

**WEST VILLAGES IMPROVEMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 13, 2025**

**A. CALL TO ORDER**

The November 13, 2025, Regular Board Meeting of the West Villages Improvement District (“WVID” or the “District”) was called to order at 1:02 p.m. in the Chambers Room at 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 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	Present in person

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

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

Chairman Luczynski read aloud the Public Decorum Policy.

**E. COMMENTS FROM THE PUBLIC ON ALL AGENDA ITEMS**

Bill Kelly, President of the Gran Paradiso Property Owners Association, commented that WVID staff members Manager William Crosley, Operations Manager Kyle Wilson, Engineer Giacomo Licari had been very good partners in recent months. Mr. Kelly also stated that he and the current Gran Paradiso Property Owners Association Board of Directors had worked hard to foster a good working relationship with the WVID staff and he hopes that this relationship continues in this positive manner in the future.

**F. APPROVAL OF MINUTES**

**1. September 24, 2025, GPPOA Workshop Meeting**

The minutes of the September 24, 2025, GPPOA Workshop 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 September 24, 2025, GPPOA Workshop Meeting, as presented.

## **2. October 9, 2025, Audit Committee Meeting**

The minutes of the October 9, 2025, Audit Committee Meeting were presented for Board consideration.

A **MOTION** was made by Ms. Masney, seconded by Mr. Buckley and passed unanimously approving the minutes of the October 9, 2025, Audit Committee Meeting, as presented.

## **3. October 22, 2025, Regular Board Meeting**

The minutes of the October 22, 2025, 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 October 22, 2025, Regular Board Meeting, as presented.

### **G. GENERAL DISTRICT MATTERS**

#### **1. Consider Resolution No. 2025-36 – Adopting a Fiscal Year 2024/2025 Amended Budget**

This item will be considered at the November 24, 2025 special Board meeting.

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

#### **1. Consider Resolution No. 2025-37 – Confirming District’s Extension of Prequalification of Certain Construction and Maintenance Contractors**

Mr. Crosley presented Resolution No. 2025-37, entitled:

#### **RESOLUTION 2025-37**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT CONFIRMING THE DISTRICT’S EXTENSION OF THE PREQUALIFICATION OF CERTAIN CONSTRUCTION AND MAINTENANCE CONTRACTORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Crosley explained that this resolution extends the prequalification for Ajax Paving, The Demoya Group, Frederick Derr & Company, Woodruff & Sons, Shipp’s Excavating, Brightview Landscape Services, Hoover Pumping Systems, and Juniper Landscaping of Florida, through May 19, 2027, subject to an additional 2-year extension.

AMC Contracting will be extended through March 14, 2027, subject to an additional 2-year extension.

Artistree Landscape Maintenance and Design, Impact Landscaping, Sunny Grove Landscaping, Yellowstone Landscaping, Aquagenix, Cross Creek Environmental, Eco Logical Services, are valid until October 10, 2027, subject to an additional 2-year extension.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2025-37, as presented.

**I. UNIT OF DEVELOPMENT NO. 2**

**1. Consider Resolution No. 2025-38 – Ratifying Staff's Actions Relative to Thomas 167 Property Delinquent Assessment Settlement Matters**

Resolution No. 2025-38 was presented, entitled:

**RESOLUTION 2025-38**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SETTLEMENT AGREEMENT RELATIVE TO DELINQUENT ASSESSMENTS SECURING THE WEST VILLAGES IMPROVEMENT DISTRICT (NORTH PORT, FLORIDA) SPECIAL ASSESSMENT BONDS SERIES 2019A-2 (UNIT OF DEVELOPMENT NO. 2); RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE TRANSACTION CONTEMPLATED THEREIN; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Whelan explained that the Board had previously approved a form of settlement agreement entered into with the affiliate of the master developer, Mattamy Thomas Ranch LLC, who purchased the property known as Thomas 167, which is the only delinquent parcel in the District post-recession from 2008-2009. Through the settlement agreement, the outstanding taxes and District assessments on the property have been brought current and also a prepayment was made on additional bonds that are outstanding, but have not yet come due, which was all contemplated in the settlement agreement. She applauded all parties involved for coming to the table and negotiating this workout for the benefit of the District, and stated that the District's audit finding relative to the default is now able to be removed in future fiscal years.

