

**WEST VILLAGES IMPROVEMENT DISTRICT  
REGULAR BOARD MEETING  
FEBRUARY 12, 2026**

**A. CALL TO ORDER**

The February 12, 2026, Regular Board Meeting of the West Villages Improvement District (“WVID” or the “District”) was called to order at 1:00 p.m. at the Commission Chambers, 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 February 3, 2026, as legally required.

**C. ACCEPT RESIGNATION OF CHRISTINE MASNEY**

Mr. Crosley discussed that subsequent to the January Board meeting, staff had received a resignation letter from Christine Masney, which is included in the agenda package.

**D. CONSIDER APPOINTMENT TO BOARD SEAT NO. 4**

A motion was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously appointing Trevor Storm to Seat #4, which term expires in June 2027. There were no comments from public.

**E. 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	Trevor Storm	Present in person
Supervisor	John Meisel	Present in person

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	Lindsay Whelan	Kutak Rock LLP
District Engineer	Giacomo Licari	Stantec

Also present were Stefan Molnar of Special District Services, Inc.; and David Kelly of SWCA Environmental Consultants.

**F. ELECTION OF OFFICERS**

- Chairman

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously electing John Luczynski as the District's Chairman.

- Vice Chairman

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously electing Steve Lewis as the District's Vice Chairman.

- Secretary/Treasurer

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously electing William Crosley as the District's Secretary/Treasurer and Todd Wodraska as Assistant Treasurer.

## **G. DISCUSSION REGARDING PUBLIC DECORUM AT BOARD MEETINGS**

Chairman Luczynski read aloud the public decorum policy.

## **H. COMMENTS FROM THE PUBLIC ON ALL AGENDA ITEMS**

Mr. Bando stated that he could not say enough good things about the support from West Villages Improvement District regarding the manual inspection of the irrigation system that has not run since March 2025. The wet check inspections are being performed to ensure the system is operating efficiently. With the help from GP POA's irrigation contractor and over 100 resident volunteers, everyone is working well together.

## **I. APPROVAL OF MINUTES**

### **1. January 8, 2026, Regular Board Meeting**

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley approving the minutes of the January 8, 2026, Regular Board Meeting, as presented. Upon being put to a vote, the **MOTION** carried 4 to 1 with Mr. Meisel abstaining because he stated he was not in attendance at that meeting.

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

### **1. Consider Ratification of Park Restroom Cleaning Services Agreement**

This agreement with Westwood Interior Cleaning, Inc. is recommended for Board approval for ongoing restroom maintenance. These restrooms are located at the new playground next to Fire Station 87, and the trail head bathrooms located at the current eastern terminus of Playmore Road. Compensation for these services is \$65.00 per visit for each interior cleaning and \$95.00 per visit for each exterior cleaning. The planned frequency for interior cleaning is 4 times per week for the playground and twice a week for the trail head, however trail head service will not begin until sometime in March. Exterior cleaning will be as needed. Expenses for this service were considered in the current fiscal year budget. The term of this agreement will be from February 1, 2026, through January 31, 2031, unless terminated earlier by either party in accordance with the provisions of the agreement.

Summit Security will lock and unlock the facilities daily which are open dawn to dusk.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously ratifying the park restroom cleaning services agreement with Westwood Interior Cleaning, Inc., as presented.

**K. UNIT OF DEVELOPMENT NO. 3**

**1. Consider 2026 Gran Paradiso Infrastructure Management, Operation and Maintenance Agreement**

Mr. Crosley reported that there was a call regarding this agreement with District staff and the Chairman along with leadership from the Gran Paradiso Property Owners Association, Inc. (GPPOA) Board of Directors that lasted over 2 hours. The call involved a first pass at discussion and review of the agreement details. While the agreement was not reviewed in its entirety, so far it seems like both parties will be able to come to terms. Mr. Crosley thanked the GPPOA leadership for taking the time to review the agreement with staff and commented that the relationship between the WVID and the GPPOA is moving forward in a very positive way.

As everyone is aware, the District presently owns various systems, facilities and infrastructure or "District Improvements" within Gran Paradiso which require inspection, operation and/or maintenance services. They are located near Renaissance Boulevard, Prestigio Boulevard, and Galleria Boulevard, and generally include the following: asphalt maintenance (but not resurfacing), curbs and gutters, inlets, drainage pipes, and associated signage, sidewalks, and streetlights, the main entry gatehouse feature improvements, wetland/preserve/conservation area property, stormwater management ponds and improvements, gopher tortoise preserve property, landscaping, hardscaping, irrigation and the multi modal walking trail improvements. There currently is an agreement originally signed in 2008, and amended through 2014, which is the current agreement being used today.

