

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

A. CALL TO ORDER

The March 12, 2026, Regular Board Meeting of the West Villages Improvement District (“WVID” or the “District”) was called to order at 1:02 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 March 2, 2026, as legally required.

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	Absent
Supervisor	Tom Buckley	Present in person
Supervisor	Trevor Storm	Present in person
Supervisor	John Meisel	Absent

District Manager	William Crosley	Special District Services, Inc.
Asst 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 was Stefan Molnar of Special District Services, Inc.

D. PUBLIC DECORUM POLICY

Chairman Luczynski waived the reading of the public decorum policy.

E. COMMENTS FROM THE PUBLIC ON ALL AGENDA ITEMS

There were no comments from the public.

Chairman Luczynski commented that he believed this was the first meeting since he was elected to the Board that there were no public comments or an agenda item related to Gran Paradiso.

F. APPROVAL OF MINUTES

1. February 12, 2026, Regular Board Meeting

A **MOTION** was made by Mr. Storm, seconded by Mr. Buckley and passed unanimously approving the minutes of the February 12, 2026, Regular Board Meeting, as presented.

G. UNIT OF DEVELOPMENT NO. 1

1. Consider Amended and Restated Gran Paradiso Lake Maintenance Agreement

This agreement includes updates for reporting responsibilities of Wellen Park LLLP to the District similar to the same requirements from the recently updated Gran Paradiso maintenance agreement approved last month by the Board and removes Market Way from Sunglow Boulevard to Wellen Park Boulevard from the developer responsibility.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Storm and passed unanimously approving the Amended and Restated Gran Paradiso Lake Maintenance Agreement in substantial form.

2. Consider Ratification of Agreement with Summit Security

This agreement with Summit Security is for the daily opening and closing of the gates and bathrooms located at Blue Heron Dog Park on River Road, the playground restrooms next to Fire Sation 87, the Oakheart Trailhead restroom, and Fetch Dog Park. Fees charged are \$35 per hour.

A **MOTION** was made by Mr. Storm, seconded by Mr. Buckley and passed unanimously ratifying the Agreement with Summit Security, as presented.

3. Consider Ratification of Cost Share Agreement for Pump Station Relocation

WVID is relocating Primary Irrigation Lake No. 1 Pump Station to facilitate development in Unit of Development No. 12. Developer costs for the actual relocation of the pump station will be \$94,907. The WVID portion will be \$105,000 to replace the filtration system that has reached its useful life while the pump station is disassembled and being relocated.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Storm and passed unanimously ratifying the Cost Share Agreement for the pump station relocation, as presented.

4. Consider Ratification of License Agreement with Sarasota National CDD for Stormwater Canal Maintenance Services

This license agreement will allow the District to enter upon the lands owned by Sarasota National to allow for a one time cleanup of Forked Creek that flows from the west of the WVID boundary and runs easterly through the District. The cleanup is to help ensure proper drainage flow as it enters the District and the cost of the project, \$24,500, will be funded by the Wellen Park LLLP since this is an unbudgeted cost.

A **MOTION** was made by Mr. Storm, seconded by Mr. Buckley and passed unanimously ratifying the License Agreement with Sarasota National CDD for stormwater canal maintenance services, as presented.

5. Consider CrossCreek Proposal for Canal Maintenance Services

This proposal is for the work to be provided by CrossCreek Environmental Inc. for the cleaning of Forked Creek in the amount of \$24,500.

A **MOTION** was made by Mr. Storm, seconded by Mr. Buckley and passed unanimously approving the CrossCreek proposal in the amount of \$24,500 for canal maintenance services for Forked Creek, as presented.

6. Consider Funding Agreement for Canal Maintenance Services

This agreement provides for a reimbursement by Wellen Park LLLP to the WVID for the work to be completed by Crosscreek Environmental Inc. for the cleaning services of Forked Creek in the amount of \$24,500.

