WEST VILLAGES IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
JUNE 12, 2026

A. CALL TO ORDER

The June 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 May 22, 2026, and May 29, 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	Absent

District Manager	William Crosley	Special District Services, Inc.
Asst District Manager	Michelle Krizen	Special District Services, Inc.
	Todd Wodraska	Special District Services, Inc.
	Michael McElligott	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

D. PUBLIC DECORUM POLICY

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

E. COMMENTS FROM THE PUBLIC ON ALL AGENDA ITEMS

There were no comments from the public at this time.

F. APPROVAL OF MINUTES

1. May 14, 2026, Regular Board Meeting

A **MOTION** was made by Mr. Lewis adding the following language to agenda item H1, last paragraph: "Supervisor Lewis explained that the Master Developer expects to incur more costs for the construction of the water and wastewater plants after all necessary expansions than they will recover in ERCs. However, the Master Developer has fully recovered the cost of the initial wastewater plant and is making quarterly payments of these interim excess recoveries to the District. These payments can be used towards the design expenses for utility expansions. Manager Crosley confirmed that these payments to date totaled approximately $1.8 million." The **MOTION** was seconded by Mr. Storm and passed unanimously approving the minutes of the May 14, 2026, Regular Board Meeting, as amended.

G. GENERAL DISTRICT MATTERS

1. Consider Resolution No. 2026-09 – Adopting a Fiscal Year 2026/2027 Proposed Budget

Resolution No. 2026-09 was presented, entitled:

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170 AND 197, FLORIDA STATUTES, AND CHAPTER 2004-456, LAWS OF FLORIDA; SETTING PUBLIC HEARINGS THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

Mr. Crosley presented the fiscal year 26/27 proposed budget to the Board. On August 13, 2026, the Board will consider adoption of the final budget, which will establish the actual assessments that will appear on the Sarasota County tax bill under the Non-Ad Valorem Assessments section. It is important to note that the assessments considered in August can only remain the same as or be lower than the maximum assessment rates approved in the proposed budget.

Currently, there are 13 Units of Development within the District's boundaries that influence assessment calculations. The District website includes a color-coded Unit Guide for reference. Some homes and parcels fall within more than one Unit of Development, and the guide helps residents identify the units associated with their property.

Under the proposed FY 26/27 budget, nearly every community will see an overall reduction in assessments compared to the current fiscal year. However, Island Walk residents are proposed to see an increase of approximately $8.56 over the current fiscal year assessment.

Mr. Crosley offered to discuss any Unit of Development budgets desired by those in attendance at the meeting, but stated that his presentation was primarily focused on Unit of Development No. 1 as that budget was increasing for FY 26/27. The "Infrastructure Maintenance" line item in Unit 1 includes increases associated with: Lake, Littoral, and Wetland Maintenance related to newly constructed stormwater ponds, Road Reserves, and Landscaping associated with newly added roads and trail systems. Regarding the trails, there have been very recent conveyances of Oakheart Trail, Buttonwood Trail, and Greenway Trail. Also included in this proposed budget are maintenance expenses for several new public amenities, including the new Fetch Dog Park near Downtown Wellen and the new Children's Playground adjacent to Fire Station 87. These amenities have experienced strong public use and have quickly become popular destinations within the WVID.

Mr. Crosley noted that some Unit of Development No. 1 costs in the previous fiscal year were budgeted for only a partial year, where the current budget now reflects a full year of maintenance. Additional Unit 1 increases include Street Lighting, Canal Maintenance, and Miscellaneous Repairs and Maintenance. These investments support the continued maintenance, preservation, and enhancement of the District's growing infrastructure and amenities.

In addition to increasing Unit 1 maintenance expenses, the growing inventory of parks, trails, roadways, lakes, lighting systems, and recreational amenities also increase management costs. While contractors perform much of the day-to-day maintenance, District staff must oversee contracts, conduct inspections, coordinate repairs, respond to resident inquiries, manage budgets, and ensure these assets are maintained to the Board's expectations. As new amenities are added, the level of administrative and operational oversight required to support them increases as well.

At the request of the Chairman, Mr. Wodraska reviewed current and future staffing needs. He provided comparisons to other similarly sized districts managed by SDS.

