

**WEST VILLAGES IMPROVEMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
AUGUST 13, 2026**

A. CALL TO ORDER

The August 13, 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 July 24, 2026, and July 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.
	James Candela (via phone)	Special District Services, Inc.
	Michael McElligott (via phone)	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

Chairman Luczynski read the public decorum policy aloud.

E. COMMENTS FROM THE PUBLIC ON ALL AGENDA ITEMS

Victor Dobrin stated that he opposed the utilizing Unit 2 funds which are dedicated for the development as pre-approved plan of developments for expanding regional roads and other infrastructure such as Manasota Beach Road. He believes there needs to be a balance and as the law specifies, any assessment has to be the benefit to that portion of the development, but his home is in Unit 3 and is not tangential or in close

proximity and he probably will never use that road until he dies. What would be fair is to assess the entire Unit of Development No. 1 because that benefits everybody. If the Board considered that roadway a necessity and we have to get that kind of funding of infrastructure, but he does not think it is the role of the District. Mr. Dobrin also commented on the budget and noted that what he has seen in the budgets from 2022 to 2027 is a maintenance increase in all units that is more than 100%, and the inflation rate is 31%.

F. APPROVAL OF MINUTES

1. June 12, 2026, Regular Board Meeting

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

G. UNIT OF DEVELOPMENT NO. 6

1. Public Hearing – Adopting Revised Irrigation Rates

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously recessing the Regular Board Meeting and opening the Public Hearing regarding Adopting Revised Irrigation Rates.

a. Proof of Publication

Proof of publication was presented which showed the notice of the Public Hearing had been published in the *Sarasota Herald-Tribune* on August 3, 2026, as legally required.

b. Receive Public Comment on Irrigation Rates

There was no public comment regarding the irrigation rates.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously closing the Public Hearing on revised irrigation rates and reconvening the Regular Board Meeting.

c. Consider Resolution No. 2026-17 – Adopting Revised Irrigation Rates

Resolution No. 2026-17, entitled:

RESOLUTION 2026-16

[UNIT NO. 1 2026 BOUNDARY AMENDMENT]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT APPROVING CONSIDERATION OF THE ADOPTION 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 ASSESSMENT REPORT OF BENEFITS WITH THE DISTRICT SECRETARY; PROVIDING FOR PUBLISHED NOTICE AS SET FORTH IN SECTION 298.301, FLORIDA STATUTES; SETTING PUBLIC HEARINGS TO BE

HELD ON SEPTEMBER 10, 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 FINAL ADOPTION OF THE REVISED PLAN OF IMPROVEMENTS AND THE REVISED ASSESSMENT REPORT OF BENEFITS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The meeting package included the complete FY 2026/2027 revised rates. The resolution approves, ratifies, and confirms previously adopted irrigation rates, readopts the 2024 Irrigation Water Rate Study prepared by GovRates, Inc., and adopts the FY 2027 irrigation quality water rates effective October 1, 2026. The Board found the rates to be fair, equitable, and necessary to fund the District's irrigation water system operations and services. The resolution also authorizes future annual rate adjustments, as provided in the rate study and rate schedule.

Staff outlined the increases as follows:

- i. the monthly Base Charge will be increased from \$2.49 to \$2.64;
- ii. the monthly Well Availability Charge will increase from \$4.17 to \$4.40;
- iii. the monthly Volumetric Charge for all users for purchased reclaimed water increased from \$0.27/1,000 gallons to \$0.42/1,000 gallons;
- iv. irrigation usage from private irrigation pumps of \$0.72/1,000 gallons will increase to \$0.76/1,000 gallons;
- v. irrigation usage for all other customers will increase from \$0.93/1,000 gallons to \$0.99/1,000 gallons; and
- vi. a late fee of \$250 or 5% of the invoice amount, whichever is greater, will continue to be applied for payments received 30 days after the due date.

The City of North Port rates for bulk reclaimed water will increase to \$0.72/1,000 gallons on October 1, 2026.

The average costs for 10,000 gallons per month will be \$18.84 for service delivered to a pressurized line, and \$21.14 per month for service delivered to a non-pressurized line.

