

**WEST VILLAGES IMPROVEMENT DISTRICT  
REGULAR BOARD MEETING  
APRIL 9, 2026**

**A. CALL TO ORDER**

The April 9, 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 March 31, 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	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.
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 were the following:

James Candela - Methodology Consultant with Special District Services, Inc. (via telephone);  
 Stefan Molnar - Special District Services, Inc.;  
 Cynthia Wilhelm- Bond Counsel with Nabors Giblin Nickerson (via telephone); and  
 Robert Beltran, Shawn Hamilton, Elana Gerstenfeld of Dewberry Engineering

Also present were those who signed in to the attached sheet.

**D. PUBLIC DECORUM POLICY**

Chairman Luczynski read aloud the public decorum policy.

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

Kent Downey noted his concern regarding noise coming from the Station Park Playground located on the corner of Manasota Beach Road (MBR) and Preto Boulevard. As a Sunstone resident, he was aware of the fire station and playground prior to purchasing his home. Some concerns were screaming from children that travels directly across the pond towards his house and suggested a privacy wall on either side of MBR.

Patty Downey also commented on the Station Park Playground and stated that she was aware of the fire station and playground prior to purchasing in Sunstone in November 2023 but was not aware of the amusement-like structure and hearing excessively loud noises from dawn to dusk, and after sunset also. In her opinion, the level of noise is out of control. She invited the Board to perform a site visit to the playground.

Craig Colasanti, a Sunstone resident, commented that he was not aware of the fire station and playground being constructed. He noted that the sunset view was blocked due to playground equipment. Proximity to the fire house was a safety issue, including new parking along MBR.

Dena Colasanti, a Sunstone resident, reiterated what was previously said, and mentioned the parking along MBR would obstruct privacy. He suggested a privacy wall to abate sound.

**F. APPROVAL OF MINUTES**  
**1. March 12, 2026, Regular Board Meeting**

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

**G. UNIT OF DEVELOPMENT NO. 1**  
**1. Consider Resolution No. 2026-05 – Adopting Walking Trail Usage Policies**

Resolution No. 2026-05 was presented, entitled:

**RESOLUTION 2026-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT APPROVING WALKING TRAIL POLICIES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

This resolution adopts the Walking Trail Policies & Etiquette for all WVID trails, current and future. A suggestion from Chairman Luczynski was to also include the types of motorized scooters commonly used by young children. Motion to approve resolution as presented adding language to include motor/electric scooters.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Lewis and passed unanimously adopting Resolution No. 2026-05, amended to reflect the addition of language to include a prohibition of motor/electric scooters.

**H. UNIT OF DEVELOPMENT NO. 3**  
**1. Consider Ratification of Change Order No. 1 for Roadway Resurfacing Project**

Change Order No. 1 with Ajax Paving Industries of Florida, LLC for an additional quantity not previously bid for 18" Yellow Thermoplastic Line; an increase of \$1,325. The original contract price was \$829,330.75 with the increase for Change Order No. 1 now totals \$830,665.75.

A **MOTION** was made by Mr. Meisel, seconded by Mr. Lewis and passed unanimously approving Change Order No. 1 with Ajax Paving Industries of Florida LLC, as presented.

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

**1. Consider Ratification of Annual Maintenance Services Agreement - Hoover**

A **MOTION** was made by Mr. Meisel, seconded by Mr. Storm and passed unanimously approving the annual maintenance agreement with Hoover Pumping Systems for over 50 identified sites owned by the District and which will be maintained two times per year. The annual contract amount is \$73,265.58, as presented.