Supervisor Lewis noted that while expenses were rising, the taxpayer base is also expanding, offsetting assessments, especially with a substantial amount of new assessable units being added by the developer to Unit 1 for FY 26/27.

Input or questions from members of the public was solicited on the FY 26/27 proposed budget. James Cranston commented that in this day and age he wondered what part of staff was responsible for internet technology and digital communications. Mr. Wodraska responded that SDS uses a dedicated third-party provider for internet security, and utilizes virtual cloud-based backups in addition to the daily backups by SDS of its hard-wired servers. It was also noted that both WVID and SDS maintain cyber insurance policies.

A **MOTION** was then made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2026-09, as presented.

2. Consider Amendment to Landscape Maintenance Agreement with Juniper Landscaping

This item is associated with the Landscape Maintenance Agreement between the District and Juniper Landscaping of Florida, LLC, dated January 1, 2025, which provides that the Parties may amend the Agreement. Exhibit A provides costs for the proposed additions to be maintained and the maps in Exhibit B are provided for visual inspection.

There were no questions from the Board Members.

A **MOTION** was made by Mr. Storm, seconded by Mr. Lewis and passed unanimously approving the Amendment to the Landscape Maintenance Agreement with Juniper Landscaping for the additional amount of $173,592.87 for the above described additional work to be performed, as presented.

3. Consider Amendment to Landscape Maintenance Agreement with Sunnygrove Landscape and Irrigation Maintenance, LLC

This item is associated similarly to the above item. It is associated with the Landscape Maintenance Agreement between the District and Sunnygrove Landscape and Irrigation Maintenance, LLC, dated January 1, 2025, that also provides that the Parties may amend the Agreement. Exhibit A covers costs for the proposed additions to be maintained and the maps in Exhibit B are provided for visual inspection.

There were no questions from the Board Members.

A **MOTION** was made by Mr. Storm, seconded by Mr. Lewis and passed unanimously approving the Amendment to the Landscape Maintenance Agreement with Sunnygrove Landscape and Irrigation Maintenance, LLC for the additional amount of $227,000.24 for the above described additional work to be performed, as presented.

H. UNIT OF DEVELOPMENT NO. 1

1. Consider Boundary Amendment Agreement with Winchester Florida Ranch, LLLP

Mr. Crosley reported that the Unit of Development No. 1 boundary had been amended from time to time. The most recent amendment added the Boca Royale East at Wellen Park development into the Unit. The master developer has approached the District and identifies approximately 1,256.38 of its property that is imminent to be developed, and that it is voluntarily electing to be added to the Unit 1 boundary.

Three key documents appear in the meeting book and outline the technical basis for the amendment. They are: Third Amendment to Amended Unit No. 1 Plan of Improvements Engineer's Report; Unit of Development No. 1 – Third Amendment to 2017 Plan of Improvements; and Unit of Development No. 1 – Fourth Amendment to the 2007 Engineer's Report. These reports revise and update the area and boundary of Unit 1 to reflect the newly added acreage.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Storm and passed unanimously approving the Boundary Amendment Agreement with Winchester Florida Ranch, LLLP, as presented.

2. Consider Resolution No. 2026-10 – Setting a Public Hearing on Revised Plan of Improvements Relative to Boundary Amendment

Resolution No. 2026-10 was presented, entitled:

RESOLUTION 2026-10

[UNIT NO. 1 2026 BOUNDARY AMENDMENT]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT SETTING A PUBLIC HEARING ON THE DISTRICT'S CONSIDERATION OF THE REVISED PLAN OF IMPROVEMENTS FOR UNIT OF DEVELOPMENT NO. 1 RELATIVE TO THE AMENDMENT OF THE BOUNDARY OF SUCH UNIT; FILING THE PROPOSED REVISED PLAN OF IMPROVEMENTS WITH THE DISTRICT SECRETARY; PROVIDING FOR PUBLISHED AND MAILED NOTICE AS SET FORTH IN SECTION 298.301, FLORIDA STATUTES; SETTING A PUBLIC HEARING TO BE HELD ON AUGUST 13, 2026, AT 1:00 P.M. AT THE COMMISSION CHAMBERS, 4970 CITY HALL BOULEVARD, NORTH PORT, FLORIDA 34286, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE CONSIDERATION OF THE REVISED PLAN OF IMPROVEMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

With the Board's approval of the Unit 1 Boundary Amendment Agreement, this accompanying resolution establishes the official date for a Public Hearing to revise the Plan of Improvements relative to the boundary change. The Public Hearing date of August 13, 2026, is for the purpose to provide for public comment and formally review and adopt revisions to the Plan of Improvements reflecting the updated Unit 1 boundary.

