

**WEST VILLAGES IMPROVEMENT DISTRICT  
CONTINUED SPECIAL BOARD MEETING  
(FROM NOVEMBER 24, 2025)  
DECEMBER 3, 2025**

**A. CALL TO ORDER**

The Continued Special Board Meeting of December 3, 2025, (continued from November 24, 2025) of the West Villages Improvement District (“WVID” or the “District”) was called to order at 1:00 p.m. at 12260 Everglow Drive Suite C 4, Venice, Florida 34293.

**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 November 4, 2025.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of the following Supervisors constituted a quorum, and it was in order to proceed with the meeting:

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

District Manager	William Crosley	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

**D. UNIT OF DEVELOPMENT NO. 13**

**1. Consider Matters Related to Series 2025 Bonds**

**a. Consider Final Supplemental Assessment Methodology Report**

Mr. Crosley reported that this Final Supplemental Assessment Methodology Report was the same report that the Board had approved in October, only reflecting the final bond size of \$2,145,000 with an interest rate of 5.37% that will provide \$1,877,309 in construction funds. Ms. Whelan asked Mr. Crosley if, based on the updated final report and the final bond sizing, he believed that the assessments were fairly and reasonably allocated to the benefited properties within the Unit 13 boundary. Mr. Crosley responded that he did.

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

**b. Consider Resolution No. 2025-44 – Supplemental Assessment Resolution**

Ms. Whelan presented Resolution No. 2025-44, entitled:

**RESOLUTION 2025-44**

**A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S CAPITAL IMPROVEMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 13), SERIES 2025 (ASSESSMENT AREA ONE); CONFIRMING THE DISTRICT'S PROVISION OF INFRASTRUCTURE IMPROVEMENTS AND CONFIRMING A MASTER ENGINEER'S REPORT; CONFIRMING AND ADOPTING A SUPPLEMENTAL ASSESSMENT REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING SERIES 2025 BONDS; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2025 SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE**

Ms. Whelan explained that this resolution imposes the assessment lien on the Series 2025 bonds in the Unit 13 project by adopting the final Supplemental Assessment Methodology Report and allocates those assessments to the 2025 Assessment Area.

A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney and passed unanimously adopting Resolution No. 2025-44, as presented.

**E. ADMINISTRATIVE MATTERS**  
**1. District Manager**

Mr. Crosley reported that the next meeting was scheduled for January 8, 2026, at 1:00 PM at 12260 Everglow Drive, Venice, Florida 34293, and wished the Supervisors and staff a happy holiday season.

**F. BOARD MEMBER COMMENTS**

There were no further comments from the Board Members.

**G. ADJOURNMENT**

There being no further business to come before the Board, a **MOTION** was made by Mr. Buckley, seconded by Ms. Masney and passed unanimously adjourning the meeting at 1:09 p.m.

  
Secretary/Assistant Secretary

  
Chair/Vice Chair