This 2026 agreement allows the District and the Association to clarify the parties' responsibilities and rescind prior agreements. This agreement does not include the back entry gate improvements as these improvements are owned, operated and maintained by the Association. In addition, this agreement does not include the drainage canals. There is a map of the District property, and a scope of services for the improvements. Staff is seeking Board approval for this agreement in conceptual form, and to allow the Chairman and staff to make any necessary changes that can result in a fully executed agreement by both parties.

Mr. Meisel stated he desired for the agreement to be tabled until it was in final form.

Ms. Whelan stated that this agreement was long overdue for the need to be updated. The prior agreement was very vague, and staff has worked very hard on the form of the agreement and had a very extensive call with the GPPOA and believed that the agreement was very close on concepts and felt that the final version would not be much different from the agreement in the agenda package and it was the Board's determination whether to approve today in substantial form.

Supervisor Lewis stated that he understood a substantial change to mean if there were changes that changed the character of the agreement it would be brought back to the Board for consideration, but if a word is changed for clarity or other non material provisions, the Chairman and staff have the latitude to make that change. Some types of discussion for changes could be explained as frequencies of inspection and reporting, not material matters such as indemnification.

Chairman Luczynski asked if GPPOA President Kelly would like to make any comment. GPPOA Bill Kelly said that the call was very productive and he concurred that at this point the parties are mostly fine tuning procedural and reporting issues. He stated that the new agreement was pretty much the same as what has been in place currently in terms of the GPPOA's responsibility of maintenance and material terms.

What he took from the new agreement is that we are mostly changing reporting requirements and processes and refining scope.

Chairman Luczynski asked if his opinion was consistent with staff in that there is general concurrence on material terms of the agreement, and now the parties are mostly just working out the details? Mr. Kelly indicated that was correct.

A **MOTION** was made by Mr. Meisel to table this vote until the Agreement has been fully completed before the Board votes on it. The **MOTION** failed for the lack of a second.

A **MOTION** was made by Mr. Lewis approving the agreement in substantial form with the understanding that if there is a significant deviation on material terms, it will come back to the Board, but otherwise the Chairman and staff can finalize and execute same. Mr. Buckley seconded and the **MOTION** carried unanimously.

## **L. UNIT OF DEVELOPMENT NO. 6**

### **1. Discussion Regarding Southwest Florida Water Management District (SWFWMD) Phase 2 Water Shortage**

Chairman Luczynski stated that with the new irrigation restrictions enacted by Southwest Florida Water Management District (SWFWMD), he asked WVID consultant David Kelly from SWCA Environmental Consultants to attend the meeting to help answer questions from the Board and those in attendance on the restrictions. Chairman Luczynski also asked that Mr. Kelly contact SWFWMD to schedule a meeting to review the Modified Phase II water restrictions to be sure that the District's understanding, and Mr. Kelly's understanding, is 100% in concert with SWFWMD and their restrictions. Chairman Luczynski also stated that it would be a good time to have a discussion with SWFWMD because the application to modify the District's Water Use Permit was submitted on 02/11/26 to add Gran Paradiso back onto the permit.

Mr. Kelly explained the SWFWMD restrictions that began 02/08/26 and run through July 1, 2026. Key points discussed for landscape irrigation were: if conditions continue, SWFWMD can extend the restrictions; irrigation schedules will be reduced from 2 days per week to 1 day a week with only one water window per day allowed.

The length of the run time for each zone is not regulated, but SWFWMD does make recommendations for how long a zone runs based off of best management practices (sometimes too much water is as bad as not enough) for things like runoff or oversaturation of the ground. It is critical to reserve water resources every day, but especially during this very dry period. He stated that everyone should review the SWFWMD website to become familiar with all of the restrictions and recommendations.

Mr. Kelly noted that these restrictions do not affect the WVID allocations. Supervisor Meisel inquired whether it is fair to say that WVID has never received any communication of over usage from the SWFWMD in WVID's history. Mr. Kelly confirmed that to-date, the WVID has not received communication by SWFWMD of overuse.

Chairman Luczynski stated that we do not in any shape or form want to jeopardize the 50-year water use permit which is one of only two 50-year permits issued by SWFWMD (the other to Peace River Water Authority). This permit is very valuable and to be held dearly. This Board should never allow actions that could jeopardize the permit.

Mr. Kelly went on to explain that the declared water shortage does not affect the permit approval process and that SWFWMD has statutory timeline requirements to process applications.

