

**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, **October 11, 2023** at 2:05 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, KVV Law
Corey Roberts	District Counsel, KVV Law
Bryan Hunter <i>by Zoom</i>	District Engineer, Hunter Engineering
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 constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns explained the procedures for the public comment period and the public hearing portions of this meeting. She asked for public comments. Hearing no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

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

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

October 11, 2023

Wind Meadows South CDD

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

**FOURTH ORDER OF BUSINESS**

**Consideration of Proposal from AMTEC for Arbitrage Rebate Services for Series 2021 (Assessment Area One Project) Bonds and Series 2023 (Assessment Area Two Project) Bonds**

Ms. Burns presented the proposal from AMTEC for Arbitrage Rebate Services for Series 2021 (Assessment Area One Project) bonds and Series 2023 (Assessment Area Two Project) bonds. She stated that the cost for each of those reports for each series was \$450 annually.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Proposal from AMTEC for Arbitrage Rebate Series 2021 (Assessment Area One Project) Bonds and Series 2023 (Assessment Area Two Project) Bonds, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposal from Securitas for District Security Services (CLOSED SESSION DISCUSSION AVAILABLE – if needed)**

Ms. Burns presented the proposal from Securitas for District Security Services. She noted that page 86 had the investment proposal, and it was the same as the other proposal that they reviewed with the same camera system. She pointed out that they had a lot more complaints and issues at this facility. She stated that the total of this proposal was \$31,853. She pointed out that they had \$27,500 in security and they had a contingency for the Amenity Facility that they could dip into. She explained that it was going to take some time to set this up. She also noted that prorated should get it down a little more. She stated that they may be \$2,500 over, but hearing the issues that they were seeing, it would be worth doing the full package and getting it underway now.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Proposal from Securitas for District Security Services with Live Guards to Start when Cameras are Installed and the Service

October 11, 2023

Wind Meadows South CDD

Starts and Authorization for Counsel to draft Agreement, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Gentry had nothing to report to the Board.

**B. Engineer**

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

**C. Field Manager's Report**

Mr. Bailey reviewed the Field Manager's Report. He noted that some of the irrigation pipes were damaged, and the landscapers were able to repair those. He pointed out that the irrigation system on Red Egret Drive wasn't set on a proper system and a few trees died. The developer had these trees replaced by the installer. He stated that the playground on Wading Ibis Way needed landscape maintenance and the landscaper addressed the issue promptly. He explained that there was a small debris pile left on Swallow Tail Avenue and it was cleaned up by GMS staff. He stated that some of the signage had been knocked down and they had their team out there to put those back up. The final item on his report was the speed limit signage. He explained that the District had no speed limit signs throughout the property and a resident requested to have speed limit signs placed. He asked if the Board would like to discuss this item further. Board and staff discussed this item. Ms. Gentry noted that the first step would be to see if they had a traffic plan that showed the signage, so they can see what was approved. She continued to explain that depending on what the signage was, they needed to look at installing the signs because typically law enforcement would not enforce a speed limit unless there were signs posted. This item is going to be investigated. Mr. Hunter noted that the statute was Chapter 316.189.

**D. District Manager's Report**

**i. Approval of Check Register**

Ms. Burns presented approval of the check register for \$94,837.75 for the month of June through August.

October 11, 2023

Wind Meadows South CDD

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 in the agenda package for review. There was no action necessary on those but she noted that she was happy to answer any questions.

**iii. Ratification of Summary of Series 2023 AA2 Requisitions #14 to #32**

Ms. Burns presented the summary of Series 2023 AA2 Requisitions #14 to #32 to the Board.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Series 2023 AA2 Requisitions #14 to #32, were ratified.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, 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. Carson with all in favor, the meeting was adjourned.

*Jill Burns*

Secretary/Assistant Secretary

DocuSigned by:  
*Brent Elliott*  
9003EEDFE29D4C0...

Chairman/Vice Chairman