Supervisor Storm asked how these new rates compared to the rates from the previous fiscal year. The new rates reflect an increase of roughly 13% with the biggest contributor to the increase being the bulk reclaimed water purchased from the City of North Port where the District is behind increasing the bulk water charge by one year. These bulk reclaimed water rates reflect over a 60% increase just for that charge by the City. Supervisor Meisel asked if the District had approached the City of North Port about getting a lower bulk rate because we paid for the construction of that wastewater treatment plant and conveyed it to the City at no cost (the cost was \$40 Million) yet they are charging us the same rate for reclaimed water as somebody that is on the other side of the Myakka for which the City actually paid for the construction of that or maybe the developer or whoever but it is constantly needing repair and everything else and believed the older water plant was probably 30 years old. Chairman Luzcynski stated there would be a time when we can approach the City for a better reclaimed bulk rate but remember the City is paying the District and the developer back for the wastewater treatment plant via Equivalent Residential Connections (ERCs). So, it is not like the

District paid for it and will never recover that money and frankly, the wastewater plant has been fully paid back now and ERC money continues to come in but that money is being held for the wastewater treatment plant expansion and at the next WVID meeting in September, the preliminary design report from the engineering firm, Kimley Horn, will lead us into the design for the expansion; but at the end of the day, the City is paying the District back. Supervisor Meisel stated that the impact fees that are collected have to be used in the area for which an improvement is made. Chairman Luczynski responded that it was not an impact fee that the City charged, it is a tap on fee and they are totally different and I do not have to limit that to pay us back but for our utility agreement, which required that now, as Supervisor Meisel knows and Dewberry spoke about at the May meeting and did a presentation about the reclaim project that will bring some additional reclaim water from the legacy plant where they put reclaimed water down an injection well, lost forever; that will be probably sometime next year and that will be the opportunity to maybe get some discounts on bulk reclaim water from the City of North Port. Supervisor Lewis asked, and it was confirmed, that the current irrigation rate increases were made in reference to the 2024 rate study recommendation.

Chairman Luczynski then asked if there were any public comments to be heard before the Board voted on the FY 2026-2027 irrigation rates. No public comments were offered.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2026-17, as presented.

H. GENERAL DISTRICT MATTERS

1. Public Hearing – Fiscal Year 2026/2027 Final Budget

A **MOTION** was made by Mr. Meisel, seconded by Mr. Buckley recessing the Regular Board Meeting and opening the Public Hearing on the Fiscal Year 2026/2027 Final Budget.

a. Proof of Publication

Proof of publication was presented which showed the notice of the Public Hearing had been published in the *Sarasota Herald-Tribune* on July 24, 2026, and July 31, 2026, as legally required.

b. Receive Public Comment on Fiscal Year 2026/2027 Final Budget

Bob Ransom stated that he appreciated the Q&A and the explanations that accompanied each resident assessment letter; it was very helpful and the way this is laid out, it made it nice and clear. His first question was that he noticed the total number of units in District Proper and Unit 1 changed from the previous year. The second question was how did commercial space such as Costco or Aldi receive assessments. His third question was regarding the Benderson commercial development, and if they are planned to be assessed this coming fiscal year or will they be assessed in 2028.

Mr. Crosley explained that the increase in assessable units between the proposed budget approved in June and the final budget under consideration at this meeting was attributable to two factors. First, the proposed budget did not include certain additional platted lots that were subsequently reflected on the tax roll received from the Sarasota County Tax Collector. These lots were included in the most recent tax roll used in preparing the final budget. Second, at the request of the Master Developer and pursuant to a separate agenda item considered at this meeting, Unit of Development No. 1 was expanded by 1,256.38 acres representing an additional 2,513 assessable half-acre units. Mr. Crosley further noted that under the proposed budget

adopted in June, IslandWalk was the only community projected to experience a year-over-year assessment increase of \$8.56, while assessments for all other communities were projected to decrease. Under the final budget presented to the Board, assessments for all residents throughout the West Villages Improvement District, including IslandWalk residents, are lower than the prior fiscal year because of the additional assessable half-acre units.

Commercial properties such as Publix, Costco, and Aldi are assessed based on the number of assessable half-acre units contained within each parcel. For example, the Costco property consists of 17.34 acres, equating to 35 assessable half-acre units. The Publix Shopping Center consists of 12.21 acres, resulting in 25 assessable half-acre units, while the Aldi property consists of 4.70 acres, resulting in 10 assessable half-acre units. The Benderson property (also known as Thomas 167) has historically been assessed using the same half-acre unit methodology under its previous ownership and will continue to be assessed in that manner under its current ownership for the FY 2026-2027 budget.

