

**MINUTES OF MEETING
WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Wind Meadows South Community Development District was held Wednesday, **September 8, 2021** at 1:30 p.m. at 4900 Dundee Road, Winter Haven, Florida.

Present and constituting a quorum:

Brent Elliott	Chairman
Halsey Carson	Vice Chair
Dottie Mobley	Assistant Secretary
Helene Bradley	Assistant Secretary
Branden Eckenrode	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	KE Law
Ashton Bligh	Greenberg Traurig
Bob Gang	Greenberg Traurig
Bryan Hunter	Hunter Engineering

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Five Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted that there were no members of the public present in person or attending via Zoom. The next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the August 11,
2021 Landowners' Meeting and Board of
Supervisors Meeting**

Ms. Burns presented the minutes of the August 11, 2021 landowners' meeting and Board of Supervisors meeting and asked if there were any comments or corrections. Hearing none, she asked for a motion to approve.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the Minutes of the August 11, 2021 Landowners' Meeting and Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Supplemental Assessment Methodology for Assessment Area 1

Ms. Burns stated that the methodology would be updated to reflect the final pricing at the time of issuance based on a bond sizing that was provided by John Kessler's office. She presented the methodology. Table 1 included the development program with 327 50' lots and 89 70' lots for a total of 416. Table 2 showed the capital improvement program with a total of \$13,476,667. Table 3 showed a bond sizing of \$9,160,000, Table 4 showed the improvement costs per unit, and Table 5 showed the par debt per unit after developer contribution. Table 6 showed the net and gross annual debt assessment per unit of \$1,344 after the collection costs, and Table 7 showed the preliminary assessment roll.

Mr. Van Wyk asked Ms. Burns if it was consistent with the Master Assessment Methodology, and Ms. Burns answered yes. Mr. Van Wyk asked if the benefit exceeds the burden placed on the property by the assessments. Ms. Burns answered yes. Mr. Van Wyk asked if it was still Ms. Burns's opinion that the assessments are fairly and reasonably apportioned across the property. Ms. Burns answered yes, they are.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the Supplemental Assessment Methodology for Assessment Area 1, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-35 Delegation Resolution

Ms. Bligh presented the resolution, noting it was contemplated when the Board adopted the original bond resolution in June. She added that it contained documents of exhibits to sell the Assessment Area 1 bonds which would be issued for the purpose of providing funds to pay for all or a portion of the public infrastructure that will support 416 units. She pointed out Section 4, which included requirements, and Section 5 which included the parameter. Ms. Burns asked if there were any questions, and hearing none she asked for a motion to approve.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Resolution 2021-35 Delegation Resolution, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Series 2021 Developer Agreements for AA1:

A. True-Up Agreement

Ms. Burns stated that the agreement confirmed the landowner's intent and obligation required to make true-up payments if needed.

B. Collateral Assignment Agreement

Ms. Burns stated that the agreement outlined, in the event of default, that the landowner would sign certain development rights to the District to enable to District or third party to complete the construction of the improvements that were outlined in the project.

C. Acquisition Agreement

Ms. Burns stated that the agreement was included in the agenda, and that the developer had advanced funds to the District in order to begin construction, so the agreement noted that certain work product and improvements had been done and that the District would accept those improvements.

D. Completion Agreement

Ms. Burns stated that the landowner had asked the District to limit the amount of debt special assessments that were imposed on Assessment Area 1, which would allow them to directly fund a portion of the project, so the landowner agreed to provide those funds.

E. Declaration of Consent

Ms. Burns stated that the agreement outlined that the landowner agreed that the debt assessments had been adopted by the Board and that all proceedings had been in accordance with Florida Law and that the District had taken all action necessary to levy and impose the assessments. asked if the Board had any questions. Hearing none,

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the Series 2021 Developer Agreements for AA1, were approved in substantial form subject to final review.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

- i. Memorandum Regarding Wastewater Services and Stormwater Management Needs Analysis**

Mr. Van Wyk stated that the bonds were validated, and the plan was to issue them in October. He also added that the memorandum had been circulated and that they would need to have their report done by June of next year.

B. Engineer

There being none, the next item following.

C. District Manager’s Report

- i. Approval of Funding Request #2**

Ms. Burns stated that the requisition was for O&M funding and was the next \$20,000 installment. She asked for a motion to approve.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the Series 2021 Developer Agreements for AA1, were approved, subject to review.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman