

**WEST VILLAGES IMPROVEMENT DISTRICT  
REGULAR BOARD MEETING  
JANUARY 8, 2026**

**A. CALL TO ORDER**

The January 8, 2026, Regular Board Meeting 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, FL 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 December 30, 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            | 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                         |

Also presented was Erica Klevers of DCMC Partners.

**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**

Paul Maloney provided comments regarding recent lawsuit settlements which are attached to these minutes.

Rich Bando noted that the GPPOA would conduct road resurfacing on private roads in February and suggested that the District and GPPOA coordinate those efforts with its upcoming project. Mr. Bando also stated that he wanted to thank the District staff for help and support of the first irrigation system inspection that occurred and stressed how good it was that everyone worked together for this first inspection and that additional inspections would continue in preparation of the hopeful and eventual water use permit modification that would allow irrigation water to flow in the community again.

**F. APPROVAL OF MINUTES**

**1. November 13, 2025, Regular Board Meeting**

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the minutes of the November 13, 2025, Regular Board Meeting, as presented.

**2. November 24, 2025, Special Board Meeting**

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the minutes of the November 24, 2025, Special Board Meeting, as presented.

**3. December 3, 2025, Continued Special Board Meeting**

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the minutes of the December 3, 2025, Continued Special Board Meeting, as presented.

**G. UNIT OF DEVELOPMENT NO. 1**

**1. Consider Agreement Relative to WWTAP ERC Reimbursement**

Ms. Whelan noted that the District previously constructed the wastewater treatment plant (WWTP) which was funded by the master developer because the District, at the time of construction, did not have the funds on hand for that construction, subject to reimbursement from a combination a bond proceeds and Equivalent Residential Connections (ERCs) assignments pursuant to a separate utility agreement also with the City of North Port. She furthered that District staff and the master developer have been tracking the bond proceed and ERC reimbursements to ensure that the master developer was not inadvertently over-compensated for the cost of constructing the WWTP, and in 2025 the developer was fully compensated for the funds it had provided to the District for the construction of the wastewater treatment plant but pursuant to the relevant utility agreement with the City, continued to receive ERCs and will continue to receive ERCs in the future in excess of that construction cost. To ensure that the master developer is not compensated over and above what they funded for the construction, the District has prepared this agreement with the master developer whereby they will transmit, immediately, the value of any excess ERCs received in 2025 to the District, and on a quarterly basis going forward the master developer will continue to transmit the value of those ERCs to the District. That money will be held in a segregated account and used for future construction or expansion of water treatment plants or wastewater treatment plants pursuant to that original utility agreement. Ms. Whelan went on to explain that this agreement also contemplates that in the future if the master developer, pursuant to the terms of that utility agreement, elects to construct infrastructure on the District's behalf, that it will be subject to reimbursement partly from those segregated funds or partly from any future bond issuances that the Board may elect to do.

Chairman Luczynski commented that the District would start seeing costs trickle in pursuant to the utility agreement with the Peace River Water Authority for the additional 2,000,000 gallons per day of source water and asked that those costs all be accounted for. Chairman Luczynski also commented that the latest master plan update determined that it was time to begin the engineering for the wastewater treatment plant expansion which process will occur this year.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the agreement relative to WWTP ERC reimbursement, in substantial form.

## **2. Consider Ratification of Agreement for Roof Replacement**

This agreement ratifies actions that was started by District staff to repair District owned monument roofs that were damaged by Hurricane Milton. The cost of the roof repair and replacements is \$46,995 which includes all materials and labor. The needed repairs and replacements being made are included in the FEMA submission where the District is seeking reimbursement for the insurance deductible. Materials that are being used are required to be similar in kind, however changes in color have been approved. Future painting of the monuments is also being considered.

A **MOTION** was made by Mr. Buckley, seconded by Ms. Masney and passed unanimously ratifying the agreement for roof replacement in the amount of \$46,995, as presented.

## **H. UNIT OF DEVELOPMENT NO. 3**

### **1. Discussion Regarding Proposal for Roadway Resurfacing Project**

Mr. Licari reported that back in November the District had sent a request for proposals from its existing pre-qualified contractors for the resurfacing of the portion of the District roads within the Gran Paradiso community. On December 28, 2025, the bids were opened and the lone bid received was from Ajax Paving Industries of Florida LLC in the amount of \$829,330.75. Mr. Licari stated that it was disappointing to only receive one bid but after reviewing the cost of the bid it was encouraging to see an approximate 30% reduction from the last bid for the same scope of work that had been received.

Chairman Luczynski stated that he was certain the residents in Gran Paradiso would be happy to hear about that and asked when the work could begin. Mr. Licari stated that after contacting Ajax they said the work could begin sometime in February. Chairman Luczynski asked if the projects that the District and the GPA were separately planning could be coordinated to limit exposure of ongoing roadwork to the residents. Mr. Crosley stated that efforts were made in communications with the Gran Paradiso POA to utilize the same contractor for both projects however, the POA made a determination to use a different contractor rather than Ajax.

