

**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, **December 8, 2021** at 1:30 p.m. at 4900 Dundee Road, Winter Haven, Florida.

Present and constituting a quorum:

Brent Elliot	Chairman
Halsey Carson	Vice Chair
Dottie Mobley	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
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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

Organizational Matters

A. Acceptance of Resignation from Helene Bradley

Ms. Burns presented the resignation from Helene Bradley.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Resignation from Helene Bradley, was approved.

B. Appointment to Fill the Vacant Board Seat

The Board nominated Wendy Kerr to fill the vacant seat.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Appointing Wendy Kerr to Fill the Vacant Board Seat, was approved.

C. Administration of Oath to Newly Appointed Supervisor

Ms. Burns stated that Ms. Kerr was not present and that she would be sworn in at a later time.

D. Consideration of Resolution 2022-04 Appointing Assistant Secretary

Ms. Burns presented the resolution and suggested that they make Wendy Kerr an Assistant Secretary and that the other officers remain the same.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2022-04 Appointing Assistant Secretary as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 13, 2021 Board of Supervisors Meeting

Ms. Burns presented the minutes of the October 13, 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. Carson, with all in favor, the Minutes of the October 13, 2021 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-03 Ratifying Series 2021 Assessment Area 1 Bonds

Ms. Burns stated that this resolution ratifies, confirms, and approves all of the actions that the District staff and officers took in the closing of the issuance of the Assessment Area 1 bonds. The terms of the bonds were also attached.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2022-03 Ratifying Series 2021 Assessment Area 1 Bonds, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Disclosure of Public Financing

Ms. Burns stated that this document will be recorded in the public record and will put potential property owners on notice regarding the lien that is on the land.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Disclosure of Public Financing, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Assignment of Amenity Construction Contract

Ms. Burns stated that this assignment agreement assigns the contract with Ovida Construction Group to the District.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Assignment of Amenity Construction Contract with Ovida Construction Group, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of 2022 Data Sharing and Usage Agreement with Polk County Property Appraiser – ADDED

Ms. Burns stated that this is regarding an agreement that Polk County requires. The agreement states that they cannot disclose exempt parcels in a public record request as some addresses are considered exempt.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the 2022 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

NINTH ORDER OF BUSINESS

Consideration of Contract Agreement with Polk County Property Appraiser– ADDED

Ms. Burns stated that Polk County requires an annual agreement and this allows them to send them all of the parcels so they can use the tax bill to collect the assessments.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Contract Agreement with Polk County Property Appraiser, was approved.

TENTH ORDER OF BUSINESS Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. District Manager’s Report

Ms. Burns stated that there would be an Audit Committee meeting after the Board of Supervisor’s meeting and suggested an Audit Committee be appointed.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Appointing the Board of Supervisors as the Audit Committee, was approved.

i. 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.

ii. Ratification of Series 2021 AA1 Requisitions #1 and #2

Ms. Burns stated that these had already been approved and needed to be ratified.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Series 2021 AA1 Requisitions #1 and #2, were ratified.

ELEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

TWELTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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


Secretary/Assistant Secretary


Chairman/Vice Chairman