

**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 Monday, **May 8, 2024**, at 1:34 p.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 Chairperson
Assistant Secretary

Also present were:

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

District Manager, GMS
District Counsel, Kilinski Van Wyk
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 opened the public comment period for any agenda items. Hearing no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the April 8, 2024
Board of Supervisors Meeting and Audit
Committee Meeting**

Ms. Burns presented the minutes of the April 8, 2024 Board of Supervisors meeting and Audit Committee meeting. She 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 8, 2024 Board of Supervisors Meeting and Audit Committee Meeting, were approved.

FOURTH ORDER OF BUSINESS

Acceptance of the Ranking of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award

Ms. Burns stated the Audit Committee makes a recommendation to the Board and the Board awards the contract. The Audit Committee ranked DiBartolomeo as the #1 ranked firm.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Accepting the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award to DiBartolomeo, McBee, Hartley & Barnes, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-04 Re-Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: July 10, 2024), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2024/2025 Budget and the Imposition of Operations and Maintenance Assessments

Ms. Burns stated they approved a budget and set a public hearing date at the last meeting. After that meeting, they received some clarification on some of the 2B lots on the status of when those would be platted. All the numbers are the same on this budget and the assessment amounts are the same. She noted the only change is the way that they are categorizing just that phase of lots that they have listed as anticipated platted because they won't be platted at the start of the fiscal year, but they will have cost associated with those and likely some residents in them at some point during the year. She was happy to answer any questions.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2024-04 Reapproving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: July 10, 2024), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2024/2025 Budget and the Imposition of Operations and Maintenance Assessments, was approved.

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SIXTH ORDER OF BUSINESS

Consideration of License Agreement for Installation of Signs on District Property with HOA

Ms. Burns stated they received a couple of emails from residents asking them to install no solicitation signs at the entrance of the community because they were having issues with a lot of solicitors. She explained that because solicitation is happening on the private lots, it is more of an HOA issue. It's in their covenants and restrictions, but the CDD owns the property. She further explained that they generally enter into an agreement with the HOA that says if they want to install signs for that policy that is affecting the private lots, it's in their covenants and restrictions and they will allow them to place the signage on the CDD property. She added that they were just authorizing them to be installed.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the License Agreement for Installation of Signs on District Property with HOA, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry had nothing to report to the Board.

B. Engineer

Mr. Hunter had nothing to report to the Board.

C. Field Manager's Report

Mr. Bailey presented the field managers' report. First, he reviewed the completed items. He stated the solar lights have been installed at the mail kiosks, which will help with visibility. The next item was District signage, which were leaning over and now have been straightened to prevent traffic issues. Next, he stated the ravine and power lines have been bush hogged by Weber before the contract ended out. He noted that the mitered-in sections have been cleared of vegetation and debris to help with stormwater flow. He reviewed the ponds stating the ponds in the District are dry currently; however, once they go into the rainy season, they should be ready.

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i. Consideration of Proposal for Benches at Playground (Map Provided)

Mr. Bailey presented a proposal for four benches at playground. He reviewed the proposed locations for the benches. The proposal total is \$2,845.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Proposal for Four Benches at Playground Totaling \$2,845, was approved.

ii. Consideration of Proposal from Current Demands for Keypad on Amenity Side Gate

Mr. Bailey presented proposal from Current Demands for keypad on amenity side gate. The proposal total is \$2,383.54.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Proposal from Current Demands for Keypad on Amenity Side Gate Totaling \$2,383.54, 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 the financial statements were in the agenda package for review. They are for informational purposes. There is no action necessary from the Board.

iii. Presentation of Number of Registered Voters – 417

Ms. Burns stated there is 417 registered voters within Wind Meadows South.

EIGHTH ORDER OF BUSINESS

Other Business

Ms. Burns wanted to make the Board aware of a few security issues that they have been having at the pool. She explained that they have a group of teenagers who are coming from adjacent

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communities and the majority of them do not live in the community. She stated they have a lot of resident complaints about the teenagers' behavior. She also stated they do know that a least one of the kids who is with these teenagers is a resident and they were just able to identify who that was in the last 48 hours based on some information that was provided to them. She further explained that the teenagers previously got a hold of a vendor code and was using it to get in. She added that the code has now been turned off and all the vendors have been assigned new separate codes. She also stated they shut off the card access for the household where the child was letting the majority of these teenagers in. She pointed out that these measures will not entirely solve the problem because a lot of the times the teenagers are hopping the fence. She stated they have also had a conversation with the security company about the guard not escalating to call the police. In saying that, she also stated in some incidences they have called the police and the police either did not show or they have taken several hours to show, which by that time the teenagers were gone. She noted they asked the security guard to give them a mean and imposing guard and they are going to have them stationed at the gate rather than on the pool deck enforcing pool rules. She also noted they would be sending a blast to residents tomorrow to notify them. Residents will be required to use the cards that are assigned to them and not letting other people in even if they know them. She advised that residents should be prepared to give their address and show their card. She noted the police are going to be doing some extra patrols in the community, particularly in the amenity area. She asked the residents to continue to update their staff when they see issues.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TENTH 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