

**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, **March 5, 2024**, at 11:00 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Brent Elliott  
Halsey Carson  
Timothy Todd

Chairman  
Vice Chairman  
Assistant Secretary

Also present were:

Jill Burns  
Lauren Gentry  
Bryan Hunter *by Zoom*  
Allen Bailey

District Manager, GMS  
District Counsel, Kilinski Van Wyk  
District Engineer, Hunter Engineering  
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 noted if any members of the public have any comments on the agenda, they will be taken here and public comments on things that are not on the agenda will be taken at the end. There is one person on the Zoom line.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oaths of Office to Newly Elected Board Members (Seat #3 Dottie Mobley)**

Ms. Burns noted Karen Ritchie was sworn in prior to the meeting but is not in attendance. Dottie Mobley is not present today and will be sworn in at a later time.

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**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the November 7, 2023 Landowners’ Meeting and the November 8, 2023 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the November 7, 2023 Landowners’ meeting and November 8, 2023 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 November 7, 2023 Landowners’ Meeting and November 8, 2023 Board of Supervisors Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser**

Ms. Burns stated this is the annual agreement that the District enters into with the property appraiser that allows them to send us all the parcels within the District so they can be used to collect assessments on the tax roll.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser, was approved.

**SIXTH ORDER OF BUSINESS**

**Presentation of Arbitrage Rebate Report for Series 2021 (Assessment Area One Project) Bonds**

Ms. Burns noted that under the Trust Indenture they are required to determine that the District does not earn more interest than they pay on the bonds. Page 4 of this report shows negative arbitrage.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Arbitrage Report for Series 2021 (Assessment Area One Project) Bonds, was approved.

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**SEVENTH ORDER OF BUSINESS**

**Ratification of 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser**

Ms. Burns stated this is more administrative for the office. There are certain elected officials, police offices, judges whose information is exempt from a public records request. This is an agreement with the property appraiser saying if they give us those parcels for the use of collecting assessments that the District will not turn those over and disclose them.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser, was ratified.

**EIGHTH ORDER OF BUSINESS**

**Ratification of EMMA Agreement**

Ms. Burns stated this is related to the most recent bond issuance. An agreement was executed by the Chair for the software that will be used for dissemination services for the quarterly disclosures.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the EMMA Agreement, was ratified.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Gentry had nothing to report.

**B. Engineer**

Mr. Hunter had nothing to add.

**C. Field Manager's Report**

Mr. Bailey presented the field managers' report including installation of amenity security system, handicap chairlift battery was replaced, dog stations were fixed and secured, signs were straightened, and speed limit sign installed.

Ms. Burns pointed out to the residents present regarding the security install done at the amenity, those cameras are monitored by their security company in the overnight hours when the

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facility is closed. If residents do see issues with amenity violations, they can be reported to the amenity access team who can review the footage for any violations.

**i. Consideration of Landscape Maintenance Contract Addendum with Weber Environmental Services to Add Phase 2A to Current Contract**

Mr. Bailey presented the proposal from Weber for landscape maintenance for \$44,448 and a second quote for bush hogging of the ravine areas for another \$12,000. This encompasses Phase 2A and the different areas are color coded on a map in the agenda package. Mr. Elliott asked if Phase 2A is the \$44,448. Mr. Bailey stated no it would be the \$44,448 and the \$12,000 totaling \$56,448 added to do all of the green area on the map. Ms. Burns noted they are adding this for a prorated amount as they were not maintaining this area for the full year so is within the budget. She noted when they get proposals for 2B when everything is complete, they should do Weber and another quote or two for comparison.

On MOTION by Mr. Elliott, seconded by Mr. Todd, with all in favor, the Landscape Maintenance Contract Addendum with Weber Environmental Services to Add Phase 2A to Current Contract, was approved.

**D. District Manager's Report**

**i. Approval of Check Register**

Ms. Burns presented the check register for review and approval. She noted if there are any questions on the invoices, she would be happy to answer them.

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 is no action necessary on those but she noted that she is happy to answer any questions.

**iii. Discussion Regarding Resident Request to Adjust Amenity Hours**

Ms. Burns stated a resident requested adjustment to the amenity hours. The hours are currently 8:00 a.m. to 7:00 p.m. In the summer it is usually open 8:00 a.m. to 8:00 p.m. Ms. Gentry noted the Health Department defines dawn as 30 minutes after sunrise to 30 minutes before sunset.

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**iv. Discussion Regarding April 10, 2024 Meeting Room Availability**

Ms. Burns stated they had discussed changing this meeting to April 8<sup>th</sup> as this room is not available on April 10<sup>th</sup>. She confirmed the meeting will be Monday April 8<sup>th</sup> at 1:30 p.m.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

Resident Comments:

- Pool heater, gofer problem/solar deterrent, breakdown of budget – Asked landscapers on how to deter the gofers and knocking down the mounds. The pool is not contemplated to be heated but could be explored and maybe budgeted in the future. Budget is on website. Ms. Gentry noted the budget process will start with planning for the next fiscal year in the Spring and adopt final budget before September.
- Streetlight poles, pool is small, questions 2<sup>nd</sup> pool - They are still working on the streetlights but Lakeland Electric is stating the poles are on back order. Ms. Burns noted the pool was built for the full size of the community and no plans for a second pool.
- Lights in mailbox area? - Ms. Burns noted they will get a quote for solar lights.
- Pets wandering - Requirement to leash a pet is a city or county ordinance. HOA may be able to assist or contact animal control.
- Solicitation – If HOA wants to buy the no solicitation signs, the CDD can allow them with a license agreement to install at the entrances of the community on CDD property.
- Speeding – Contact local police.
- Driveway apron cracked/Sidewalk, humps of concrete – Driveway is home warranty issue. Alan will look at the sidewalk, address 3625 Avendale.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns adjourned the meeting.

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

*Jill Burns*

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Secretary/Assistant Secretary

DocuSigned by:  
*Brent Elliott*  
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Chairman/Vice Chairman