

**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, **November 9, 2022** at 1:31 p.m. at 4900 Dundee Road, Winter Haven, Florida.

Present and constituting a quorum:

Brent Elliott	Chairman
Halsey Carson	Vice Chairman
Timothy Todd	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Lauren Gentry	District Counsel, KE Law
Bryan Hunter	District Engineer, Hunter Engineering
Jarett Wright	Field Manager, 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

Organizational Matters

A. Swearing in of Appointed Supervisor Timothy Todd (Appointed at September 14, 2022 Board Meeting)

Ms. Burns stated that Mr. Todd was sworn in prior to the meeting.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the September 14, 2022 Board of Supervisors Meeting

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Ms. Burns presented the minutes of the September 14, 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. Todd, with all in favor, the Minutes of the September 14, 2022 Board of Supervisors Meeting, were approved.

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

Ms. Gentry stated that she had nothing to report.

B. Engineer

Mr. Hunter stated that he had nothing to report.

C. Field Manager's Report**i. Consideration of Proposals for Aquatic Maintenance Services****a) Aquatic Weed Management, Inc.****b) Sitex Aquatics**

Mr. Wright stated that after the hurricane they had damage to oak trees in the area and they had fallen over. He noted that they had sourced proposals for that. He explained that multiple street signs were leaning and there were some missing stop signs. He explained that he had the missing stop signs at his house. He stated that the installation of the signs and repairs to the leaning signs were being scheduled. He noted that they had gathered landscape and aquatic proposals. He explained that the electrical meters at the front entrance still have not been installed yet. He noted that they were missing an irrigation controller, so they were not able to control the water at this time, but they were looking to get that installed as soon as possible. He stated that he was hoping they would see a turn around with all the rain that they were getting.

Mr. Wright reviewed the two proposals from Sitex Aquatics and Aquatic Weed Management, Inc. He recommended sticking with Aquatic Weed Management, Inc because they were cheaper and they already have a relationship with them, and they liked their service a lot. He noted that the proposal total for Aquatic Weed Management, Inc. was \$225.00 monthly compared to Sitex Aquatics proposal which was \$300 monthly. He noted that if the Board agreed with the recommendation, they would be looking for a motion to approve.

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On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Proposal from Aquatic Weed Management, Inc. for Aquatic Maintenance Services, was approved.

ii. Consideration of Proposals for Landscape Maintenance Services *(to be provided under separate cover)*

Mr. Wright stated that the two ponds shown on the map on page 25 of the agenda package were the only two ponds that they had currently maintaining water throughout, so that was what they would be maintaining. He explained that everything else was dry ponds. He noted that there were two proposals, one from Prince & Sons, Inc. charging \$5,550 a month for a total of \$105,612 for the essential services and \$6,876 for the extra services, which totals \$112,488. He noted that they were recommending the Weber Environmental Services, Inc. proposal because they had been the ones maintaining it recently and they knew everything that was already required to maintain it properly. He reviewed Weber Environmental Services, Inc. proposal stating that they were looking at \$110,380 for the essential services, \$6,000 for the extra services, which totaled \$116,379.96. He explained that it was a little more expensive, but they had few months experience on the property.

Ms. Burns noted that was over budget and that they had \$15,000 in landscape replacement. Mr. Wright asked if he should go back to Weber Environmental Services, Inc. to see if they would improve their price. Ms. Burns asked when their amenity estimated opening was. Mr. Elliott responded that they were looking at the end of December or January. Ms. Burns noted that there was \$35,000 in a line item that they were not going to use. Ms. Burns suggested to see if Weber Environmental Services, Inc. could do every other month. After Board discussion, Ms. Burns asked the Board if they wanted to accept Weber Environmental Services, Inc. not to exceed the amount and have staff bring it back or if they wanted to do the essential services for \$110,380 and not do the extra services. Mr. Elliott responded to just do the essential services for now. Ms. Burns noted that they shouldn't have to do the mulch until the spring. Mr. Wright noted that they had a lot of mulch beds with a lot of small plants and if they didn't keep up with those mulch beds, they would get a lot of weeds, and the plants would start dying. He suggested to keep up with those mulch beds. He noted that he wasn't sure if they needed 100% two times a year right now. He suggested that they could probably just maintain one and then add the other in next year. He noted

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that they would keep an eye on that and if they decided that they needed more to maintain it, then they would bring it back to the Board.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Essential Services Quote from Weber Environmental Services with the Direction to Field Staff to See if they Could Redo the Quote to Reduce Fert and Pest to Every Other Month, was approved.

Mr. Wright stated that they had some quotes for the tree removal. He noted that Weber Environmental Services, Inc. quoted \$19,250, which was too high compared to everyone else. He also noted Prince & Sons, Inc. could do it for \$11,000 if they remove the material or they could do it for \$9,000 without the material removal. He noted that the third vendor was Summerall and their quote was for \$8,500. He noted that Clayton called Summerall back multiple times, and they were not contacting back. He explained that he couldn't give them a confirmed answer as to if they approve them. He suggested that they try to use them because they were cheaper in price right now and if they couldn't get the verification that they needed, they would just go with Prince & Sons, Inc.

On MOTION by Mr. Elliott, seconded by Mr. Todd, with all in favor, Summerall's Quote of \$8,500 Pending Their Response and If No Response, Prince & Sons, Inc. Quote for \$9,000 would be accepted, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns stated that the total amount of the check register was \$58,290.90 through September 30th.

On MOTION by Mr. Elliott, seconded by Mr. Todd, with all in favor, Check Register, was approved.

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ii. Balance Sheet and Income Statement

Ms. Burns stated that the financial statements were included in the agenda package for review. There was no action necessary. She asked if anyone had any questions. Hearing none, the next item followed.

SIXTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

EIGHTH 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

Secretary/Assistant Secretary

Brent Elliott

Chairman/Vice Chairman