

**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, **May 10, 2023** at 1:30 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., 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, KVW Law
Bryan Hunter <i>by Zoom</i>	District Engineer, Hunter Engineering
Clayton Smith	Field Manager, GMS
Allen Bailey	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Three Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted that there were no members of the public present and no members of the public joining via Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the April 12, 2023
Board of Supervisors Meeting**

Ms. Burns presented the minutes of the April 12, 2023 Board of Supervisors meeting and asked if there were any questions, comments, or corrections. The Board had no changes to the minutes.

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On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Minutes of the April 12, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Phase 2 Assignment/
Acquisition Documents**

Ms. Gentry stated this will be a contract assignment for the Wind Meadows South Phase 2A & 2B site work agreement. The standard contract assignment documents were included in the agenda package. She noted once this is signed that contract will be assigned to the CDD and completed in the CDD’s name with the exception of a small amount of that work that will continue to be funded by the developer so no CDD funds will be expended on those. These are presented for approval in substantial form.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Phase 2 Assignment/Acquisition Documents, was approved in substantial form.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-18
Appointing a Treasurer and Assistant
Treasurers**

Ms. Burns stated this is adding Darrin Mossing as a signer to the account.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2023-18 Appointing a Treasurer and Assistant Treasurers, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry stated that three construction account requisitions had been prepared to be processed upon bond closing which is scheduled for tomorrow. Requisition #1 is in the amount of \$1,036,171.03 and it is for prior payments funded by the developer for direct purchase of materials. Requisition #2 is for \$4,3127.50 and that is for legal services related to construction of Phase 2 and then Requisition #3 will be for \$780,184.80 and that is for prior amounts funded for the Phase 2 site work. She asked for authorization for staff to finalize these and make any updates needed in order to get these final to process tomorrow.

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On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Requisitions 1-3, were approved.

B. Engineer

Mr. Hunter stated he had nothing to report at this time.

C. Field Manager's Report

Mr. Bailey stated the main street sign going into Wind Meadows was hit by something and that was replaced. He noted the security system is now completely functional after the damaged transformer was changed out and the electric was hooked back up. The security is back up and running and all of the locks are good. He noted a contact sign was put up at the amenity center for residents. He stated some of the pavers at the deck had dropped down due to the rain so the original pavers came out and leveled those out. He noted the amenity gate was repaired as some of the bolts were loose and needed to be tightened up. He stated the city replaced the electrical transformer. He concluded that everything is looking good and back up and running. He stated the fence will be finished but the materials were just received so it is on the docket to get finished up and the dog park rule signs are going up for the residents.

Mr. Carson stated on the amenity openings, Clayton had said it would be maybe two weeks because of the delay of getting the transformer. Reggie and Bob are trying to get with the county commissioners and such to do a grand opening and have them there. Ms. Burns stated an opening was announced yesterday to residents. She stated it was announced for next Wednesday so that is when the residents will have access but she stated a grand opening can be scheduled. Mr. Carson stated he would let Reggie know it will be next Wednesday the 17th. Ms. Burns stated it opens at 8:00 a.m. and there is a form at the amenity facility that has a QR code where residents can go in and input their access information, either provide a lease agreement or deed showing that they are an owner and once that information is received and we verify that they actually are a resident within the community, they are mailed their access cards. She noted those access cards are set to work at 8:00 a.m. which is the time the facility opens on Wednesday the 17th. Mr. Elliott stated that would be a soft opening on Wednesday the 17th and then there will be a grand opening. Ms. Burns stated one thing to consider is to say there are amenity rules in place and some of them are things that will probably happen at this grand opening like food not being on the pool deck and kept in areas where allowed, usually music is not allowed, obviously these are special events being

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held and the District does have the ability to hold those. She noted if builders are asking to do them, a lot of time we discourage the Board from doing that just because if they are allowing builders to do something, a resident cannot come set up music, have food and have a bunch of guests from outside, or if someone contacted our office to reserve the pool deck for an event in that nature, they would be told no. She stated there is no issue with the Board doing that and just let them know so accommodations can be made for the gate to be open. Ms. Burns stated there will need to be time for access cards to be issued and mailed, as you cannot just walk up and get in. She noted all of the builders are issued them so they can give tours. She stated for the residents that have amenity access, we have emails so information can be sent out about developers hosting an event for residents and grand opening. Mr. Smith added as of today a big opening sign went up in front of the amenity center and also signs were posted with information for residents to start signing up for access. Ms. Burns noted all of the residents have been notified. Mr. Gentry suggested flyers for the grand opening with registration information and how to access the pools.

D. District Manager’s Report

i. Approval of Check Register

Ms. Burns presented approval of the check register for \$21,989.02 for the month of March.

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

ii. Balance Sheet and Income Statement

Ms. Burns stated that the financial statements were in the agenda package for review. There is no action necessary on those but she noted that she was happy to answer any questions.

iii. Presentation of Number of Registered Voters – 78

Ms. Burns stated there are 78 registered voters as of April 15th in this community.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

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EIGHTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Jill Burns

Secretary/Assistant Secretary

Brent Elliott

Chairman/Vice Chairman