**2. Dewberry Presentation on Future Reclaimed Water Sources**

Chairman Luczynski explained that over the last 18-24 months he had been working with the City of North Port on a concept to capture reclaimed water that currently is lost down their deep injection well, which is on average, 1.8 – 2 million gallons per day. The reclaimed water is lost forever once injected into the well. The injection is required because there currently is not a large enough demand by existing users for the excess reclaimed water. This subject is a study of how that lost reclaimed water could be transported from the Legacy Wastewater Plant located on Pan American Boulevard to the District. The Chairman reminded all present that when the irrigation master plan was completed, it was anticipated that at full build out, and during the dry season, there could be a shortage of 8-10 million gallons per day for irrigation water. Larger, deeper retention ponds constructed in the past, and the current ones being constructed are a step towards retaining water for the dry season, but other sources of water are needed. Since the master irrigation plan has been completed, Englewood Water District has terminated their supply of reclaimed water to the District, which averaged 250,000-275,000 gallons per day. The concept of bringing the reclaimed water from the Legacy Plant to the District has now evolved from an idea to now producing preliminary planning for some engineering to show feasibility and practicality. The City of North Port recently increased ERCs for the wastewater and water plant which is a source of revenue that will come to the District to finance improvements such as this project.

Dewberry provided a presentation for potential future reclaimed water sources. For the official record, the presentation is attached to these minutes.

**J. UNIT OF DEVELOPMENT NO. 12**

**1. Consider Agreement for Underwriter Services – FMS Bonds**

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the Agreement with FMS for Underwriter Services & Rule G-17 Disclosure with FMS's role being limited to act as Underwriter within the Scope of Services. The Underwriting Fee to FMS for acting as Underwriter shall be 1.5% of the par amount of any Bonds issued. FMS has been used for underwriting services for several previous bonds. This is for Assessment Area Two known as Westlake.

**2. Consider Preliminary Second Supplemental Special Assessment Methodology**

Mr. Candela presented the preliminary Unit of Development 12 Preliminary Supplemental Assessment Methodology Report and explained the allocation across the benefited properties. Mr. Candela confirmed that the assessments, as shown, were fairly and reasonably allocated to the benefiting properties. Supervisor Meisel asked if the last chart on Table F reflected only Unit 12 per unit costs. Mr. Candela responded that it did, that cost was reflected for the Westlake community only. There were no other questions from the Board Members.

A **MOTION** was made by Mr. Meisel, seconded by Mr. Storm and passed unanimously approving the Preliminary Second Supplemental Special Assessment Methodology for Unit 12 – Westlake, in substantial form.

### **3. Consider Resolution No. 2026-06 – Delegated Award Resolution**

Resolution No. 2026-06 was presented, entitled:

#### **RESOLUTION NO. 2026-06**

**A RESOLUTION DELEGATING TO THE CHAIRMAN OF THE BOARD OF SUPERVISORS OF WEST VILLAGES IMPROVEMENT DISTRICT (THE "DISTRICT") THE AUTHORITY TO APPROVE THE SALE, ISSUANCE AND TERMS OF SALE OF WEST VILLAGES IMPROVEMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS (UNIT OF DEVELOPMENT NO. 12), SERIES 2026 (ASSESSMENT AREA TWO) (THE "SERIES 2026 BONDS"), AS A SINGLE SERIES OF BONDS UNDER THE MASTER TRUST INDENTURE IN ORDER TO FINANCE THE ASSESSMENT AREA TWO PROJECT; ESTABLISHING THE PARAMETERS FOR THE PRINCIPAL AMOUNTS, INTEREST RATES, MATURITY DATES, REDEMPTION PROVISIONS AND OTHER DETAILS THEREOF; APPROVING THE FORM OF AND AUTHORIZING THE CHAIRMAN TO ACCEPT THE BOND PURCHASE CONTRACT FOR THE SERIES 2026 BONDS; APPROVING A NEGOTIATED SALE OF THE SERIES 2026 BONDS TO THE UNDERWRITER; RATIFYING THE MASTER TRUST INDENTURE AND APPROVING THE FORM OF SECOND SUPPLEMENTAL TRUST INDENTURE AND AUTHORIZING THE EXECUTION AND DELIVERY THEREOF BY CERTAIN OFFICERS OF THE DISTRICT; APPOINTING A TRUSTEE, PAYING AGENT AND BOND REGISTRAR FOR THE SERIES 2026 BONDS; APPROVING THE FORM OF THE SERIES 2026 BONDS; APPROVING THE FORM OF AND AUTHORIZING THE USE OF THE PRELIMINARY LIMITED OFFERING MEMORANDUM AND LIMITED OFFERING MEMORANDUM RELATING TO THE SERIES 2026 BONDS; APPROVING THE FORM OF THE CONTINUING DISCLOSURE AGREEMENT RELATING TO THE SERIES 2026 BONDS; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO TAKE ALL ACTIONS REQUIRED AND TO EXECUTE AND DELIVER ALL DOCUMENTS, INSTRUMENTS AND CERTIFICATES NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE SERIES 2026 BONDS; AUTHORIZING THE VICE CHAIRMAN AND ASSISTANT SECRETARIES TO ACT IN THE STEAD OF THE CHAIRMAN OR THE SECRETARY, AS THE CASE MAY BE; SPECIFYING THE APPLICATION OF THE PROCEEDS OF THE SERIES 2026 BONDS; AUTHORIZING CERTAIN OFFICERS OF THE**

