

**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, **August 10, 2022** 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
Lauren Gentry	KE Law
Grace Kobitter	KE Law
Bryan Hunter	Hunter Engineering
Clayton Smith	GMS
Jarett Wright	GMS

**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 July 13, 2022  
Board of Supervisors Meeting**

Ms. Burns presented the minutes of the July 13, 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. Eckenrode, with all in favor, the Minutes of the July 13, 2022 Board of Supervisors Meeting, were approved.
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August 10, 2022

Wind Meadows South CDD

**FOURTH ORDER OF BUSINESS**

**Public Hearings**

**A. Public Hearing on the Adoption of the Fiscal Year 2023 Budget**

Ms. Burns stated that this public hearing had been advertised in the paper.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns stated that there were no members of the public present.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Closing the Public Hearing, was approved.

**i. Consideration of Resolution 2022-08 Adopting the District’s Fiscal Year 2023 Budget and Appropriating Funds**

Ms. Burns stated that this resolution was included in the agenda package for review. She noted that they had discussed this at the prior meeting when they approved a preliminary budget that due to some assessment caps in the developer’s contract to cap these at \$650 net per lot with a Deficit Funding Agreement to make up the difference if needed. She noted that it would be collected on roll at \$650. She explained that the contribution amount, if needed, to fully fund the budget would be \$40,010. She stated that other than and the updated actuals, the line items had not changed. She asked if anyone had any questions or comments. Hearing none,

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Resolution 2022-08 Adopting the District’s Fiscal Year 2023 Budget and Appropriating Funds, was approved.

**ii. Consideration of Fiscal Year 2022/2023 Budget Deficit Funding Agreement**

Ms. Burns stated that the Budget Deficit Funding Agreement for the additional amounts for the developer contribution, if needed, was with Wind Meadows South, LLC.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the Fiscal Year 2022/2023 Budget Deficit Funding Agreement, was approved.

**B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments**

Ms. Burns asked for a motion to open the public hearing.

August 10, 2022

Wind Meadows South CDD

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns stated that there were no members of the public present at this time.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Closing the Public Hearing, was approved.

**i. Consideration of Resolution 2022-09 Imposing Special Assessment and Certifying an Assessment Roll**

Ms. Burns stated that this resolution was included in the agenda package for review. She stated that there was a copy of the proposed tax bill also included. She noted that this was a first time O&M levy for the platted lots. She stated that there was a total of 416 platted lots within the community. She presented the O&M amounts listed based on the budget the Board just adopted as well as the debt amounts listed for each of those parcels. She stated that she would be happy to answer any questions. Hearing none,

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Resolution 2022-09 Imposing Special Assessment and Certifying as Assessment Roll, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-10 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2023**

Ms. Burns stated that the schedule in the agenda package would be kept the same for the date, time, and location if that worked for everyone.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Resolution 2022-10 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2023, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Gentry stated that she had nothing to report.

August 10, 2022

Wind Meadows South CDD

**B. Engineer**

Mr. Hunter stated that he had nothing to report.

**C. District Manager’s Report**

**i. 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.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being none, the next item followed.

**NINTH 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