Chairman Luczynski stated that he wished to address comments made by Mr. Dobrin regarding budget increases. While acknowledging that the District's overall operating budget had increased between 2022 and 2027, Chairman Luczynski noted that Mr. Dobrin failed to recognize the substantial expansion of infrastructure and maintenance obligations during that same period. He explained that the FY 2022 budget was adopted in September 2021, prior to the construction and extension of significant transportation and recreational infrastructure. Since then, Preto Boulevard has been extended south of Playmore Road to its current terminus; West Villages Parkway has been extended south from the stadium area; Manasota Beach Road has been constructed; Playmore Road has been extended east of the stadium; and Merlot Avenue and Mezzo Drive have been constructed from Playmore Road to U.S. 41. In addition, approximately 315 acres of parks and trail systems have been added. Chairman Luczynski stated that while maintenance costs have increased due to these additions, the Board has consistently worked to minimize assessment increases and, in fact, the FY 2026-2027 budget reflects lower assessments for each community compared to FY 2025-2026.

Supervisor Lewis stated that the reduction in assessments was also associated with the expansion of the boundaries of Unit of Development No. 1. He explained that the Unit 1 boundary previously ended at the county line, beyond which no infrastructure existed requiring maintenance. As development expanded and infrastructure such as roads approached the county line, it became appropriate to proactively include that property within Unit 1 so that assessments would begin before maintenance obligations commenced.

Supervisor Meisel asked how much of the capital cost for new roads and infrastructure expansion had been funded through bond issuances.

Chairman Luczynski responded that bond financings generally cover only approximately 20% to 25% of total development costs. He explained that although engineer reports may identify theoretical maximum project costs, bond issuances are typically sized at roughly one-quarter of those estimated costs.

Supervisor Meisel referenced arterial roads identified in the engineer's reports.

Chairman Luczynski responded that whether classified as arterial or internal roads, funding limitations generally result in similar percentages of project costs being financed through bonds.

Ms. Whelan added that the primary limitation is the amount of debt that residential and commercial properties can reasonably support. Attempting to recover 100% of infrastructure costs through assessments would result in unmarketable annual assessment levels. Consequently, only a portion of infrastructure costs can be financed through assessments.

Chairman Luczynski further noted that Unit of Development No. 1 had not issued a bond since 2017. He stated that although there was recapture of certain roadway costs among development units, a significant portion of transportation infrastructure had been funded through other means. He referenced the agreement executed with the City of North Port in 2020, under which traffic impact fees generated by residential and commercial development are remitted to the District. He stated that these revenues have averaged approximately \$3 Million to \$4 Million annually and can be used to offset transportation project costs, including those associated with Manasota Beach Road.

Addressing comments regarding Manasota Beach Road, Chairman Luczynski stated that the Board previously consulted with legal counsel and received confirmation that certain available funds could appropriately be used for the project. He explained that those funds were expected to cover approximately 30% to 40% of the roadway cost with the remaining balance funded by the developer and transportation impact fees. He further noted that the District had deferred construction until Sarasota County commits to constructing its associated roadway segment.

Supervisor Meisel then made a **MOTION** to remove the \$2.4 Million allocation associated with Unit of Development No. 2 for Manasota Beach Road from the budget until the Board formally adopts a resolution authorizing the expenditure.

Chairman Luczynski responded that the Board had previously discussed and unanimously approved both the engineering expenditures and the use of funds for the roadway project during meetings held in February 2025. Supervisor Meisel acknowledged those prior actions but stated that, after further consideration, he had changed his position.

The **MOTION** failed for lack of a second.

Ms. Whelan then provided additional background regarding the funds in question. She explained that the Thomas 167 property, now owned by Benderson, had been in default for more than a decade while subject to foreclosure proceedings. During that time, the delinquency affected only that specific property and did not impact assessments paid by residential property owners within Unit of Development No. 2.

Ms. Whelan stated that in late 2024 the master developer brought the property current resulting in approximately \$6 Million being paid to satisfy delinquent county taxes, District operations and maintenance assessments and debt service obligations. She explained that those funds represented obligations attributable solely to that commercial property owner and not to residential property owners within Unit No. 2.

Ms. Whelan noted that she previously prepared a memorandum that was discussed extensively at a previous Board meetings and was included within the meeting materials. Following review, it was determined that approximately \$2.7 Million of the recovered funds related to Unit of Development No. 2 operations and maintenance assessments. The Board considered whether those funds should be refunded to all Unit No. 2 property owners. However, two concerns emerged. First, the recovered funds originated from a single

commercial property owner and refunding them to unrelated property owners would provide a windfall to parties who neither incurred nor cured the delinquency. Second, because Unit No. 2 operations and maintenance assessments are relatively low, distributing the recovered funds through assessment reductions would require approximately 50 years to exhaust the balance.

As a result, the Board determined that the more beneficial approach was to dedicate the funds toward future capital improvements, thereby reducing the need to impose new assessments on existing residents. Ms. Whelan emphasized that the funds were not the result of any new assessment imposed upon Unit No. 2 property owners. Rather, they consist of delinquent assessments paid by a commercial property owner and subsequently reinvested into community infrastructure.

Ms. Whelan further explained that use of the funds for Manasota Beach Road is consistent with both the District's governing documents and the Unit of Development No. 2 Capital Improvement Plan. She noted that the engineer's report expressly contemplates funding for major transportation infrastructure, including arterial roadways. As an example, she cited West Villages Parkway between River Road and U.S. 41, which was funded using Unit No. 2 resources. She stated that Manasota Beach Road similarly falls within the scope of contemplated capital improvements and is directly adjacent to existing communities, including IslandWalk.

In conclusion, Ms. Whelan reiterated that the Board's decision, made approximately two years earlier, was to allocate these recovered funds toward future capital projects in order to reduce reliance on new debt and additional assessments. She stated that the current budget merely reflects that previously approved policy decision and remains fully consistent with the intended use of Unit of Development No. 2 funds.

Supervisor Meisel stated that he had heard concerns from some residents that using the funds for the Manasota Beach Road project could expose the District to potential legal challenges. He noted that there was a perception that a "bucket of money" was available and questioned whether those funds could instead be used to pay down the Unit 2 bonds, thereby providing a direct financial benefit to property owners, rather than being applied toward the road construction project.

Supervisor Lewis responded that if the District chose to apply the funds toward bond repayment, the reduction would be allocated to the debt associated with the approximately 100 acres from which the funds originated. However, that portion of the debt had already been substantially paid down. Because the debt had been bifurcated, applying the funds to principal in a logical and equitable manner would primarily benefit the developer by further reducing the debt assigned to those acres. In contrast, the funding is intended to support completion of the road project. Using the funds to retire bond debt instead could create a funding gap for the roadway improvements, ultimately shifting the financial burden to existing residents to complete the construction.

There being no further public comments regarding irrigation rates, Mr. Lewis made a **MOTION** closing the Public Hearing regarding the Fiscal Year 2026/2027 Final Budget and reconvening the Regular Board Meeting, seconded by Mr. Buckley and passed unanimously.

c. Consider Resolution No. 2026-12 – Adopting a Fiscal Year 2026/2027 Final Budget

Resolution No. 2026-12 was presented, entitled:

RESOLUTION 2026-12

THE ANNUAL APPROPRIATION RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Crosley presented the Fiscal Year 2026/2027 Final Budget and the Master Irrigation Utility Final Budget and explained any increases or decreases for each of the budgets. There were no staff recommendations for any budget changes from the proposed budget that was approved in June. The budget covers October 1, 2026, through September 30, 2027. The meeting package includes the complete FY 2026/2027 budget materials for the District Proper and Units 1-13. The budget will be maintained at the District Manager's office and posted on the District's website for at least two years after adoption. Budgets can be amended within 60 days from the end of FY 27.

The District is budgeting for O&M increases in the following Units:

- District Proper
- Unit of Development No. 1
- Unit of Development No. 8
- Unit of Development No. 11
- Unit of Development No. 13 (first time)

The District is budgeting for O&M decreases or no changes in the following Units:

- Unit of Development No. 2
- Unit of Development No. 3
- Unit of Development No. 4
- Unit of Development No. 5
- Unit of Development No. 7
- Unit of Development No. 9
- Unit of Development No. 10
- Unit of Development No. 12

A **MOTION** was made by Mr. Storm, seconded by Mr. Lewis adopting Resolution No. 2026-12, as presented. Upon being put to a vote, the MOTION carried 4 to 1 with Mr. Meisel dissenting.

d. Consider Resolution No. 2026-13 – Adopting a Fiscal Year 2026/2027 Assessment Roll

Resolution No. 2026-13 was presented, entitled:

RESOLUTION 2026-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026/2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT

LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

The Board considered Resolution 2026-13, which provides for funding of the District's FY 2026/2027 adopted budget through the levy and collection of operations and maintenance (O&M) assessments and the collection of previously levied debt service assessments.