**DISTRICT TO TAKE ALL ACTIONS AND ENTER INTO ALL AGREEMENTS REQUIRED IN CONNECTION WITH THE ACQUISITION AND CONSTRUCTION OF THE ASSESSMENT AREA TWO PROJECT; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Wilhelm explained that this resolution served two main purposes: the first to delegate to the Chairman of the Board the authority to enter into a bond purchase contract as long as the terms of the purchase contract are within certain parameters that are approved through this resolution; and the second to approve, in substantial form, certain of the documents needed to market, price, and sell the bonds such as the purchase contract, the first supplemental trust indentures, a preliminary offering memorandum, and a continuing disclosure agreement. The Chairman is delegated the authority to enter into the purchase contract and certain parameters which are: the maximum principal amount of \$8,500,000; the maximum coupon rate, which is the maximum statutory rate; the underwriting discount, which is a maximum of 1.5%; the not to exceed maturity date is the maximum allowed by law, which is 30 annual principal payments; and the redemption provisions as they are provided in the form of the bond, which is attached to the form of the supplemental indenture. There were no questions from the Board Members.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Lewis and passed unanimously adopting Resolution No. 2026-06, in substantial form.

- 4. Consider Ancillary Financing Agreements**
  - a. Acquisition Agreement**
  - b. Collateral Assignment**
  - c. Completion Agreement**

Ms. Whelan explained that these agreements related to the upcoming Unit 12 bond issuance were in similar form that the Board had previously approved for other bond issuances. These agreements protect the District relative to the issuance, ensuring the project will be completed and the assessments that are levied will be paid. She stated that she was happy to entertain any questions of the Board but understood that the Board had seen similar forms of these agreements many times in the past. There were no questions from the Board Members.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Storm and passed unanimously approving the above Ancillary Financing Agreements relative to the Unit 12 bond issuance, in substantial form.

**K. ADMINISTRATIVE MATTERS**

- 1. District Engineer**

Mr. Licari reported that the 23 additional parking spaces along Manasota Beach Road at the fire station playground was underway. In addition, two additional U-turn accesses were being added on Manasota Beach Road to the east in the hopes of deterring traffic near the fire station. The Board discussed the public comments regarding concerns about excessive noise at the fire station playground. Chairman Luczynski asked staff to look at alternatives and utilize sound meters to better understand the decibel ranges and consider any alternatives to potentially attenuate sound from the park.

- 2. District Attorney**

Ms. Whelan updated the Board that since the last Board meeting, and pursuant to the irrigation litigation settlement agreement, the Gran Paradiso Property Owners Association has provided the District a signed

irrigation agreement, water conservation plan, and \$300,000 payment in lieu of a land transfer allowing irrigation service to be restored to the community imminently.

