

**WEST VILLAGES IMPROVEMENT DISTRICT
SPECIAL BOARD MEETING
NOVEMBER 24, 2025**

A. CALL TO ORDER

The November 24, 2025, Special Board Meeting of the West Villages Improvement District (“WVID” or the “District”) was called to order at 1:00 p.m. in the North Port Public Safety Building located at 19555 Preto Boulevard, Venice, Florida 34293.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed the notice of the Special Board Meeting had been published in the *Sarasota Herald-Tribune* on November 17, 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 Manager	Michelle Krizen	Special District Services, Inc.
District Operations Manager	Kyle Wilson	Special District Services, Inc.
District Counsel	Joseph Brown	Kutak Rock LLP
District Engineer	Giacomo Licari	Stantec

Also presented were the following:

Court Reporter – Dominigue Stuart

D. DISCUSSION REGARDING PUBLIC DECORUM AT BOARD MEETINGS

The reading of the public decorum policy was waived by the Chairman.

E. COMMENTS FROM THE PUBLIC ON ALL AGENDA ITEMS

There were no public comments on all agenda items.

F. GENERAL DISTRICT MATTERS

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

Mr. Crosley presented Resolution No. 2025-36, entitled:

RESOLUTION NO. 2025-36

**A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT
ADOPTING AN AMENDED FISCAL YEAR 2024/2025 BUDGET.**

Mr. Crosley discussed the amended budget and the Board Members had no questions.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2025-36, as presented.

G. UNIT OF DEVELOPMENT NO. 1

1. Consider Resolution No. 2025-43 – Adopting Dog Park and Playground Policies

Mr. Crosley presented Resolution No. 2025-43, entitled:

RESOLUTION 2025-43

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
WEST VILLAGES IMPROVEMENT DISTRICT APPROVING
REVISED DOG PARK AND PLAYGROUND POLICIES;
PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN
EFFECTIVE DATE.**

Mr. Crosley explained that any newly adopted policies would be updated on any existing signage. There were no questions from the Board Members.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2025-43, as presented.

H. UNIT OF DEVELOPMENT NO. 3

1. Discussion Regarding GPPOA Settlement Matters

This item was deferred to after Agenda Item J.

I. UNIT OF DEVELOPMENT NO. 13

1. Consider Matters Related to Series 2025 Bonds

a. Consider Final Supplemental Assessment Methodology Report

The Unit 13 matters were pushed to a continuation of this meeting scheduled for December 3, 2025.

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

J. ATTORNEY-CLIENT SESSION RELATIVE TO LITIGATION

Proof of publication was presented which showed the Notice of Attorney-Client Session had been published in the *Sarasota Herald-Tribune* on November 17, 2025.

Mr. Crosley 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 the District's Attorney, Joseph Brown advised the Board that at this public meeting he desired advice concerning the litigation. Notice was 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 WVID Supervisors, the District's Legal Counsel, the District's Chief Administrative Officer and Court Reporter Dominique Stuart. The attorney-session will be transcribed by a court reporter, and the court reporter was already set up.

Chairman Luczynski announced the commencement of the private attorney-client session. Chairman Luczynski stated that the estimated length of the session was 30 minutes. The names of the persons who will attend the session are Board of Supervisors Members: John Luczynski, Steve Lewis, Tom Buckley, and Christine Masney. In addition, District Counsel Joseph Brown, District Manager William Crosley, and Court Reporter Dominique Stuart. At this time, the Board will go into private session and the public audio call will be temporarily recessed during the shade session. The public Board meeting will resume after the attorney-client session has concluded, at which time the audio call will be restarted and District staff will post a notice on the WVID website that the shade session had concluded. The attorney-client session was hereby commenced.

All members of the public were asked to leave the meeting room, and the public audio call was ended.

Members of the public were invited back into the meeting room and the public audio call was resumed. Chairman Luczynski announced that at this time the attorney-client session had been terminated, and the Board was ready to proceed with the rest of the agenda for the public portion of the meeting and asked the court reporter to cease transcription.

Once the Board concluded the attorney client session, a **MOTION** was made by Mr. Buckley approving the Settlement Agreement in substantial form, and further authorizing the Chairman to execute a finalized version of the Settlement Agreement. The **MOTION** was seconded by Mr. Lewis and the **MOTION** carried unanimously.

K. ADMINISTRATIVE MATTERS

1. District Engineer

Mr. Licari had nothing further to report.

2. District Attorney

There was no report from District Counsel at this time.

3. District Operations' Manager

There was no report from Mr. Wilson at this time.

4. District Manager

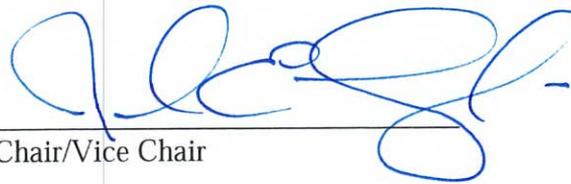
Mr. Crosley stated that this meeting would be continued to 1:00 p.m. on December 3, 2025, at 12260 Everglow Drive, Suite C- 4, North Port, Florida 34287.

L. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

The meeting was continued to 1:00 p.m. on December 3, 2025, at 12260 Everglow Drive, Suite C- 4, North Port, Florida, 34287.


Secretary/Assistant Secretary


Chair/Vice Chair