### **2. Consider Resolution No. 2026-01 – Awarding Roadway Resurfacing Project**

Resolution No. 2026-01 was presented, entitled:

#### **RESOLUTION 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT REGARDING THE AWARD OF A CONSTRUCTION CONTRACT; 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. 2026-01, as presented.

### **3. Consider Ratification of SWCA Agreement for Water Use Permit Modification**

SWCA will collaborate with representatives of the District to modify Water Use Permit (WUP) No. 20-3872.026 to add irrigated acres associated with the Gran Paradiso residential development into the scope of the WUP. The cost of the modification will not exceed \$12,000, which will be paid from Unit 3 funds.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously ratifying the SWCA Agreement for the Water Use Permit Modification, as presented.

**I. UNIT OF DEVELOPMENT NO. 6**

**1. Consider Ratification of Well 83 Electrical Services Construction Agreement**

Mr. Licari stated that this agreement with Bravo Site Works LLC for electrical services was to connect permanent power to Weld Number 83. The cost of the electrical service for this agreement will not exceed \$20,188.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously ratifying the Well 83 Electrical Services Construction Agreement, as presented.

**2. Consider Dewberry Work Authorization 2026-5 for Updates to Irrigation Model and Master Plan Update**

Dewberry Engineers Inc. submitted this Work Authorization to provide the following updates and services for the Master Irrigation/Reclaim System for the District. These services are pursuant to the current agreement as follows: Master Irrigation System Model Update not to exceed \$62,000, Water Use Reporting Automation and Intelligence Dashboard not to exceed \$42,000, Master Irrigation System Pump Design and Connection Reviews not to exceed \$15,000 and Master Irrigation System Automation Evaluation not to exceed \$18,000.

Mr. Cranston asked if the salinity levels were being tracked from the well withdrawals. There was discussion regarding District operations related to water testing and salinity.

Chairman Luczynski commented that District Engineers were working with the City of North Port to determine the cost to direct roughly 1.8 million gallons per day of reclaimed water that is sent down a deep injection well where it is lost forever. The goal would be to direct the water to the District for irrigation, which would put reclaimed water at equal to or more than what is withdrawn from wells, and would allow for the mixing of water in the large irrigation ponds using less well water, which usually has significantly more salinity.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously authorizing the Dewberry Work Authorization 2026-5 for updates to irrigation model and master plan update, as presented.

**3. Consider SWCA Agreement for General Irrigation Implementation Services**

Mr. Crosley advised that this was an annual renewal with SWCA for collaboration with representatives of the District to provide General Hydrogeologic and Irrigation Program Services not to exceed \$65,000 through the 2025/2026 calendar year.

A **MOTION** was made by Mr. Luczynski, seconded by Mr. Lewis and passed unanimously approving the SWCA Agreement for General Irrigation Implementation Services for an amount not to exceed \$65,000 for the 2025/2026 calendar year, as presented.

**J. UNIT OF DEVELOPMENT NO. 9**

**1. Consider Ratification of Cost-Share Agreement Relative to Roadway Construction Services**

Mr. Licari noted that the developer was constructing a turn lane on West Villages Parkway at the western entrance of the Everly community. As a combination of the project it goes along with some long term District roadway widening, the traffic analysis engineer determined that a four lane roadway would not be necessary on the portion of West Villages Parkway south of the Wellen Park Golf and Country Club. With that in mind and in conjunction with the left turn lane project, the District will install a barrier curb around the median portion of the roadway and update the landscaping with the more permanent look similar to the work that was performed last year on Preto Boulevard. With this cost share agreement the District will be able to capitalize on the reduced pricing ability of Wellen Park Construction, LLLP. The District costs for this agreement is estimated at \$59,669 for the curb work. This project will be funded through already collected impact fees received from the City of North Port. There will be additional landscape expenses to the District not included in this agreement that are outside the scopes of this agreement.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously ratifying the Cost-Shre Agreement relative to Roadway Construction Services, as presented.

**K. UNIT OF DEVELOPMENT NO. 10**

**1. Consider Resolution No. 2026-02 – Ratifying Bonds**

Resolution No. 2026-02 was presented, entitled:

**RESOLUTION 2026-02**

**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 CAPITAL IMPROVEMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 10), SERIES 2025 (ASSESSMENT AREA TWO); 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 CAPITAL IMPROVEMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 10), SERIES 2025 (ASSESSMENT AREA TWO); 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 advised that in late 2025, the District closed on its Unit of Development 10 Series 2025 bonds. This resolution ratifies all of staff's actions and signing of all of the closing certificates and other documents that were previously approved by the Board.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2026-02, as presented.

**L. UNIT OF DEVELOPMENT NO. 11**

**1. Consider Resolution No. 2026-03 – Ratifying Bonds**

Resolution No. 2026-03 was presented, entitled:

**RESOLUTION 2026-03**

**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 CAPITAL IMPROVEMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 11), SERIES 2025 (ASSESSMENT AREA ONE); 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 CAPITAL IMPROVEMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 11), SERIES 2025 (ASSESSMENT AREA ONE); 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 advised that in late 2025, the District closed on its Unit of Development 11 Series 2025 bonds. This resolution ratifies all of staff's actions and signing of all of the closing certificates and other documents that were previously approved by the Board.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2026-03, as presented.