The resolution:

- Adopts the assessment funding mechanisms outlined in the FY 2026/2027 budget and assessment roll;
- Levies and imposes O&M assessments on benefitted properties within the District and certifies previously levied debt service assessments for collection during FY 2026/2027;
- Provides for collection of assessments either through the Sarasota County tax roll or by direct billing, as identified in the assessment roll;
- Establishes procedures for delinquent assessments, including interest, penalties, collection costs, and enforcement through foreclosure or future tax roll collection;
- Authorizes amendments to the assessment roll to reflect updates to county property records and ratifies actions taken by District staff in preparing the assessments; and
- Provides that the resolution becomes effective immediately upon adoption.

A **MOTION** was made by Mr. Meisel, seconded by Mr. Lewis and passed unanimously adopting Resolution No. 2026-13, as presented.

e. Consider Form of Fiscal Year 2026/2027 Direct Collection Agreement

This agreement provides an additional collection mechanism for undeveloped lands which are directly billed their special assessments. Entering into this agreement provides the District with greater protection in an unlikely event of default by a direct-billed landowner, as it allows the District to pursue foreclosure of its assessment lien based on both assessment and contract law principles. Staff noted that a separate agreement would be executed with each direct-billed landowner and that the agreement before the Board was presented for approval in substantial form.

A **MOTION** was made by Mr. Storm, seconded by Mr. Buckley and passed unanimously approving the Fiscal Year 2026/2027 Direction Collection Agreement, in substantial form.

2. Public Hearing – Revised Rules of Procedure

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously recessing the Regular Board Meeting and opening the Public Hearing on the Revised Rules of Procedure.

a. Proof of Publication

Proof of publication was presented which showed the notice of the Public Hearing had been published in the *Sarasota Herald-Tribune* on July 9, 2026, and July 16, 2026, as legally required.

b. Receive Public Comment on Revised Rules of Procedure

There being no public comments regarding the Revised Rules of Procedure, Mr. Lewis made a MOTION, seconded by Mr. Buckley and passed unanimously closing the Public Hearing on the Revised Rules of Procedure and reconvening the Regular Board Meeting.

c. Consider Resolution No. 2026-14 – Adopting Revised Rules of Procedure

Resolution No. 2026-14 was presented, entitled:

RESOLUTION 2026-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT ADOPTING RULES OF PROCEDURE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

The meeting package contained proposed revisions to the District's Rules of Procedure. Most significant revisions were made to the Chapter 2.0 rulemaking process. Other revisions include the following:

- Revised vacancy procedures allowing remaining members to appoint replacements for the remainder of terms;
- Enhanced meeting notice requirements, including website posting at least seven days prior;
- Updated public hearing and rulemaking procedures;
- New provisions for rule development workshops, petitions, and challenges; and
- Revised protest procedures for procurement matters.

A MOTION was made by Mr. Buckley, seconded by Mr. Storm and passed unanimously adopting Resolution No. 2026-14, as presented.
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6. Consider Resolution No. 2026-15 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Resolution No. 2026-15 was presented, entitled:

RESOLUTION NO. 2026-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Storm and passed unanimously adopting Resolution No. 2026-15, as presented.

7. Consider RFQ for Design Services for District Administrative Building

Staff reported that work on the potential District Administrative Building had progressed since the Board authorized an agreement with Plunkett Raysich Architects (PRA) in March 2025. Staff and Chairman Luczynski have met with PRA to evaluate building concepts and determine the District's long-term administrative facility needs. Staff requested Board authorization to publish a legal advertisement seeking qualifications from engineering firms and individuals interested in providing professional engineering services for the design of a permanent District Administrative Building. The proposed location for the permanent building is in the downtown area.

A **MOTION** was made by Mr. Buckley, seconded by Mr. Meisel and passed unanimously approving the RFQ for Design Services for a District Administrative Building, as presented.