Mr. Meisel inquired whether the water use permit modification will bring Gran Paradiso back within the boundary? Mr. Kelly responded that the modification application discussed earlier in the meeting will bring Gran Paradiso back into the irrigation program of the West Villages Improvement District. Mr. Crosley clarified that in order to stay within the current parameters of the permit, the manual inspections of the entire irrigation system (i.e., wet checks) that are being performed within Gran Paradiso are being completed by having water delivered by a truck, and so Gran Paradiso is not using the District's irrigation water for these operational checks, and that any water used for wet checks passes through a meter so it can be determined that the exact amount used does not exceed the amount delivered.

Mr. Kelly went on to answer various questions of members of the public. He specifically addressed:

- A grow-in cycle of new plantings is allowed, but this is a point for clarification that will be discussed at the meeting with SWFWMD for additional details.
- Zones programmed for 40 minutes once per week cannot be split into 20 minutes two days per week. It was suggested that grow-in cycles be identified by a threshold amount of plantings to eliminate residents from planting two or three plants and irrigating those zones daily for 30 days, calling it a "grow-in." This is also a point for clarification during the meeting with SWFWMD.
- New lawns that will be installed should not begin until the rainy season starts, as the drought period is the least opportunity for success of a newly installed lawn.

## **M. ADMINISTRATIVE MATTERS**

### **1. District Engineer**

Mr. Licari advised that the construction of Well 83 had begun and asked the Board to consider a change order for the site work being done by Bravo Site Works in the amount not to exceed \$10,000 for additional boring of 360-380 feet of conduit needed to complete the electrical run for energizing Well Site 83, which is a Unit 6 expense.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Storm and passed unanimously approving a change order for the site work being done by Bravo Site Works in the amount not to exceed \$10,000 for additional boring of 360-380 feet of conduit needed to complete the electrical run for energizing Well Site 83, which is a Unit 6 expense, as presented.

Mr. Licari also reported that after the opening of the playground near Fire Station 87 on the corner of Preto and Manasota Beach Road, there was a need to consider additional parking along Manasota Beach Road. Chairman Luczynski stated that Wellen Park would install the parking spaces with a hopeful reimbursement from the City of North Port from park improvement impact fees.

Supervisor Meisel thanked staff for the installation of the advanced warning signals on West Villages Parkway.

### **2. District Attorney**

Ms. Whelan reported that since the last meeting the District had received payment from the GPPOA for the past due irrigation invoices of approximately \$640,000, and since then, District staff has been working expeditiously to prepare the water use permit modification application that was submitted on February 11, 2026 to SWFWMD.

In addition, pursuant to the settlement agreement, the GPPOA held a community vote on whether or not to convey a parcel of land to the District. That vote was declined by the residents, which is fine from the District's perspective, and instead there will be a \$300,000 payment made imminently to WVID. She stated that because the land conveyance was voted down by the Gran Paradiso residents, the District will continue to look for a site for a permanent administrative building. Staff looks forward to continuing to work with the GPPOA on all matters of mutual interest, and there are many.

Ms. Whelan stated that after the last meeting several members of the public asked her about the status of the independent investigation into Supervisor Meisel's apparent inappropriate contact with the GPPOA's attorney, Joseph Herbert. As a status update, she had touched base with the independent law firm who was doing the investigation and they have completed a document review and are working on completing oral interviews and anticipate finalizing their findings and preparing a written report to the District soon, hopefully by the March meeting, but more likely in April.

Supervisor Meisel asked now that we have settlement on these cases, when was the District going to provide the transcripts of the shade sessions. Ms. Whelan responded that the case was still active and that the GPPOA still had not filed a dismissal so those transcripts were still exempt under the public records laws at this time.

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

Mr. Wilson reported that he had met with a gentleman named Dr. Joseph Peterson, who has a PhD in botany and plant science to potentially engage him for consultation and evaluation of the landscape contract scopes, and maintenance on the District rights-of-way such as West Villages Parkway, Preto Boulevard, Playmore Road, etc. A proposal has been requested for this type of consultation. Supervisor Lewis stated that he agreed with getting a third-party opinion.

### **4. District Manager**

Mr. Crosley thanked Christine Masney for her service to the WVID Board since July 2019 and also welcomed Supervisor Storm to the Board.

Mr. Crosley noted that the next meeting would be held March 12, 2026. There is a meeting date change for the pre-scheduled meeting of June 11, 2026, because of a conflict with a City of North Port Commission meeting. The new June meeting will be held on the next day, Friday, June 12, 2026 at 1:00 p.m. in the City of North Port Chambers Room.

## **N. BOARD MEMBER COMMENTS**

Supervisor Storm stated that he was looking forward to working with the District Board.

## **O. ADJOURNMENT**

There being no further business to be addressed by the Board, the February 12, 2026, Regular Board Meeting was adjourned at 1:50 p.m. on a **MOTION** made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously.

Wm Croxley

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 Bando

AGENDA ITEM NUMBER: #K

RELATING TO: Maintenance Agreement

**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.