This resolution ratifies, confirms and approves all actions of the District in effectuating the transaction that recently closed on October 31, 2025.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2025-38, as presented.

**J. UNIT OF DEVELOPMENT NO. 3**

**1. Consider Resolution No. 2025-39 - Authorizing RFP for Roadway Resurfacing**

Mr. Licari presented Resolution No. 2025-39, entitled:

**RESOLUTION 2025-39**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT APPROVING REQUEST FOR PROPOSAL DOCUMENTS FOR THE DISTRICT'S**

**ROADWAY RESURFACING PROJECT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Licari explained the purpose of the resolution was to approve the request for proposals to be received from the already pre-qualified contractors and evaluation criteria that the Board will consider for construction, labor, materials and equipment necessary to mill, resurface and restripe approximately 40,100 SY of asphalt pavement on Renaissance and Prestigio Boulevards located within the District's Gran Paradiso development. Proposals will be considered at the January Board meeting.

WVID staff will communicate with the Gran Paradiso Property Owners Association so they can coordinate with the District's selected contractor to see if the POA's needed road resurfacing projects can coincide with the District's project and potentially reduce costs.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Meisel and passed unanimously adopting Resolution No. 2025-39, as presented.

**2. Discussion Regarding GPPOA Settlement Matters**

Chairman Luczynski stated that both parties and their attorneys were working together in hopes that a settlement would be brought to the Board soon. Conversations continue and are moving in the right direction.

**K. UNIT OF DEVELOPMENT NO. 7**

**1. Consider Resolution No. 2025-40 - Ratifying Bonds**

Resolution No. 2025-40 was presented, entitled:

**RESOLUTION 2025-40**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ISSUANCE OF THE WEST VILLAGES IMPROVEMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 7), SERIES 2025 (VILLAGE G-1B PHASE 3); RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE ISSUANCE AND CLOSING OF THE WEST VILLAGES IMPROVEMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 7), SERIES 2025 (VILLAGE G-1B PHASE 3); DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Whelan explained that this was the standard resolution that the Board adopts after issuing bonds as it ratifies staff's actions, executing certificates and closing documents. This issuance is for a Unit 7 neighborhood bond that is called the Brightmore community.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2025-40, as presented.

**L. UNIT OF DEVELOPMENT NO. 10**  
**1. Consider Matters Related to Series 2025 Bonds**  
**a. Consider Final Supplemental Engineer's Report**

Mr. Licari reported that there were no changes to this Final Supplemental Engineer's Report from the Preliminary First Supplemental Engineer's Report that the Board had approved on September 11, 2025.

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

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

Mr. Wodraska presented the Unit of Development No. 10 Final Supplemental Assessment Methodology Report, noting that this report was almost identical to the report approved by the Board in September with the only difference being that it was updated with the final bond sizing figures. Each of the tables were explained in the report. The bond size amount is \$8,360,000, producing a construction fund of \$7,739,040 at an interest rate of 5.37%

Ms. Whelan asked Mr. Wodraska, based on the updated final report and the final bond sizing, if he believed that the assessments were fairly and reasonably allocated to the benefited properties within the Unit 10 boundary. Mr. Wodraska responded that he did.

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

**c. Consider Resolution No. 2025-41 – Supplemental Assessment Resolution**

Resolution No. 2025-41 was presented, entitled:

**RESOLUTION 2025-41**

**UNIT OF DEVELOPMENT NO. 10 - SERIES 2025 BONDS**

**(ASSESSMENT AREA TWO PROJECT)**

**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. 10), SERIES 2025 (ASSESSMENT AREA TWO); CONFIRMING THE DISTRICT'S PROVISION OF INFRASTRUCTURE IMPROVEMENTS AND CONFIRMING A MASTER ENGINEER'S REPORT; CONFIRMING AND ADOPTING A SUPPLEMENTAL 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 noted that this resolution imposes the assessment lien on the Series 2025 bonds in the Unit 10 project by adopting the final Supplemental Engineer's Report and the final First Supplemental Assessment Methodology Report and allocates those assessments to the 2025 Assessment Area.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2025-41, as presented.