I. UNIT OF DEVELOPMENT NO. 1

1. Public Hearing – Revised Plan of Improvements for Unit 1 Boundary Amendment

A **MOTION** was made by Mr. Storm, seconded by Mr. Buckley and passed unanimously recessing the Regular Board Meeting and opening the Public Hearing on the Revised Plan of Improvements for the Unit 1 Boundary Amendment.

a. Proof of Publication

Proof of publication was presented which showed the notice of the Public Hearing had been published in the *Sarasota Herald-Tribune* on July 23, 2026, July 30, 2026, and August 6, 2026, as legally required.

b. Receive Public Comment on Revised Plan of Improvements for Unit 1 Boundary Amendment

There being no public comments regarding the Revised Plan of Improvements for the Unit 1 Boundary Amendment, a **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously closing the Public Hearing regarding the Revised Plan of Improvements for the Unit 1 Boundary Amendment and reconvening the Regular Board Meeting.

c. Consider Resolution No. 2026-16 – Adopting a Revised Plan of Improvements for Unit 1 Boundary Amendment and Setting a Public Hearing on Assessment Report of Benefits

Resolution No. 2026-16 was presented, entitled:

RESOLUTION 2026-16

[UNIT NO. 1 2026 BOUNDARY AMENDMENT]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST VILLAGES IMPROVEMENT DISTRICT APPROVING

CONSIDERATION OF THE ADOPTION 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 ASSESSMENT REPORT OF BENEFITS WITH THE DISTRICT SECRETARY; PROVIDING FOR PUBLISHED NOTICE AS SET FORTH IN SECTION 298.301, FLORIDA STATUTES; SETTING PUBLIC HEARINGS TO BE HELD ON SEPTEMBER 10, 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 FINAL ADOPTION OF THE REVISED PLAN OF IMPROVEMENTS AND THE REVISED ASSESSMENT REPORT OF BENEFITS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The Board considered Resolution 2026-16 relating to the addition of approximately 1,256.38 acres to Unit of Development No. 1, pursuant to the previously approved Boundary Amendment Agreement with Winchester Florida Ranch, LLLP. The resolution acknowledges the revised Plan of Improvements and the need to extend and reallocate the existing Series 2017 debt assessments to the newly added property based on the benefits received from the Unit No. 1 infrastructure program. The resolution also accepts the filing of the proposed Revised Assessment Report of Benefits and schedules public hearings for September 10, 2026, to receive public comment and consider final adoption of the Revised Plan of Improvements and Revised Assessment Report of Benefits.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously adopting Resolution No. 2026-16, as presented.

2. Consider Traffic Signal Maintenance Agreement with City of North Port

The Board considered the agreement between the West Villages Improvement District and the City of North Port for operation and maintenance of the Wellen Park High School East and West entrance traffic signals. The City will provide ongoing maintenance and operation services, while the District will remain responsible for power and insurance costs. Annual compensation to the City will be \$9,660, subject to CPI adjustments. The agreement includes maintenance performance requirements, annual reporting obligations, damage recovery procedures, and a 20-year term with termination rights upon required notice.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the Traffic Signal Maintenance Agreement with the City of North Port, as presented.

J. UNIT OF DEVELOPMENT NO. 10

1. Consider Matters Related to Boundary Amendment

a. Consider First Amendment to Master Engineer's Report

The purpose of this First Amendment to the Unit of Development No. 10 Master Engineer's Report, prepared by Dewberry Engineers on January 11, 2024, is to revise and update the Unit 10 area and boundary. The Unit 10 acreage is being increased from 878.304 acres to 878.7001 acres, resulting in an additional

0.3961 acres. An updated sketch and legal description for the revised Unit of Development No. 10 boundary are included in Appendix A1. There are no other changes to the original Master Engineer's Report.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the First Amendment to the Master Engineer's Report, as presented.

b. Consider Amended and Restated Master Assessment Methodology

The Board considered the Amended and Restated Master Special Assessment Methodology Report for Unit of Development No. 10 of the West Villages Improvement District. The report outlines the methodology for allocating and levying special assessments to fund infrastructure improvements benefiting approximately 878.7 acres within Unit No. 10. The development is currently planned to include 1,149 residential units of various product types. The Assessment Consultant confirmed that the assessments were fairly and reasonably allocated.

A **MOTION** was made by Mr. Lewis, seconded by Mr. Buckley and passed unanimously approving the Amended and Restated Master Assessment Methodology, as presented.

c. Consider Boundary Amendment Funding Agreement

The Board considered a Funding Agreement regarding the inclusion of certain real property in Unit of Development No. 10 between the West Villages Improvement District and Winchester Florida Ranch, LLLP. The amendment adds approximately 17,250 square feet (0.3961 acres) to Unit 10, increasing the total acreage from 878.3 acres to 878.7 acres.

