

**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 **Tuesday, April 22, 2025**, at 1:00 p.m. at The Hampton Inn – Lakeland, 4420 North Socrum Loop Road, Lakeland, Florida.

Present and constituting a quorum:

Lori Campagna
Kelly Evans *by Zoom*
Sean Finotti
Brad Gilley

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Monica Virgen
Jill Burns *by Zoom*
Grace Rinaldi
Allen Bailey
Clayton Smith *by Zoom*
Bryan Hunter *by Zoom*

District Manager, GMS
District Manager, GMS
District Counsel, Kilinski Van Wyk
Field Manager, GMS
Field Manager, GMS
District Engineer, Hunter Engineering

FIRST ORDER OF BUSINESS

Roll Call

Ms. Virgen called the meeting to order at 1:00 p.m. and called roll. Three Board members were in attendance. Ms. Evans joined by Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Virgen opened the public comment period for agenda items only.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Appointment to Fill Vacant Board Seat #2

Ms. Campagna stated the Board didn't have anyone to appoint to seat #2 at this time.

B. Administration of Oath of Newly Appointed Supervisor

C. Consideration of Resolution 2025-08 Appointing an Assistant Secretary

Items A, B, and C were tabled to a future meeting agenda.

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FOURTH ORDER OF BUSINESS**Approval of Minutes of the March 25, 2025 Board of Supervisors Meeting**

Ms. Virgen presented the minutes of the March 25, 2025, Board of Supervisors meeting. She asked for any comments, corrections, or changes to the minutes. The Board had no changes to the minutes.

On MOTION by Mr. Gilley, seconded by Mr. Finotti with all in favor, the Minutes of the March 25, 2025 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-09 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: July 22, 2025) and Setting the Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget**

Ms. Virgen stated Resolution 2025-09 is on page 14 of the agenda package. Approval of this resolution approves the proposed budget that is attached as exhibit A. It also sets the public hearing for Tuesday, July 22, 2025 at 1:00 p.m. at the Hampton Inn Lakeland. Approval will allow District staff to post the proposed budget on the District website and transmit the proposed budget to the City of Bartow and Polk County at least 60 days prior to the hearing date. She reviewed the proposed budget. This will set the cap for the assessments for residents. The Board has the ability to change line items. She reviewed the proposed budget. There is not a proposed increase in assessments. The Board discussed the dry ponds and will add them to pond maintenance in the budget \$5K and reduce contingency to \$5K. Ms. Virgen noted the total field expenditures for FY26 have been amended and will be \$414,210 proposed for FY26. Mr. Bailey noted the janitorial contract could have an addendum for the seasonal period, tier it accordingly to the season. Ms. Campagna suggested to take \$10K from the capital reserve transfer and do a transfer of \$137K and put an additional \$10K into landscaping.

On MOTION by Ms. Campagna, seconded by Mr. Finotti, with all in favor, Resolution 2025-09 Approving the Proposed Fiscal Year 2025/2026 Budget and Setting the Public Hearing on the Adoption

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of the Fiscal Year 2025/2026 Budget for July 22, 2025, was approved as amended.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Additional Signage on District Roadways

Ms. Virgen presented a proposal for 14 speed limit signs as designated on the map on page 33 of the agenda package for \$3,407. Residents requested this additional speed limit signage. The speed limit is set at 30 mph in the whole District. Mr. Hunter reminded the Board that Florida Statutes set forth procedures for establishing enforceable speed limits. The lowest default for local roads is 30 mph. He noted if Bartow Police Department has no objection, he would have no objection to changing the signs, the East bound sign at the amenity and the West bound sign as long as it is enforceable. