

**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, **October 13, 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
Branden Eckenrode	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Sarah Warren	KE Law

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Three 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 September 8,
2021 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the September 8, 2021 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 September 8, 2021 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Presentation of Supplemental Assessment Methodology for AA1

Ms. Burns stated that this had been updated to reflect the final pricing that was circulated and it contains the actual term of the bonds. She reviewed the details of the methodology for the Board as well.

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 2022-01 Supplemental Assessment Resolution (Series 2021, AA1)

Ms. Burns stated that this resolution sets forth the particular terms for the sale of the Assessment Area 1 bonds and confirms the liens and the levies of the special assessments securing those Assessment Area 1 bonds. She offered to answer any questions.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Resolution 2022-01 Supplemental Assessment Resolution (Series 2021, AA1), was approved.

A. Consideration of Notice of Lien of Special Assessments (Series 2021 AA1)

Ms. Burns stated that this would be recorded so property owners within this assessment area will be notified of the lien on the property. She is looking for motion to authorize counsel to record this.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the Notice of Lien of Special Assessments (Series 2021, AA1) and Authorizing Counsel to Record, were approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-02 Waiving a Portion of the Rules of Procedure Regarding Notices of Meetings

Ms. Burns stated that this will allow the CDD to not post the monthly notices and just the annual schedule.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Resolution 2022-02 Waiving a Portion of the Rules of Procedure Regarding Notices of Meetings, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Warren did not have anything to report.

B. Engineer

There being none, the next item following.

C. District Manager’s Report

i. Approval of Funding Request #3

Ms. Burns stated this had been approved previously and they needed a motion to ratify this funding request.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Funding Request #3, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns stated that the financial statements were included in the agenda package for review and offered to answer any questions from the Board. There being none, the next item followed.

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.

October 13, 2021

Wind Meadows South CDD

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


Secretary/Assistant Secretary


Chairman/Vice Chairman