**M. UNIT OF DEVELOPMENT NO. 11**

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

**a. Consider Final Supplemental Engineer's Report**

Mr. Licari reported that there were no changes to this Final Supplemental Engineer's Report from the preliminary first Supplemental Engineer's Report that the Board had previously approved on October 9, 2025.

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

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

Mr. Wodraska presented the Unit of Development No. 11 Final Supplemental Assessment Methodology Report, noting that this report was almost identical to the report approved by the Board in October with the only difference being that it was updated with the final bond sizing figures. Each of the tables were explained in the report. The bond size amount is \$17,325,000 at 4.75% and will produce \$15,639,580 in construction funds.

Ms. Whelan asked Mr. Wodraska, based on the updated final report and the final bond sizing, if he believed that the assessments were fairly and reasonably allocated to the benefited properties within the Unit 11 boundary. Mr. Wodraska responded that he did.

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

**c. Consider Resolution No. 2025-42 – Supplemental Assessment Resolution**

Resolution No. 2025-42 was presented, entitled:

**RESOLUTION 2025-42**

**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. 11), SERIES 2025 (ASSESSMENT AREA ONE); CONFIRMING THE DISTRICT'S PROVISION OF INFRASTRUCTURE IMPROVEMENTS AND CONFIRMING A SUPPLEMENTAL 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 advised that this was the supplemental assessment resolution that actually allocates the assessments based on the final bond sizing in accordance with the Supplemental Assessment Methodology Report. There were no questions from the Board Members.

A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney and passed unanimously adopting Resolution No. 2025-42, as presented.

**N. UNIT OF DEVELOPMENT NO. 13**

It was noted that Unit 13 matters would be considered at the November 24, 2025 special Board meeting

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

There was no need for an Attorney-Client Session Relative to Litigation at this time.

**P. ADMINISTRATIVE MATTERS**

**1. District Engineer**

Mr. Licari reported that staff was proceeding with the installation of the Boca Royale East pump where the District would have an agreement with Shipps Excavating, Inc. and Hoover Pumping Systems for pump station construction services and improvements. The agreement contemplates an estimated percentage cost share between the District (10%) and the Unit 11 developer (90%).

**2. District Attorney**

There was no report from Ms. Whelan at this time.

**3. District Operations' Manager**

Mr. Wilson reported that he would bring to the next meeting a proposed set of dog park and playground policies for Board consideration. If approved, these rules will be posted at all District playground and dog park areas.

**4. District Manager**

Mr. Crosley reported that on January 9, 2026, at 8:00 p.m. Master Pyro Display LLC will furnish a fireworks display capping off the Luminescence Festival event and that the cost would be funded by the Master Developer since the expense is unbudgeted.

The next meetings are scheduled for November 24, 2026, at 1:00 PM and the location will be City of North Port Public Safety Building at US 41/Preto Boulevard, and the January 8, 2026, 1:00 PM meeting at the City of North Port Chambers room.

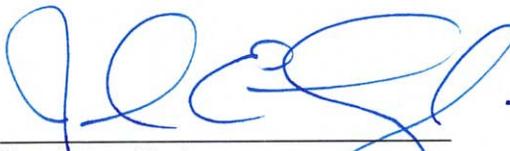
**Q. BOARD MEMBER COMMENTS**

Supervisor Meisel asked about the flashing "Yield" sign at the roundabout on West Villages Parkway and Renaissance Boulevard. There was consensus of the Board to move forward with the installation of the advanced warning "Yield" signs at the north and south bound lanes of West Villages Parkway.

**R. ADJOURNMENT**

There being no further business to come before the Board, the Meeting was adjourned at 1:48 p.m. on a **MOTION** made by Mr. Lewis, seconded by Ms. Masney and passed unanimously.

  
Secretary/Assistant Secretary

  
Chair/Vice Chair