**M. UNIT OF DEVELOPMENT NO. 13**  
**1. Consider Resolution No. 2026-04 – Ratifying Bonds**

Resolution No. 2026-04 was presented, entitled:

**RESOLUTION 2026-04**

**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 CAPITAL IMPROVEMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 13), SERIES 2025 (ASSESSMENT AREA ONE); 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 CAPITAL IMPROVEMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 13), SERIES 2025 (ASSESSMENT AREA ONE); 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 advised that in late 2025, the District closed on its Unit of Development 13 Series 2025 bonds. This resolution ratifies all of staff's actions and signing of all of the closing certificates and other documents, that were previously approved by the Board.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2026-04, as presented.

**N. ADMINISTRATIVE MATTERS**

### **1. District Engineer**

Mr. Licari had nothing further to report.

### **2. District Attorney**

Ms. Whelan advised that the GPPOA/Lennar litigation and the GPPOA/master developer litigation had both been dismissed with prejudice. The GPPOA/WVID settlement agreement that the Board approved has been fully executed and the litigation stayed pursuant to the terms of the settlement agreement. District staff is working behind the scenes with the GPPOA collaboratively to make sure that once funds have been received pursuant to the settlement agreement, the District is in a position to timely submit the water use permit application to the Southwest Florida Water Management District.

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

Mr. Wilson advised that the new advanced warning signs on West Villages Parkway (4) that flash yellow to indicate the upcoming roundabout were in transit and would be installed once received. In addition, the new temporary District office trailer will be operational sometime before the end of January. Currently the only hold up from moving in is the electrical power connection. The location is near the new high school (i.e., River Road/Manasota Beach Road).

Supervisor Lewis noted that the landscaping along West Villages Parkway looked poor. A prescheduled meeting with Brightview Landscape Services is scheduled for January 29, 2026, to discuss landscaping issues. Staff concurred and stated they were aware of the issues and have been working with Brightview on its performance, and that they would be prepared to discuss the matter further, along with recommendations, at the February Board meeting.

### **4. District Manager**

Mr. Crosley reported that the next meeting was scheduled for 1:00 p.m. on February 12, 2026, at the City Hall Chambers Room.

Mr. Wodraska reported that Stefan Molnar had been promoted within to Assistant District Manager and acknowledged Stefan's work over the years. Mr. Wodraska also reported that an additional hire had been made. Austin Dunn was hired for the Operations Staff, more specifically to irrigation work.

## **O. BOARD MEMBER COMMENTS**

Ms. Masney stated that due to severe drought conditions and direction from the City of North Port Fire Department, the planned fireworks display would not occur. A future date for the display was being planned.

## **P. ADJOURNMENT**

There being no further business to be addressed by the Board, the January 8, 2026, Regular Board Meeting was adjourned at 1:57 p.m. on a **MOTION** made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously.

  
Secretary/Assistant Secretary

  
Chair/Vice Chair

# 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: Rich Bardo

AGENDA ITEM NUMBER: Item # 5H

RELATING TO: Irrigation

**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.

# WEST VILLAGES IMPROVEMENT DISTRICT

## SPEAKER'S FORM

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TO ENSURE YOUR NAME IS CALLED FOR THE CORRECT AGENDA ITEM PLEASE COMPLETE THIS SETION.

NAME: Paul Maloney  
AGENDA ITEM NUMBER: General Comment on Settlement  
RELATING TO: Irrigation Water

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Good afternoon, my name is Paul Maloney, from Islandwalk

It is gratifying to see that the following lawsuits:

- Irrigation Water
- Resident Representation
- Special Assessment and
- De-annexation

Have finally been resolved in favor of the West Villages Improvement District and the City.

Each of these lawsuits had three things in common:

First, they were all frivolous.

Second, through social media and a compliant press, misinformation was spread to the community.

Third, these lawsuits cost the City, the District, the County, individuals and businesses millions of dollars in defense costs. Costs we will all have to share.

I would like to offer my special thanks to Attorney Whalen for your wise counsel and to Mr. Buckley, Ms. Masney, Chairman Luczynski and Mr. Lewis for your dedication and service to this Board during this unprecedented period of disruption.

You each faced allegations of misconduct, disparaging your reputations. Yet, you carried on.

I would also like to thank the new Gran Paradiso Board for negotiating a settlement and recognizing "...the defamatory and unfounded statements..." made against each of you and then offering a public apology.

Thankfully, the wrong done to you as individuals has been acknowledged in public and in writing.

I would also like to thank the Gran Paradiso Intervention team, who raised the necessary funds to join the litigation and help stop it.

The false allegations underlying each of these lawsuits and the mendacity of the individuals who brought these lawsuits has finally been exposed.

I note with special interest that Section 4 of the Settlement Agreement expressly excludes six Gran Paradiso residents from the General Release.

I hope these individuals recognize the significance of this exclusion and its potential implications.

Thank you, again, for your time, consideration and dedication to serving on this Board.