### 3. District Operations' Manager

Mr. Wilson updated the Board that Southwest Florida Water Management District (SWFWMD) had implemented Phase 3 water restrictions due to excessive drought throughout the State. Communication has begun to all irrigation vendors and communities.

There was Board and staff discussion of how the District would comply with the restrictions determined by SWFWMD, and the possibility of a variance from the water district to help alleviate some challenges found in attempts to comply. For instance, watering homes ending with even or odd numbers on different days when the system is set up to water all of the homes collectively at once, with no way of isolating odd or even numbered homes.

### 4. District Manager

As previously discussed, pursuant to the irrigation lawsuit settlement, a payment of \$300,000 in lieu of the land transfer was received from the GPPOA. After discussion, there was consensus of the Board for that revenue to be deposited into Unit of Development No. 6 to offset next year's budget; this way the connected irrigation users derive benefit from those funds.

The District received a reimbursement from Hurricane Milton in the amount of \$67,809.65 for light poles and street signs.

Staff coordinated the mailing of a "State of the District" from the Chairman listing recent accomplishments, resolutions to ongoing issues, and a look ahead of what was to come for the District. This letter will arrive in resident mailboxes any day now.

It was noted that the next scheduled meeting was May 14, 2026.

### L. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

### M. ADJOURNMENT

There being no further business to be addressed by the Board, the April 9, 2026, Regular Board Meeting was adjourned at 1:50 p.m. on a **MOTION** made by Mr. Lewis, seconded by Mr. Storm and passed unanimously.



Secretary/Assistant Secretary



Chair/Vice Chair

WEST VILLAGES IMPROVEMENT DISTRICT

SIGN-IN SHEET

MEETING DATE: April 9, 2026

Please print your name & address below.

Print Name LEGIBLY

Address/Company

William Kelly

Craw Paradise

Paul Maloney

Island wolf

Rich Bando

GP

AMIC COLASANT

☉ Sunstone

Kent Downey

Sunstone

Courtney Downey

Sunstone

Dene Colasanti

Sunstone

Patty Downey

Sunstone

# 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:

Patty Downey

AGENDA ITEM NUMBER:

RELATING TO:

Station Park

**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.
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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.

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NAME: Kent Downey - Sustone <sup>Resident</sup> wants wall extended  
AGENDA ITEM NUMBER: \_\_\_\_\_ . Sunrise - put sunset sizeong kids  
: Not happy about the noise  
RELATING TO: STATION Park - MANASOTA Beach ROAD

Please return this form to the District Manger prior to the agenda item being  
brought forward by the District Supervisors.

① added to the park side

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

NAME: Craig Colasanti

AGENDA ITEM NUMBER: \_\_\_\_\_

RELATING TO: West Villages Station Park - Manasota Rd

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NAME: ~~Craig~~ + Dena Colasanti

AGENDA ITEM NUMBER: 5

RELATING TO: West Villages Station Park - Manesota Rd

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# West Villages Irrigation Demand

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West Villages Improvement District

April 09, 2026

# Background

- Southern Water Use Caution Area (SWUCA)
- Target alternative water supplies
- WVID WUP irrigation allocation based on project irrigable areas (AGMOD)



Southern Water Use Caution Area (SWUCA)

# District Efforts

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- Reduce irrigation needs
- Conservation plans
- Detailed water usage analysis
- **Increase pond storage (PILs and SW Ponds)**



