNIT; ADOPTING THE REVISED ASSESSMENT REPORT OF BENEFITS RELATIVE TO THE AMENDMENT OF THE BOUNDARY OF SUCH UNIT; APPROVING THE BENEFIT CALCULATION FOR THE DISTRICT'S SERIES 2017 BONDS; PROVIDING FOR THE RECISSION OF PRIOR DEBT ASSESSMENT RESOLUTIONS AND THE REALLOCATION OF SERIES 2017 DEBT ASSESSMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Whelan advised that this was the second and final public hearing held in connection with the revised plan of improvements relative to the addition of properties within Unit 1 previously approved by the Board (i.e., Boca Royale East, the Taylor Morrison entry roadway, and the future West Villages Parkway roadway). The resolution adopts the revised plan of improvements and assessment report for Unit 1, which are attached as Exhibit A and B, respectively; approves the benefit calculation for the Series 2017 Bonds contained within the revised assessment report; and re-allocates the 2017 debt assessments in accordance with the revised report.

A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney and passed unanimously adopting Resolution No. 2025-22, as presented.

**2. Consider License Agreement with Sarasota County Sheriff's Office Regarding Use of Grand Lake**

Mr. Crosley reported that he was contacted by Sgt. Prummell, Supervisor of the SCSO dive team, inquiring about the use of the Grand Lake for the team's training. This agreement will allow them to use the lake, which is subject to providing adequate notices of the dates they will use the lake. The existing licensees have signed off on the form of license agreement and staff is seeking approval with the condition that if there are any potential changes, which are acceptable to District Counsel, this agreement can be finalized and then executed by the SCSO and the District Chairman.

A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney and passed unanimously approving the License Agreement with Sarasota County Sheriff's Office regarding the use of Grand Lake.

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

**1. Consider Ratification of Settlement Agreement for Assessment Litigation**

Ms. Whelan explained that this settlement agreement expresses the agreed upon terms by which the parties settled the lawsuit *Jeffrey O'Sullivan, et al., v. West Villages Improvement District*, Case No. 2023-CA-007165 as approved by the Board at a prior meeting. To date, all of the terms of the settlement agreement have been complied with and the litigation has been dismissed with prejudice.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously ratifying the Settlement Agreement for the assessment litigation, as presented.

**J. UNIT OF DEVELOPMENT NO. 6**

**1. Public Hearing – Irrigation Rules**

**a. Proof of Publication**

**b. Receive Public Comment on Irrigation Rates**

**c. Consider Resolution No. 2025-23 – Approving Irrigation Rates**

This item was addressed earlier in the Board meeting.

**K. UNIT OF DEVELOPMENT NO. 13**

**1. Consider Resolution No. 2025-24 – Designating Unit of Development No. 13**

Resolution No. 2025-24 was presented, entitled:

**RESOLUTION 2025-24**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT DESIGNATING “WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 13;” SETTING A HEARING ON THE APPROVAL AND CONFIRMATION OF THE ESTABLISHMENT OF SUCH UNIT; PROVIDING FOR RECORDATION OF THIS RESOLUTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Whelan explained that order for the District to issue Bonds in connection with the Project within the boundaries of the proposed Unit 13, the District will establish the lands in question as its own separate Unit within the District. This resolution sets a hearing on the establishment of Unit 13. The public hearing will occur at the Regular Board Meeting in September. The petition requesting establishment is attached to the Resolution as an exhibit.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2025-24, as presented, setting the Public Hearing for September 11, 2025.

**2. Consider Preliminary Master Assessment Methodology Report**

Mr. Wodraska presented the Preliminary Master Assessment Methodology for Unit of Development No. 13 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. Wodraska confirmed that that assessments are fairly and reasonably allocated to the benefitting properties.

Mr. Wodraska 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 Mr. Buckley, seconded by Mr. Lewis and passed unanimously approving the Preliminary Master Assessment Methodology Report, in substantial form.

### 3. Consider Preliminary Master Engineer's Report

Mr. Licari presented the Engineer's Preliminary Master Plan of Improvements, which consists of approximately 215 acres and will be made up of three residential developments of single family units that will be constructed in two phases. He indicated that most of the development permits had been obtained, and the cost estimates include all of the public infrastructure necessary for the development and are reasonable for a project of this scope.

