

**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, **January 12, 2022** at 1:30 p.m. at 4900 Dundee Road, Winter Haven, Florida.

Present and constituting a quorum:

Brent Elliott	Chairman
Halsey Carson	Vice Chairman
Dottie Mobley	Assistant Secretary
Wendy Kerr	Assistant Secretary
Brendan Eckenrode	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	KE Law
Jake Wealdon	KE Law

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 December 8, 2021 Audit Committee Meeting and Board of Supervisors Meeting

Ms. Burns presented the minutes of the December 8, 2021 Audit Committee 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 December 8, 2021 Board of Supervisors Meeting, were approved.
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FOURTH ORDER OF BUSINESS

Accepting the Rankings of the Audit Committee Meeting and Authorizing Staff to Send the Notice of Intent to Award

Ms. Burns noted that this would officially awarding the contract based on the rankings that the audit committee adopted and having staff move forward to send a notice of intent to award to number one ranked firm DiBartolomeo.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Accepting the Ranking of the Audit Committee Meeting and Authorizing Staff to Send the Notice of Intent to Award to DiBartolomeo, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Acceptance of the Roadway and Pond Dedication

Mr. Van Wyk outlined this item for the Board and Ms. Burns presented a description of the roadway. This section is outside the boundaries of the District and would be owned and maintained by the District with hopes to authorize the Chairman to do a dedication to the public with the county for the roadway. That way, the District will be able to control the landscaping and the county would have access to it. As far as the pond is concerned, it serves a section of the roadway that the county wants, and they would like to own that pond to control the drainage of that roadway. The District would like to have the option to maintenance the pond if they need to or want to. Mr. Van Wyk suggested that the Board make a motion authorizing the acceptance of the roadway and to the extent that the developer decides to dedicate to the District the pond as well and authorize the Chairman to execute all documents necessary for a dedication of the roadway to the county and the pond if it is taken with the reservation easement for the District to maintain and operate improvements of.

On MOTION by Mr. Eckenrode, seconded by Mr. Elliott, with all in favor, Accepting Roadway and Pond Tracts and Authorizing the Chair to Execute Documents Once Drafted by Counsel, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

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There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. District Manager’s Report

i. Approval of Check Register

Ms. Burns stated that the check register was included in the agenda package and is from October 1st through December 31st. The total amount is \$27,008.79. There being no questions, she asked for a motion of approval.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the Check Register, 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.

FIFTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Eckenrode had questions about the landscape, entry, and amenity plans to bid out for the O&M. The entry and the landscape should be complete in February with the amenity following about eight months thereafter depending on timing and materials. Ms. Burns noted that normally the common areas and entries that are installed will go under contract for landscaping and once the amenity is installed, they will make an addendum to the contract once the areas come on. They will provide plans for amenity landscaping to get quotes for the entire area. There are dry ponds as well and they will provide maps and plans to bid and it looks like field management will start in February or March.

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SEVENTH 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.

Jill Burns

Secretary/Assistant Secretary

Brent Elliott

Chairman/Vice Chairman