# Planning Efforts

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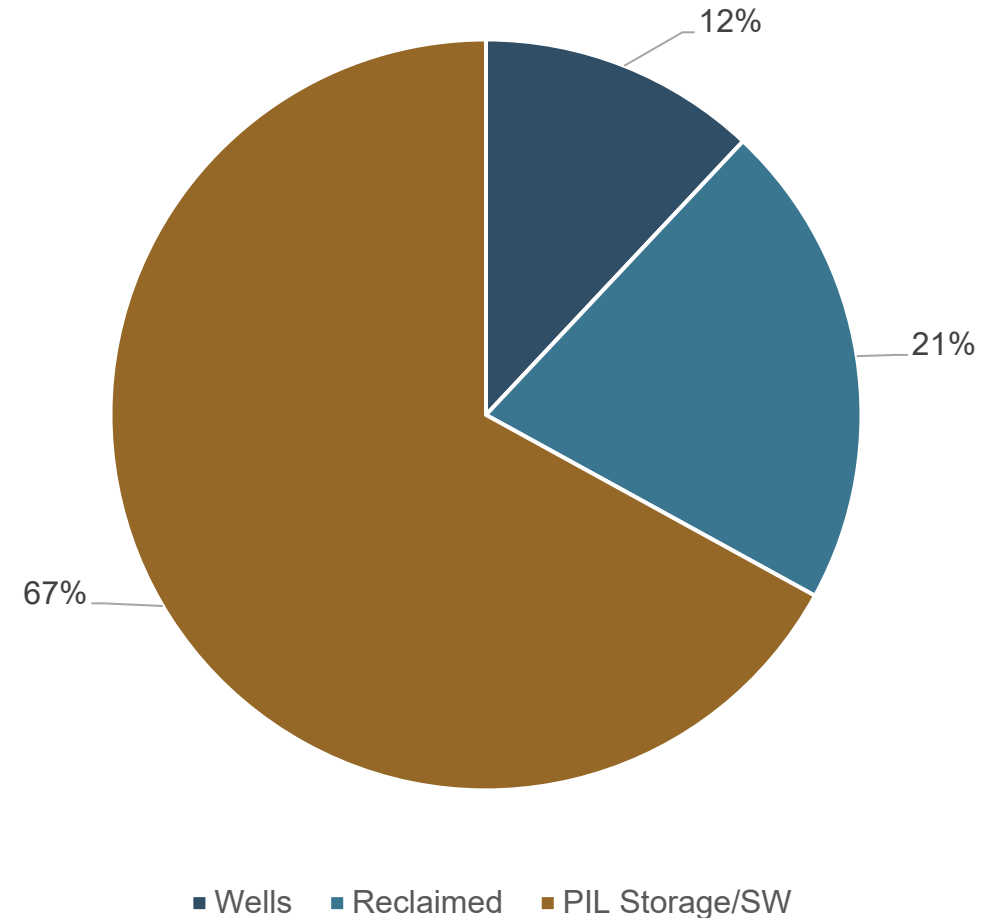
- Irrigation model
- Irrigation master plan
- GIS
- Water use data automation



# Irrigation Sources 2025

- Irrigation Wells (2025)
  - 5 Active wells
  - 121 MG Used
- Reclaimed Water Received (2025)
  - CONP – 221 MG
  - Sarasota County – 9.7 MG
- PIL Storage
  - 717 MG
  - Subject to seasonal SW variations