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

### 4. Consider Resolution No. 2025-25 – Declaring Master Special Assessments

Resolution No. 2025-25 was presented, entitled:

#### RESOLUTION 2025-25

**A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT DECLARING SPECIAL ASSESSMENTS RELATIVE TO UNIT OF DEVELOPMENT NO. 13 WITHIN THE DISTRICT; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

This resolution declares the District's intent to levy and collect assessments to fund improvements, as described in the Master Engineer's Report. The assessments will be made in proportion to the benefits received as set forth in the District's Master Special Assessment Methodology Report.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Lewis and passed unanimously adopting Resolution No. 2025-25, as presented.

### 5. Consider Resolution No. 2025-26 – Setting a Public Hearing on Master Special Assessments

Resolution No. 2025-26 was presented, entitled:

#### RESOLUTION 2025-26

**A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON OCTOBER 9, 2025, AT 1:00 P.M. AT THE CHAMBERS OF THE CITY OF NORTH PORT, 4970 CITY HALL BOULEVARD, NORTH PORT, FLORIDA 34286 FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 13 IN ACCORDANCE WITH CHAPTERS 170 AND 197, FLORIDA STATUTES, AND CHAPTER 2004-456, LAWS OF FLORIDA.**

Ms. Whelan explained that this resolution sets a public hearing for October 9, 2025, for the purpose of hearing public comments and objections to the proposed assessments in connection with the master bonds.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2025-26, setting the Public Hearing for October 9, 2025.

**6. Consider Resolution No. 2025-27 – Authorizing Bond Validation**

Resolution No. 2025-27 was presented, entitled:

**RESOLUTION NO. 2025-27**

**A RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$85,200,000 WEST VILLAGES IMPROVEMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 13), IN ONE OR MORE SERIES; APPROVING THE FORM OF A MASTER TRUST INDENTURE; APPOINTING A TRUSTEE, REGISTRAR AND PAYING AGENT; APPROVING A CAPITAL IMPROVEMENT PROGRAM; AUTHORIZING THE COMMENCEMENT OF VALIDATION PROCEEDINGS RELATING TO THE BONDS; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Wilhelm noted that this resolution authorizes the District to proceed with validation of not to exceed \$85,200,000 in Capital Improvement Revenue Bonds, approves the form of the Master Trust Indenture, and designates US Bank as Trustee. This sets the maximum amount of debt that can be issued in subsequent bond issuances in connection with this master trust indenture.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2025-27, as presented.

**7. 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 13 project, the District must enter into an agreement with an underwriter. This is an agreement with FMSBonds for underwriting services in connection with these proposed bonds. FMSBonds 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 FMSBonds, as presented.

**8. Consider Stantec Work Authorization No. 56 Engineer's Report, Bond Requisition Review and Site Inspections**

Mr. Licari explained that this work authorization from Stantec pertains to the engineering services Stantec has rendered/expects to render in connection with the Unit 13 bonds, including preparing the engineer's reports/plan of improvements, various activities associated with the submission of requisitions for bond proceeds, site inspections and expenses related thereto.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the Stantec Work Authorization No. 56 Engineer's Report, Bond Requisition Review and Site Inspections, as presented.

**L. ATTORNEY-CLIENT SESSION RELATIVE TO LITIGATION**

The Notice of Attorney-Client Session was published in the *Sarasota Herald Tribune* on August 12, 2025, as legally required.

Ms. Whelan asked 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 well as *David Fernstrum v. West Villages Improvement District* in the Circuit Court for the Twelfth Judicial Circuit in and for Sarasota County, Case No. 2023 CA 007416 SC and as the District's attorney, she was requesting at this public meeting advice from the Board 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-client session will be transcribed by a court reporter.

Chairman Luczynski stated, I hereby announce the commencement of the private attorney-client session. The estimated length of the session is 30 minutes. The names of the persons who will be attending the session are: Board of Supervisors' Members: John Luczynski, Steve Lewis, Tom Buckley and Christine Masney; District Counsel: Lindsay Whelan and Joseph Brown; District Manager: William Crosley and Court Reporter: Michael Stumpf. At this time, the Board will go into a private session and the public Zoom/audio call will be temporarily recessed during the shade session. We will resume the public board meeting after the attorney-client session has concluded, at which time the Zoom/audio call will be restarted and District staff will post a notice on the District website that the shade session has concluded. The attorney-client session is hereby 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 Michael Stumpf 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.*

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.

**M. ADMINISTRATIVE MATTERS**  
**1. District Engineer**

Mr. Licari had nothing further to report.

**2. District Attorney**

Ms. Whelan stated that since the last meeting, HB 4061 was approved by the Governor on June 24<sup>th</sup> and is effective immediately as of that date.