A **MOTION** was made by Mr. Storm, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2026-10, as presented, setting the Public Hearing for August 13, 2026.

I. UNIT OF DEVELOPMENT NO. 6

1. Discussion Regarding FY 2026/2027 Rate Increase

The Board was advised that the irrigation rates included in the recently approved Unit 6 Budget were fully aligned with the rate increase recommendations from the GovRates Irrigation Rate Study. The GovRates study recommended specific irrigation rate adjustments and those recommendations have already been incorporated into the Unit 6 Budget that the Board previously approved. This ensures the budget and the rate study remain synchronized. The proposed irrigation rate increases will be formally considered at the Public Hearing on August 13, 2026 and would be effective beginning October 1, 2026.

J. UNIT OF DEVELOPMENT NO. 12

1. Consider Resolution No. 2026-11 – Ratifying Series 2026 Bonds

Resolution No. 2026-11 was presented, entitled:

RESOLUTION 2026-11

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. 12), SERIES 2026 (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. 12), SERIES 2026 (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.

The District successfully closed on its Unit of Development 12 Series 2026 bonds in May. This resolution serves to ratify all actions taken by District staff during the closing process, including: the signing of all required closing certificates, executing all supporting documents and carrying out all administrative and procedural steps previously authorized by the Board. The resolution formally confirms and approves staff's work, ensuring the closing record is complete and fully supported by Board action.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2026-11, as presented.

K. ADMINISTRATIVE MATTERS

1. District Engineer

Mr. Licari advised that the sound study conducted at Station Park, originally focused on playground noise near the Sunstone Community, would now include a second measurement location closer to the Wysteria Community. This additional location is intended to capture sound levels from a different direction for a more comprehensive assessment. Once completed, the study's findings and recommendations will be provided to the Board.

2. District Attorney

Ms. Whelan reported, pursuant to Board direction and following the last meeting, her office has coordinated 1) the filing of complaints with the Florida Commission on Ethics and 2) a formal to Governor Ron DeSantis seeking the removal of Supervisor Meisel based on the findings of the independent investigation that shows what appears to be violations of law related to Supervisor Meisel's actions concerning participating in several lawsuits against the District. She will continue to keep the Board apprised of any developments or responses from both the Commission on Ethics and the Governor's Office.

Chairman Luczynski commented that one of the other recommendations from the report was to consider suing Supervisor Meisel and he felt that each Supervisor needed to think about that and consider having that discussion at a future meeting.

3. District Operations' Manager

Mr. Wilson reported that BrightView Landscape Maintenance had scheduled sod replacement along Preto Boulevard and West Villages Parkway. He noted that BrightView's overall performance has been unsatisfactory with maintenance standards consistently falling below expectations. Staff have discussed the need for immediate improvement, and if service levels do not meet the District's requirements, they may bring forward recommendations for the Board to consider transitioning to a different contractor for the areas currently maintained by BrightView.

There was discussion amongst the Board regarding hiring landscape staff internally. The Board Members noted that bringing landscaping services in-house may not provide a clear advantage once all associated costs and operational requirements have been considered. The Board agreed that if needed, further evaluation would be needed before determining whether an internal staffing model would be beneficial.

4. District Manager

Mr. Crosley reported that as of April 15, 2026, the District had 11,036 registered electors.

Mr. Crosley reminded the Board that the next meeting date was scheduled for July 9, 2026, at 1:00 p.m. in the City Hall Chambers Room.

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 Regular Board Meeting was adjourned at 1:55 p.m. on a **MOTION** made by Mr. Buckley, seconded by Mr. Storm and passed unanimously.

Wm. Crosley

Secretary/Assistant Secretary

Chair/Vice Chair

WEST VILLAGES IMPROVEMENT DISTRICT

SIGN-IN SHEET

MEETING DATE: June 12, 2026

Please print your name & address below.

Print Name **LEGIBLY**	Address/Company
Jim Cranston	West Villages/GP
Paul Maloney	Islandwalk
Mike Fleury	Gran Paradiso