Irrigation Sources 2025



# West Villages

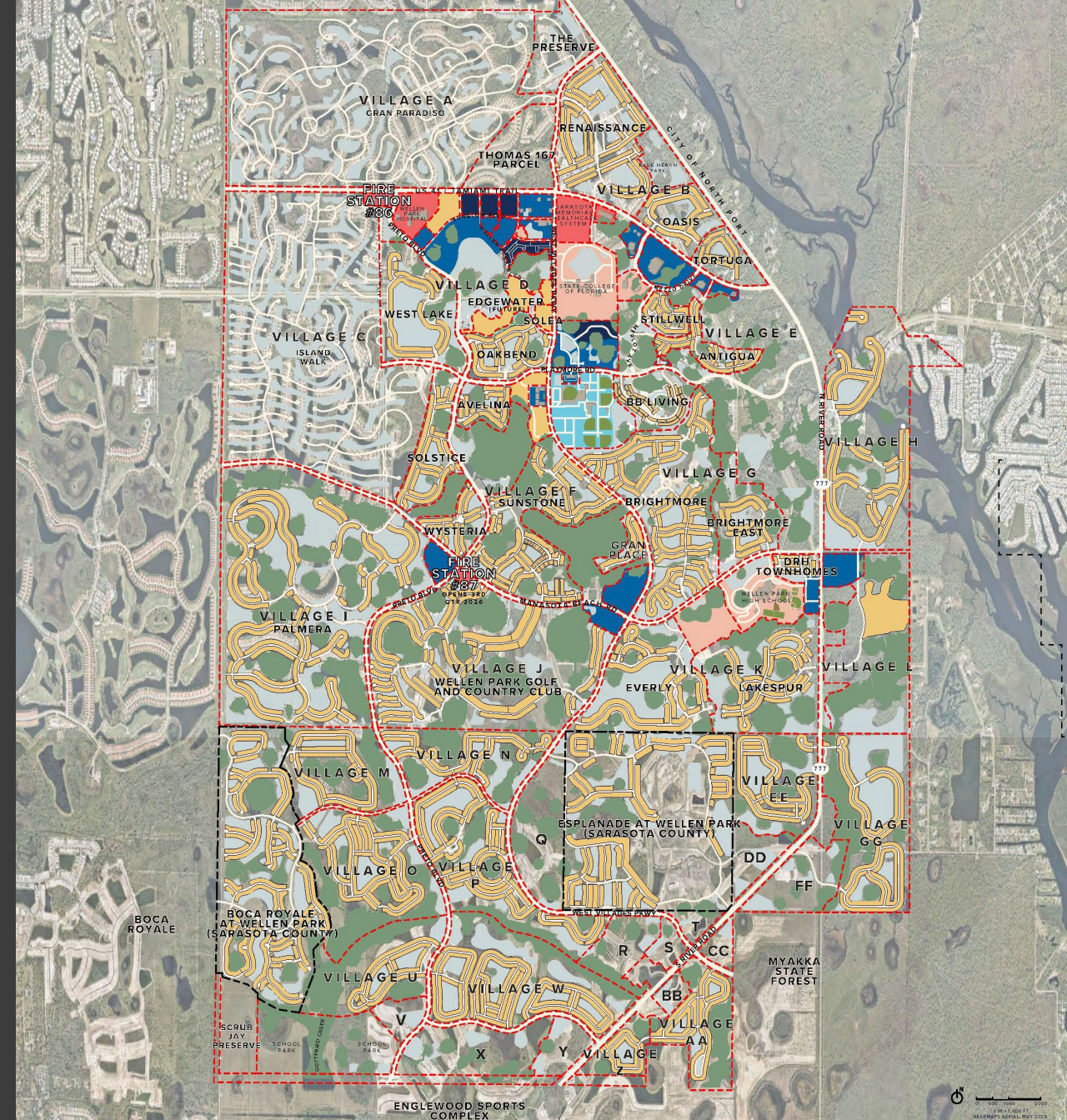
- WVID annual average irrigation usage was approx. 2.8 MGD (2025)



# West Villages

## FULL BUILD OUT

- Expected Annual Average Irrigation Demand of approx. 5.3 MGD – 6.4 MGD
- Preliminary assessment projects a shortage of approx. 2.4 MGD – 4 MGD



# Critical Path

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- Infrastructure planning
- Plant expansions
- **Additional reclaim**



