

**WEST VILLAGES IMPROVEMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
OCTOBER 9, 2025**

A. CALL TO ORDER

The October 9, 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 October 1, 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 via phone

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 were: Michelle Krizen & Andrew Karmeris of Special District Services, Inc.; Cynthia Wilhelm of Nabors, Giblin & Nickerson and Hillary Kobe, the Court Reporter.

D. DISCUSSION REGARDING PUBLIC DECORUM AT BOARD MEETINGS

Chairman Luczynski asked District Manager William Crosley to 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. August 21, 2025, Public Hearing & Regular Board Meeting

The minutes of the August 21, 2025, Public Hearing & Regular Board Meeting were presented for Board consideration.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the minutes of the August 21, 2025, Public Hearing & Regular Board Meeting, as presented.

2. September 11, 2025, Audit Committee Meeting

The minutes of the September 11, 2025, Audit Committee Meeting were presented for Board consideration.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Lewis and passed unanimously approving the minutes of the September 11, 2025, Audit Committee Meeting, as presented.

3. September 11, 2025, Public Hearing & Regular Board Meeting

The minutes of the September 11, 2025, Public Hearing & Regular Board Meeting were presented for Board consideration.

A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney and passed unanimously approving the minutes of the September 11, 2025, Public Hearing & Regular Board Meeting, as presented.

G. GENERAL DISTRICT MATTERS

1. Consider Audit Committee Recommendation

Mr. Crosley reminded the Board that a request for proposals had been advertised for any audit firms who wished to provide audit services to the District for fiscal year 2025 with four additional optional annual renewals. Proposals were received from Grau and Associates and Richie Tandoc P.A. After discussion by the Board regarding the audit committee rankings, it was determined that the Board would accept the audit committee recommendation and engage with Richie Tandoc P.A. for audit services for FY 2025.

2. Consider Dewberry Revised Work Authorization No. 2026-1 – GIS Master System Monitoring and Updating

Mr. Crosley presented the Dewberry Work Authorization No. 2026-1– GIS Master System Monitoring and Updating which is a renewal for fiscal year beginning October 1, 2025, and runs through September 20, 2026, for an amount not to exceed of \$20,000. There were no questions from the Board Members.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the Dewberry Revised Work Authorization No. 2026-1 – GIS Master Systems Monitoring and Updating for the fiscal year ending September 30, 2026, for an amount not to exceed \$20,000, as presented.

3. Consider Dewberry Revised Work Authorization No. 2026-3 – General Engineering Coordination

Mr. Crosley presented the Dewberry Work Authorization No. 2026-3 – General Engineering Coordination, which is a renewal for fiscal year beginning October 1, 2025, and runs through September 20, 2026, with an amount not to exceed of \$20,000. There were no questions from the Board Members.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Lewis and passed unanimously approving the Dewberry Revised Work Authorization No. 2025-4 – General Engineering Coordination for the fiscal year ending September 30, 2025, in an amount not to exceed \$20,000, as presented.

4. Consider Ground Lease Agreement for District Facility

Ms. Whelan reminded the Board that the office building currently being used by the District will be demolished in the coming months. This ground lease is for a temporary office site that will be used until a long term solution has been identified, designed, and constructed. It is expected that the temporary location and rental of the temporary office trailer will be approximately three years, which is the initial term of the ground lease. The temporary office trailer will have connections to potable water and sanitary sewer lines.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the Ground Lease Agreement for a District office facility, as presented.

H. UNIT OF DEVELOPMENT NO. 1
1. Public Hearing – Development Review Rates
a. Proof of Publication

A **MOTION** was then made by Mr. Lewis, seconded by Mr. Luczynski and passed unanimously opening the Public Hearing on Development Review Rates.

Proof of publication was presented which showed the notice of the Public Hearing had been published in the *Sarasota Herald-Tribune* on October 1, 2025, as legally required.

b. Receive Public Comment on Development Review Rates

There was no public comment on the Development Review Rates.

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

c. Consider Resolution No. 2025-31 – Approving Development Review Rates

Resolution No. 2025-31 was presented, entitled:

RESOLUTION 2025-31

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT MAKING CERTAIN FINDINGS; APPROVING, RATIFYING, AND CONFIRMING EXISTING PERMIT AND DEVELOPMENT REVIEW RATES ADOPTED IN PRIOR RATE ADOPTION RESOLUTIONS AND THE PRIOR IMPOSITION AND COLLECTION THEREOF; APPROVING PERMIT AND DEVELOPMENT REVIEW RATES, FEES, AND CHARGES;

PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Ms. Whelan explained that this resolution adopts increases in development review rates which provides sufficient revenues to meet expenses and provide services within the boundaries of the District. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

Mr. Licari discussed that applications for Right of Way use require a performance bond in the amount of the construction costs related to the projects being requested and that these rates are increasing by 5% from previously approved rates.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2025-31, as presented.