She further discussed that in urbanization litigation, a settlement offer has been received from the plaintiffs and has been reviewed by the Board Members during the attorney client session.

A <b>MOTION</b> was made by Mr. Lewis, seconded by Mr. Buckley unanimously approving accepting the Plaintiffs' settlement offer.
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Ms. Whelan went on to state that relative to the irrigation litigation, the following updates have occurred since the last meeting:

- i. Judge Carroll's final order on the Motion for Summary Judgment (MSJ) was filed where he ultimately entered the Magistrate's recommended order, which denied our MSJ in part and granted it in part, and essentially found that for the purposes of summary judgment any purported cure was not retroactive and was only prospective. He also ruled that that any purported Sunshine Law violation had no effect on the enforceability of the Water Supply Agreement with the Ranch Entities.
- ii. The District is still awaiting a ruling on the District's Motion for Protective Order Due to Unauthorized Client Contacts between Board Supervisor John Meisel and GPPOA Attorney Joseph Herbert.
- iii. The GPPOA had previously served discovery on the District in December 2024, which the District timely objected to. The GPPOA attorney reached out to litigation counsel nine (9) days before the recent pre-trial discovery deadline and renewed its request for discovery, to which the District renewed its well-founded objections. The GPPOA last week filed a Motion to Extend the Discovery Deadline which will be heard on September 15<sup>th</sup> at 9 AM. and a Motion to Compel Discovery.
- iv. A settlement offer has been received from the Plaintiffs and has been reviewed by the Board Members during a shade session.

Chairman Luczynski responded that the settlement offer received by the GPPOA was the first olive branch received in three years to resolve this matter. The District attorney will provide a response letter to the GPPOA attorney based on Board discussions during the attorney-client session that hopefully can be used to resolve this matter.

Chairman Luczynski also stated that it has bothered him for three years that this fight started over \$4.17 a month per home and when it is all said and done it will take the average homeowner 150-200 years to compensate for that expense. Chairman Luczynski also stated they he was looking forward to the upcoming Workshop Meeting with the GPPOA board members on maintenance matters as a positive step forward of communication by both parties.

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

Mr. Wilson reported that at the request of Supervisor Meisel, he had received estimates to add lighted "Yield" signs at the roundabout located at West Villages Parkway and Renaissance Boulevard. After discussion, it was determined that this topic would be discussed at the Workshop so the GPPOA board could have some input before any action was taken.

### **4. District Manager**

Mr. Crosley reported that a Workshop Meeting between the District and the GPPOA board would be scheduled and legally advertised so the District Board could meet and discuss the current maintenance agreement, amendments to the maintenance agreement, the paving of District owned lands within Gran Paradiso, and access gates. This meeting will be coordinated with the GPPOA board so they can attend as well. A date, time, and location will be announced at the September meeting.

Mr. Crosley also noted that notice of conditional renewal letter was just received from the District insurance carrier, Florida Insurance Alliance, regarding the Public Officials Liability policy. The letter states that the policy may be renewed at terms and conditions that differ from those contained in the expiring policy and that changes may include but are not limited to, an increase in premium, an increase in deductible, a reduction in limits and/or changes to, or elimination of, certain coverages. He explained that the District's current insurance provider is wary of insuring the District with a Public Officials Liability policy due to the flurry of recent litigation against the District and its supervisors. He reported that he is working with our insurance company as well as several other vendors to try to find a policy, otherwise the District will have to self-insure.

The next meeting is scheduled for September 11, 2025, at 10:00 a.m.

### **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 3:45 p.m. on a **MOTION** made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously.

Wm. Crady

Secretary/Assistant Secretary

J. Lee

Chair/Vice Chair

WEST VILLAGES IMPROVEMENT DISTRICT

SIGN-IN SHEET

MEETING DATE: August 21, 2025

Please print your name & address below.

Print Name <u>LEGIBLY</u>	Address/Company
Michael Fleury	Gran Paradiso
Bob Reiss	Gran Paradiso
Ava Orther	Gran Paradiso
SAL BACLO	Gran Paradiso
Bill Kelly	Gran Paradiso
JAY/ELANNE NICKS	20472 CRISPWAY GP
Paul Maloney	Islandwalk
Jim Cranston	GP
TOM D'SAVE	ISLAND WALK
BOB RADSON	ISLAND WALK
Jim Fogarty	Island Walk
PAUL HALE	Renaissance

# 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 SETION.

NAME: BOB RANSOM RANSOM

AGENDA ITEM NUMBER: G1

RELATING TO: BUDGET

**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.