The agreement further provides that the parcel will be subject to the same non-ad valorem special assessment methodology and assessment rates applicable to other similarly classified lands within Unit No. 10, as set forth in the Amended and Restated Master Special Assessment Methodology Report for Unit No. 10. The landowner also acknowledges and consents to the future levy of special assessments on the property in accordance with the adopted assessment methodology.

A **MOTION** was made by Mr. Storm, seconded by Mr. Buckley and passed unanimously approving the Boundary Amendment Funding Agreement, as presented.

d. Consider Resolution No. 2026-18 – Declaring Resolution

Resolution No. 2026-18 was presented, entitled:

RESOLUTION 2026-18

A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT DECLARING SPECIAL ASSESSMENTS RELATIVE TO CERTAIN PROPERTIES ADDED TO UNIT OF DEVELOPMENT NO. 10 WITHIN THE DISTRICT; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE

ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

The Board considered Resolution 2026-18 declaring special assessments on property added to Unit of Development No. 10 through the approved boundary amendment. The resolution applies the existing Unit 10 debt assessment methodology to the approximately 0.3961-acre parcel added to the unit, ensuring the property is assessed in proportion to the benefits received from the Unit 10 infrastructure improvements. The resolution adopts a preliminary assessment roll, confirms that the property will be subject to the same non-ad valorem special assessments as other properties within Unit 10 and authorizes the required public hearing and notice process for the levy of assessments. The action does not affect the assessments previously levied on existing Unit 10 lands.

A **MOTION** was made by Mr. Meisel, seconded by Mr. Storm and passed unanimously adopting Resolution No. 2026-18, as presented.

e. Consider Resolution No. 2026-19 – Setting a Public Hearing

Resolution No. 2026-19 was presented, entitled:

RESOLUTION 2026-19

A RESOLUTION OF THE WEST VILLAGES IMPROVEMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON OCTOBER 8, 2026, AT 1:00 P.M. AT THE CHAMBERS OF THE CITY OF NORTH PORT, 4970 CITY HALL BOULEVARD, NORTH PORT, FLORIDA 34286 FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE WEST VILLAGES IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 10 IN ACCORDANCE WITH CHAPTERS 170 AND 197, FLORIDA STATUTES, AND CHAPTER 2004-456, LAWS OF FLORIDA.

The Board considered Resolution 2026-19 setting a public hearing for October 8, 2026. The resolution establishes the date, time and location of the hearing, further authorizes publication and mailed notice to affected property owners.

A **MOTION** was made by Mr. Meisel, seconded by Mr. Storm and passed unanimously adopting Resolution No. 2026-19, as presented, setting the Public Hearing Imposing Special Assessments in Unit of Development No. 10 for October 8, 2026.

K. ADMINISTRATIVE MATTERS

1. District Engineer

Mr. Licari reported that the District had received complaints regarding vehicle speeds on West Villages Parkway approaching the roundabout north of U.S. 41. In response, District staff conducted a site visit and reviewed the original roadway design plans. The review confirmed that the roadway and roundabout were designed and constructed in accordance with the approved plans and applicable engineering standards.

Mr. Licari noted that staff recognized the long, straight roadway segment leading to the roundabout may contribute to higher vehicle speeds. To address these concerns, the District is moving forward with the installation of an additional advance warning sign advising motorists to reduce speed to 25 mph before entering the roundabout. The intent of the sign is to increase driver awareness of the approaching roundabout and encourage motorists to reduce their speed in advance of reaching the intersection.

Mr. Licari further reported that staff was evaluating the potential removal of an existing, underutilized left-turn lane in the area. Reducing the apparent roadway width could help moderate vehicle speeds and reinforce the need for motorists to slow down as they approach the roundabout. Staff will continue to monitor traffic conditions and evaluate whether additional improvements are warranted to enhance public safety while maintaining efficient traffic operations.

Mr. Licari also provided an update on planned improvements for the Sarasota County River Road widening project at the River Road and West Villages Parkway intersection, including the addition of a second left-turn lane. Once completed and operational, the additional turn lane is expected to increase vehicle storage capacity, reduce traffic queues, and improve traffic flow during peak travel periods. These intersection improvements may also enhance overall traffic operations along the West Villages Parkway North corridor by reducing congestion and associated delays.

2. District Attorney

Ms. Whelan had nothing further.