I. UNIT OF DEVELOPMENT NO. 6

1. Consider Dewberry Revised Work Authorization No. 2026-4 – Master Irrigation/Reclaimed Systems Coordination and Modeling

Mr. Crosley presented the Dewberry Revised Work Authorization No. 2026-4 – Master Irrigation/Reclaimed Systems Coordination and Modeling, which is a renewal for fiscal year beginning October 1, 2025, and runs through September 30, 2026, with an amount not to exceed \$40,000. There were no questions from the Board Members.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously approving the Dewberry Revised Work Authorization No. 2026-4 – Master Irrigation/Reclaimed Systems Coordination and Modeling for the fiscal year ending September 30, 2026, with an amount not to exceed \$40,000, as presented.

2. Consider Kimley Horn Work Authorization No. 3 – Amendment No. 5 for Professional Services for Regulatory Assistance Services for Reuse Distribution System FDEP Permit

Mr. Crosley presented Kimley Horn Work Authorization No. 3 Amendment No. 5 for Professional Services for Regulatory Assistance Services for Reuse Distribution System FDEP Permit, which is a renewal for fiscal year beginning October 1, 2025, and runs through September 30, 2026, with an amount not to exceed \$100,000. It was noted that Kimley Horn has been providing these services since the wastewater treatment plant was operational and this type of reporting was required.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the Work Authorization No. 3 – Amendment No. 5 for Professional Services for Regulatory Assistance Services for Reuse Distribution System FDEP Permit for the fiscal year ending September 30, 2026, with an amount not to exceed \$100,000, as presented.

J. UNIT OF DEVELOPMENT NO. 7

1. Consider Ratification of Assessment Overpayment Agreement with Casto and Manasota Beach Ranchlands

Ms. Whelan presented the agreement with Casto and Manasota Beach Ranchlands and explained that after a staff audit review, it was realized that the Casto parcel inadvertently received a prior over assessment in the amount of approximately \$26,000 and the Manasota Beach Ranchlands parcel received an under assessment by the same commensurate amount. Once this error was identified, in lieu of going through a cumbersome Tax Collector's process dictated by Chapter 197, Florida Statutes, the parties agreed that Manasota Beach Ranchlands would provide payment directly to Casto.

A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney and passed unanimously ratifying the Assessment Overpayment Agreement with Casto and Manasota Beach Ranchlands, as presented.

K. UNIT OF DEVELOPMENT NO. 11

1. Consider Matters Related to Series 2025 Bonds

a. Consider Preliminary Supplemental Engineer's Report

Ms. Whelan reminded the Board that last year, they had approved the designation of Unit of Development No. 11. The community will be called Boca Royale at Wellen Park.

Mr. Licari presented the Unit of Development No. 11 Preliminary Supplemental Engineer's Report and explained that the subject area was for Phase 1A, which encompasses 177 acres that includes public improvements for potable water, wastewater, drainage for stormwater, and earthwork for 259 units. 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 if the project costs in the report were for all the entirety of Unit of Development No. 11, or just for Phase 1. Mr. Licari responded those costs were only for Phase 1A.

Supervisor Meisel then referred to the \$4,000,000 cost for wastewater and \$2,000,000 cost for potable water and inquired if the next phases would have similar line items. Mr. Licari responded they would, that these were public improvements for water and wastewater serving the lands within Phase 1A, which are known as neighborhood-specific improvements. Supervisor Meisel asked how Unit 11 was getting the water and wastewater to the City of North Port plants. Mr. Licari explained that Englewood Water District would supply the potable water and receive wastewater, not the City of North Port.

A **MOTION** was made by Mr. Lewis, seconded by Ms. Masney and passed unanimously approving the Preliminary Supplement Engineer's Report, in substantial form.

b. Consider Preliminary Supplemental Assessment Methodology Report

Mr. Karmeris presented the Unit of Development 11 Preliminary Supplemental Assessment Methodology Report and explained the allocation across the benefited properties. He indicated that the assessments as shown were fairly and reasonably allocated to the benefitting properties. There were no questions from the Board members.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Lewis approving the Preliminary Supplemental Assessment Methodology Report, in substantial form. Upon being put to a vote, the **MOTION** carried unanimously.

c. Consider Resolution No. 2025-32 – Delegation Resolution

Resolution No. 2025-32 was presented, entitled:

RESOLUTION NO. 2025-32

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. 11), SERIES 2025 (ASSESSMENT AREA ONE) (THE "SERIES 2025 BONDS"), AS A SINGLE SERIES OF BONDS UNDER THE MASTER TRUST INDENTURE IN ORDER TO FINANCE THE ASSESSMENT AREA ONE 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 ASSESSMENT AREA ONE 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 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 \$20,000,000; 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.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed adopting Resolution No. 2025-32, as presented.

d. Consider Forms of Ancillary Financing Agreements

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

Ms. Whelan explained that these agreements related to the upcoming Unit 11 bond issuance and were in similar form as the Board had previously approved for other bond issuances. These agreements protect the District relative to the issuance, ensuring the project will 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. There were no questions from the Board.

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

L. UNIT OF DEVELOPMENT NO. 13

1. Consider Matters Related to Series 2025 Bonds

a. Consider Final Master Engineer's Report

Mr. Licari presented the Final Master Engineer's Report and indicated that there were no changes from this report that the Board previously approved in August. Ms. Whelan explained that this is for Unit of Development No. 13 and bonds that will be issued are related to undeveloped land that does not affect any existing homeowners. There were no questions from the Board.

