

**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 8, 2023** at 1:31 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
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 noted that there were no members of the public present to provide comments at this time.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oaths of Office to Newly Elected Board Members (Seat #3, Seat #4, and Seat #5)**

Ms. Burns stated that a landowners' election had been held the day prior. She noted that three seats were up for election: Seat 3, Seat 4, Seat 5. Dottie Mobley was reelected to Seat 3, Karen Ritchie was reelected to Seat 4, and Timothy Todd was reelected to Seat 5. Ms. Burns swore in the reelected supervisors at this time.

**B. Consideration of Resolution 2024-01 Canvassing and Certifying the Results of the Landowners' Election**

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Ms. Burns stated that Resolution 2024-01 would certifying the results of the landowners' election as stated above. She noted that Ms. Mobley is serving a two-year term and Ms. Ritchie and Mr. Todd are serving four-year terms.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2024-01 Canvassing and Certifying the Results of the Landowners' Election, was approved.

**C. Election of Officers**

Ms. Burns noted that currently Mr. Elliott is the Chairman, Mr. Carson is the Vice Chair, and Ms. Mobley, Ms. Ritchie, and Mr. Todd are Assistant Secretaries. The Board consensus was to keep the officers as they currently are.

**D. Consideration of Resolution 2024-02 Electing Officers**

Ms. Burns asked for a motion to approve the resolution as slated above.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2024-02 Electing Officers as slated above, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the October 11, 2023  
Board of Supervisors Meeting**

Ms. Burns presented the minutes of the October 11, 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 October 11, 2023 Board of Supervisors Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Gentry had nothing further to report to the Board at this time.

**B. Engineer**

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

**C. Field Manager's Report**

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Mr. Bailey reviewed the Field Manager’s report which was included in the agenda package.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns presented approval of the check register for \$14,448.86 for the month of September 2023.

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 was happy to answer any questions.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no comments, 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

DocuSigned by:  
*Brent Elliott*  
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Chairman/Vice Chairman