3. District Operations' Manager

Mr. Wilson reported that the Operations team had expanded with the addition of three new Operations Technicians, replacing two recent departures and enhancing operational capacity and District-wide support coverage. He also reported that BrightView Landscape Maintenance had begun replacing sod damaged due to its neglect at no cost to the District. Work is underway along West Villages Parkway and will continue on Preto Boulevard until completion. Additionally, due to recent significant rainfall, conditions are favorable for landscape restoration efforts, and District Operations has begun planning the replacement of dead plant material throughout the District.

4. District Manager

Mr. Crosley reported that he had received a Work Order from Kimley-Horn and Associates, Inc. for additional survey services related to the River Road Widening Project. Staff explained that the original survey budget had been exhausted due to additional topographic survey requirements and a greater-than-anticipated number of parcel sketches necessary to support right-of-way acquisition activities. The

amendment provides additional funding to complete parcel sketches and descriptions, title work, and final corridor right-of-way mapping.

Following discussion, a **MOTION** was made by Mr. Storm, seconded by Mr. Buckley and passed unanimously approving Amendment No. 1 to Work Order #04 with Kimley-Horn and Associates, Inc. in the amount of \$40,000 for additional survey services associated with the River Road Widening Project and authorized District staff to execute the amendment.

Mr. Corsley advised that the next meeting was scheduled for September 10, 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 Regular Board Meeting was adjourned at 2:25 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

SIGN-IN SHEET

MEETING DATE: August 13, 2026

Please print your name & address below.

Print Name **LEGIBLY**

Address/Company

Sunstone

Paul & June McCoy

12169 Meditation Ln Venice

Paul Maloney

Islandwalk

Jim Cranston

GP / West Villages

Rich Barlo

GP / West Villages

Bill Kelly

GP / WV

Michael Tucker

GP

Mike Fleury

GP

Bob Ransom

Islandwalk

Vito Arato

Renaissance

VICTOR DOBRIN

GRAN PARADISE

Vinita Martin

OASIS

STEVE CIECHWESZ

LAKE SPUR

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: BOB RANSOM

AGENDA ITEM NUMBER: 2007 WVID BUDGET ITEM H

RELATING TO: WVID ~~BUDGET~~ BUDGET ALLOCATIONS

**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: VICTOR DOBRIN

AGENDA ITEM NUMBER: 51 ✓ #1 ✓

RELATING TO: _____

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

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Public Comment Statement

Speaker: Victor Dobrin, 20327 Reale Circle, Gran Paradiso

Agenda Item H 1: Budget & Assessments

First, regarding Reallocating Unit Funds: I want to state clearly that our objection specifically targets the reallocation of capital bond proceeds and debt funds.

Under Florida law and Chapter 190, capital bond proceeds and debt service assessments are levied on property owners within a designated Unit based strictly on a approved Unit Engineering Development Plan and Assessment Methodology. Using capital bond proceeds originating from specific Units of Development to finance regional infrastructure - such as Manasota Beach Road expansion - violates the core legal requirement that debt assessments must directly benefit the specific property owners paying for them, and risks breaching the District's underlying bond covenants.

Second, regarding all Units and Unit 3 Maintenance Escalation: While regional inflation rose 31% between 2018 and 2024, our operational costs have surged far past that due to rapid contract increases.

Despite doubling our assessable property base - both in number of dwellings and developer lot liabilities - expanding development hasn't brought residents the expected cost relief. Per-unit maintenance demands keep climbing instead of stabilizing; on the contrary, between 2022 and 2027, maintenance costs have more than doubled. The Board must maintain strict fiduciary discipline to prevent unfair assessment layering.

Agenda Item G 1: Irrigation Rates

Under this proposed resolution, you are voting to lock in three separate automatic annual rate increases - indexing our base rates, volumetric rates, and well availability charges to compounding CPI increases every single October.

By embedding automatic yearly hikes into the code, this Board is intentionally removing future public oversight. You are asking residents to accept guaranteed, compounding price increases year after year without ever having to face us in a public hearing again to justify those costs.

Given that four out of five Supervisors on this Board are employees or representatives of Mattamy Homes, voting to lock in automatic revenue increases that directly fund developer debt repayments and third-party well fees - while stripping residents of their right to future public hearings - is a clear breach of public fiduciary duty under Florida law.

We demand that the Board strike all automatic escalator clauses from the proposed resolution. Any future rate increase must require a formal public hearing, a transparent accounting of actual costs, and a full public vote by this Board.

Thank you.

Victor Dobrin