

**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, **July 13, 2022** at 1:39 p.m. at 4900 Dundee Road, Winter Haven, Florida.

Present and constituting a quorum:

Brent Elliott
Halsey Carson
Wendy Kerr

Chairman
Vice Chair
Assistant Secretary

Also present were:

Jill Burns
Jeremy LeBrun
Roy Van Wyk
Bryan Hunter *via Zoom*

District Manager, GMS
GMS
KE Law
Hunter Engineering

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.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the May 11, 2022
Board of Supervisors Meeting**

Ms. Burns presented the minutes of the May 11, 2022 Board of Supervisors meeting and asked if there were any questions, comments, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Minutes of the May 11, 2022 Board of Supervisors Meeting, were approved.

July 13, 2022

Wind Meadows South CDD

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2022-07
Directing Chairman and District Staff to
File a Petition Amending District
Boundaries**

Ms. Burns stated that since this District was established, they had known that there was going to be an expansion parcel to add. She noted that currently there was 159.67 acres of land in the District. She stated that the petition would add an additional 113.72 acres. She referred to a description of the area which was included as an exhibit. She asked if anyone had any questions. Hearing none,

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2022-07 Directing Chairman and District Staff to File a Petition Amending District Boundaries, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Boundary Amendment
Funding Agreement**

Ms. Burns stated that this was with the entity as Wind Meadows South 2, LLC. She noted that under the terms of this agreement, that entity would fund any other cost associated with the Boundary Amendment and that it was not reimbursable by the District. She asked if anyone had any questions on this agreement. Hearing none,

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Boundary Amendment Funding Agreement, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Uniform Collection
Agreement with Polk County Tax
Collector**

Ms. Burns stated that this was the annual agreement that Polk County requires in order to collect assessments on roll each year.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Uniform Collection Agreement with Polk County Tax Collector, was approved.

July 13, 2022

Wind Meadows South CDD

SEVENTH ORDER OF BUSINESS**Acceptance of Fiscal Year 2021 Audit Report**

Ms. Burns stated that the Fiscal Year 2021 audit report was included in their agenda package. She referred to the report to management on page 26, which included the summary of the audit. She stated that there were no instances of non-compliance, and that it was a clean audit. She noted that the District didn't meet any of the conditions for financial emergency. She stated that it had been submitted to the state by the June 30th deadline.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Accepting the Fiscal Year 2021 Audit Report, was approved.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Van Wyk stated that he had nothing to report.

B. Engineer

Ms. Burns asked Mr. Hunter if he had anything to add. Mr. Hunter responded that next week is a big week because they are closing out Phase 1 construction. He stated that he was told that the landscaping would be complete, the warranty bond would be submitted, and they have a pre-final walk through with Polk County for the offsite roadway improvements. He noted that the contractor and team were bringing it to a close, which is all good news. Ms. Burns added that Clayton had been driving by to track that and he also did a walk with Lennar for some of that. She stated that they would probably have some quotes in the next meeting.

i. Ratification of Stormwater Needs Analysis Report

Ms. Burns stated that the stormwater needs analysis report was submitted by June 30th. She asked if anyone had any questions. Hearing none,

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Stormwater Needs Analysis Report, was ratified.

C. District Manager's Report**i. Approval of Check Register**

July 13, 2022

Wind Meadows South CDD

Ms. Burns stated that the check register was included in the agenda packet for review and the total was \$9,336.53 from April 1 through May 31. She offered to answer any questions.

On MOTION by Mr. Elliott, seconded by Mr. Carson, 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. She asked if anyone had any questions. Hearing none, the next item followed.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

ELEVENTH 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.

Jill Burns

Brent Elliott

Secretary/Assistant Secretary

Chairman/Vice Chairman