A **MOTION** was made by Mr. Storm, seconded by Mr. Buckley and passed unanimously approving the Funding Agreement for canal maintenance services for Forked Creek, as presented.

7. Consider Proposal for Monument Painting Services

This proposal from Bryant Stucco and Drywall Systems LLC is for the painting of the District's four monuments located at the West Villages Parkway and River Road intersection and on U.S. 41 adjacent to Islandwalk and Gran Paradiso western boundaries. The District will pay the Contractor \$25,050 for this work. A deposit of \$6,262.50, after execution of this agreement, and the remaining balance of \$18,787.50 is due upon completion of the services and final acceptance by the District.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Storm and passed unanimously approving the Bryant Stucco & Drywall Systems LLC proposal for the painting of the District's four monuments located at the West Villages Parkway and River Road intersection and on U.S. 41 adjacent to Islandwalk and Gran Paradiso western boundaries in the amount of \$25,050, as presented.

8. Consider Funding Agreement for Monument Painting Services

This agreement provides that WellenPark LLLP will reimburse the District in the amount of \$25,050 for the painting of the monuments by Bryant Stucco and Drywall Systems LLC as this is an unbudgeted expense.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Storm and passed unanimously approving the Funding Agreement for monument painting services, as presented.

H. UNIT OF DEVELOPMENT NO. 6

1. Consider Agreement with AMC Contracting Inc. for Irrigation Connection Infrastructure Construction Services

This agreement with AMC Contracting Inc. is for the interconnection of piping to the main irrigation utility system. Previously, the Englewood Water District line only allowed water to flow from EWD into Primary Irrigation Lake No. 3. This interconnect will now provide operational flexibility and allow that transmission line to be integrated with the entire system.

A **MOTION** was made by Mr. Storm, seconded by Mr. Buckley and passed unanimously approving the agreement with AMC Contracting Inc. for the irrigation connection infrastructure construction services relative to the interconnection of piping to the main irrigation utility system, as presented.

I. ADMINISTRATIVE MATTERS

1. District Engineer

Mr. Licari reported that the Gran Paradiso road resurfacing project had started and was going smoothly. Chairman Luczynski added that the District was looking to add additional parking spaces on Manasota Beach Road at the new Fire Station playground because use of the playground had been significantly higher than anticipated.

2. District Attorney

Ms. Whelan went over election matters.

3. District Operations' Manager

There was no District Operations' Report at this time.

4. District Manager

Mr. Crosley noted that the next meeting was scheduled for April 9, 2026, at City of North Port at 1:00 P.M.

Mr. Crosley advised that the June 11, 2026, meeting had been rescheduled and will now be held on Friday, June 12, 2026, at 1:00 P.M. in the City Chambers Room.

J. BOARD MEMBER COMMENTS

Chairman Luczynski noted that District staff had been working with the City of North Port for about a year to bring more reclaimed water to the District. The City now discharges approximately 1.8-2 million gallons of reclaimed water each day down a deep injection well that the District would like to receive. An outline of how that can occur and evolve, including design, operations, and funding, will be presented by Dewberry Engineering at the April meeting.

Chairman Luczynski also stated that the time was near for the expansion of the Southwest Florida Water Reclamation Facility from the current processing capacity of 2 million gallons per day to 4 million gallons per day. Kimley Horn will also present a plan for the expansion in April. Both projects will dovetail together.

Chairman Luczynski stated that these are very exciting projects for the District because when the last irrigation master plan was updated there was believed to be a shortage of eight to ten million gallons a day of irrigation water at full build out and these two projects are anticipated to alleviate some of that deficit.

K. ADJOURNMENT

There being no further business to be addressed by the Board, the March 12, 2026, Regular Board Meeting was adjourned at 1:20 p.m. on a **MOTION** made by Mr. Storm, seconded by Mr. Buckley and passed unanimously.


Secretary/Assistant Secretary


Chair/Vice Chair