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

b. Consider Final Master Assessment Methodology Report

Mr. Karmeris presented the Final Master Assessment Methodology Report and indicated that this was the same report that the Board had approved in August, with no changes. There were no questions from the Board.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the Final Master Assessment Methodology Report, as presented.

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

c. Public Hearing – Master Assessments

- **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 12, 2025, and September 19, 2025, as legally required.

- **Receive Public Comment on Master Assessments**

There was no public comment regarding Master Assessments.

A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney and passed unanimously closing the Public Hearing on Master Assessments.

- **Consider Resolution 2025-33 – Levying and Imposing Master Assessments**

Ms. Whelan presented Resolution No. 2025-33, entitled:

RESOLUTION 2025-33

A RESOLUTION AUTHORIZING THE DISTRICT'S SERIES 2025 PROJECT FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY WITHIN UNIT OF DEVELOPMENT NO. 13 OF THE DISTRICT SPECIALLY BENEFITED BY SUCH SERIES 2025 PROJECT TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170 AND 197, FLORIDA STATUTES, AND CHAPTER 2004-456, LAWS OF FLORIDA, AS AMENDED; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE CAPITAL IMPROVEMENT REVENUE BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES AND OTHER EXEMPT ENTITIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

Ms. Whelan explained that this resolution will levy the master assessment lien for the entirety of the capital improvement plan for Unit 13 over those lands. A supplemental resolution will be brought back to impose the lien imposed for each future bond issuance. There were no questions from the Board.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2025-33, as presented.

d. Consider Preliminary Supplemental Assessment Methodology Report

Mr. Karmeris presented the Preliminary Supplemental Assessment Methodology Report for Unit 13, assessment area one- Village K which includes 146 townhome units. He indicated that the assessments as shown were fairly and reasonably allocated to the benefitting properties. There were no questions from the Board.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the Preliminary Supplemental Assessment Methodology Report, as presented.

- **Consider Resolution No. 2025-34 – Delegation Resolution**

Resolution No. 2025-34 was presented, entitled:

RESOLUTION NO. 2025-34

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. 13), SERIES 2025 (ASSESSMENT AREA ONE) (THE "SERIES 2025 BONDS"), AS A SINGLE SERIES OF BONDS UNDER THE MASTER TRUST INDENTURE IN ORDER TO FINANCE THE ASSESSMENT AREA ONE 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 ASSESSMENT AREA ONE 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 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 \$3,000,000; 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.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously adopting Resolution 2025-34, as presented.

e. Consider Forms of Ancillary Financing Agreements

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

Ms. Whelan presented the substantial forms of the ancillary financing agreements and indicated that these were the same forms approved by the Board in previous bond issuances and that they protect the District's interests. There were no questions from Board members.

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

M. ATTORNEY-CLIENT SESSION RELATIVE TO LITIGATION

1. Proof of Publication

Proof of publication was presented which showed the notice of the Attorney-Client Session Relative to Litigation had been published in the *Sarasota Herald-Tribune* on October 1, 2025, as legally required.

Ms. Whelan asked that the court reporter 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 was 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. At this time, the Board will go into private session and the public 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 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 via telephone at 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 status of the litigation and settlement matters.

N. ADMINISTRATIVE MATTERS

1. District Engineer

Mr. Licari reported that FDOT was performing a project along the US 41 corridor where they are recapturing the roadway encroachment from turf/weeds and some irrigation damages have occurred. District staff is in communication with FDOT to address all repairs once that project has been completed.

2. District Attorney

Ms. Whelan reported that the irrigation litigation trial had been re-set for March 23, 2026. In addition, a settlement counteroffer had been received from the Gran Paradiso Property Owners Association (GPPOA)

which was discussed by the Board during its attorney client session, and inquired if there was any desired action on that topic.

Chairman Luczynski stated that during the attorney client session substantial progress was made but that there was more work to do on one issue. Each of the Supervisors indicated to the Chairman that they were all on the same page.

3. District Operations' Manager

Mr. Wilson reported that there was a sidewalk repair project underway along West Villages Parkway and US 41, which should be completed within the next 30 days.

4. District Manager

Mr. Crosley reported that the next scheduled meeting was October 22, 2025, at the Public Safety Building located at 19555 Preto Boulevard at 1:00 PM and that the Board would primarily be addressing bond-related matters, and November 13, 2025, at the City of North Port Chambers' Room at 1:00 PM.

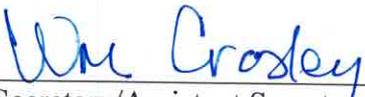
The District policy was renewed effective October 1, including Public Officials Liability that was required to go out to market with an unfortunate increase of approximately \$6,000 driven by the ongoing exposure to multiple litigation cases filed against the District.

O. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

P. ADJOURNMENT

There being no further business to address, the Regular Board Meeting was adjourned at 2:42 p.m. on a **MOTION** made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously.


Secretary/Assistant Secretary


Chair/Vice Chair

