

**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, **July 10, 2024**, 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
Halsey Carson
Timothy Todd

Chairman
Vice Chairperson
Assistant Secretary

Also present were:

Jill Burns
Lauren Gentry
Chris Loy
Bryan Hunter
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 at 1:37 p.m. and called 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. There is a separate hearing for the budget so those comments will be taken at that time.

- Resident – Asked about the parking policy starting July 1st. Ms. Burns noted its related to HOA's only, not the CDD. If they are parking on CDD property, parking lot of the pool, Ms. Burns noted they can address that. The CDD can implement parking/towing rules on amenity parking.

THIRD ORDER OF BUSINESS

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

July 10, 2024

Wind Meadows South CDD

Ms. Burns presented the minutes of the May 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.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Minutes of the May 8, 2024 Board of Supervisors Meeting and Audit Committee Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget

Ms. Burns stated this public hearing has been advertised in the paper. She asked for a motion to open.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns stated with Phase 2 coming online, there are some increased costs but also some increased capacity from adding the additional lots. The current year assessment is going down by \$116 annually so all residents will see a decrease in their O&M assessment. The largest increases were to landscape replacement or enhancements, water & sewer and the capital reserve transfer.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Closing the Public Hearing, was approved.

i. Consideration of Resolution 2024-05 Adopting the District’s Fiscal Year 2024/2025 Budget and Appropriating Funds

Ms. Burns stated this is in the agenda package for the Boards review. She asked for any changes to any line items or questions on anything.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2024-05 Adopting the District’s Fiscal Year 2024/2025 Budget and Appropriating Funds, was approved.

B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

July 10, 2024

Wind Meadows South CDD

Ms. Burns stated this is a public hearing that certifies the assessments for collection on the Polk County Tax Bill. She asked for a motion to open the public hearing.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns stated this resolution imposes the assessments for collection based on the budget that the Board just adopted. She asked for any questions. Hearing none. Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Closing the Public Hearing, was approved.

i. Consideration of Resolution 2024-06 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns stated this is included in the agenda package for review. If there are any questions, she would be happy to answer.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2024-06 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-07 Setting a Public Hearing on the Adoption of Parking and Towing Policies for the District

Ms. Burns noted resident emails have been received regarding street parking and towing issues including parking long term at the amenity, work trucks are moving in, leaving U-hauls and abandoned vehicles. If there is an abandoned vehicle the District doesn't have the ability to remove it without putting a parking and towing policy in place. There have also been complaints from residents on the number of vehicles parked on both sides of the road. Included in the package is a policy that will limit street parking to a single side of the road, allow the CDD to tow abandoned cars, and allow commercial vehicles to be parked on the road during the day but not allowed overnight from 10:00 p.m. to 6:00 a.m. Signs will be installed in the areas where on street parking

July 10, 2024

Wind Meadows South CDD

is allowed. The Board agreed to set the public hearing for September 11, 2024 at 1:30 p.m. at this location.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2024-07 Setting a Public Hearing for September 11, 2024 at 1:30 p.m. on the Adoption of Parking and Towing Policies for the District, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-08 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025

Ms. Burns stated the schedule is the same as the current year but 15 minutes later, instead of 1:30 p.m. it will be 1:45 p.m. The time change will take effect in October.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2024-08 Designation of a Regular Monthly Meeting Date, Time and Location for Fiscal Year 2024/2025 Moving the Time to 1:45 p.m., was approved.

SEVENTH ORDER OF BUSINESS

Consideration of the Adoption of Goals and Objectives for the District

Ms. Burns stated there is has been a change in statute that requires the District to adopt goals and objectives each year. The deadline is October 1st. Staff recommendation for goals and objectives is included in the agenda package.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Consideration of the Adoption of Goals and Objectives for the District, was approved.

EIGHTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Report for Series 2023 AA2 Project Bonds from AMTEC

Ms. Burns stated the District is required under internal revenue code to determine that they do not earn more interest than they pay on the bonds. Page 4 of that report shows a negative arbitrage amount.

July 10, 2024

Wind Meadows South CDD

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Accepting the Arbitrage Rebate Report for Series 2023 AA2 Project Bonds from AMTEC, was approved.

NINTH ORDER OF BUSINESS

Presentation of Fiscal Year 2023 Audit Report

Ms. Burns stated the District is required to have an independent audit each year. This is for FY2023 and was submitted to the state by June 30th. Page 28 of the report shows it was a clean audit.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Accepting the Fiscal Year 2023 Audit Report, was approved.

TENTH ORDER OF BUSINESS

Ratification of Audit Services Engagement Letter for Fiscal Year 2024 through Fiscal Year 2028 with DiBartolomeo, McBee, Hartley & Barnes, P.A.

Ms. Burns stated the Audit Committee met and made recommendation to the Board and the Board awarded the contract at the prior meeting. The contract has already been signed and this is just a motion to ratify.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Audit Services Engagement Letter for Fiscal Year 2024 through Fiscal Year 2028 with DiBartolomeo, McBee, Hartley & Barnes, P.A., was ratified.

ELEVENTH 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

July 10, 2024

Wind Meadows South CDD

Mr. Bailey presented the field managers’ report. Ms. Burns noted at last meeting they updated the Board on some concerns at the amenity, a group of kids getting in and harassing the guard. The guard is being more aggressive with check ins. The volume of issues reported have gone down dramatically.

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. There is no action necessary from the Board.

iii. Consideration of Resident Request to Host Fitness Classes at the Amenity Pool

Ms. Burns stated a resident has requested to host aqua classes at the pool Monday, Wednesday and Friday mornings from 9:30 a.m. to 10:30 a.m. Staff suggestion for guests would allow them to be a guest of a resident and not outside people using the pool and the vendor be responsible to make sure that all residents leave when the one-hour class is over. This person does have a license and insurance. The Board agreed on \$200 per month to the CDD for use of the pool.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Authorizing Counsel to Draft an Agreement with the Entity or Person Listed with the Provision of doing \$200/Month for the Use of the Pool for the Months that the Class is being Hosted, Residents or Guests of Residents only, was approved.

TWELFTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

July 10, 2024

Wind Meadows South CDD

THIRTEENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

- Resident – Clarification on parking policy, no commercial street parking from 10:00 p.m. to 6:00 a.m. Ms. Burns noted that is what is proposed. September meeting is to adopt the policy. Classes at pool, are people made to leave when class is over? Ms. Burns noted if the resident is leaving, their guest needs to leave with them. The rules allow four guests per household.
- Resident – Commented daughter & 4 grandchildren visit her monthly, does this mean she can only take 4 of them to the pool? Ms. Burns answered yes.
- Resident – New phase in the back, will road open up to Yarborough? When the Yarborough Lane is widened, that project will make that connection.

FOURTEENTH 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

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Chairman/Vice Chairman