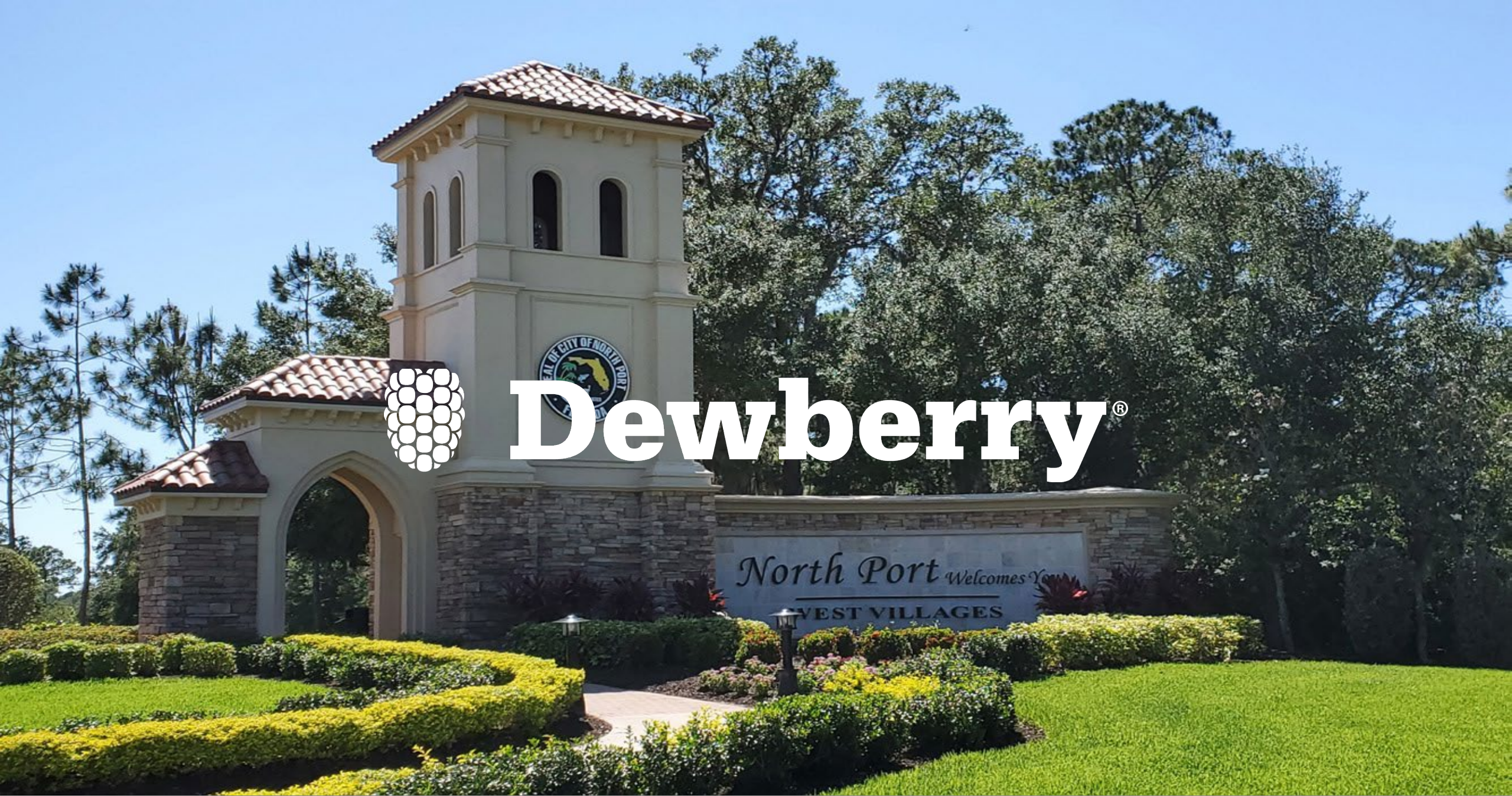


# Next Steps

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## DEVELOP PRELIMINARY DESIGN SCOPE

- ✓ Data collection
- ✓ Pipeline survey
- ✓ Geotechnical and environmental assessments
- ✓ Hydraulic modeling
- ✓ Preliminary Design



**Dewberry**<sup>®</sup>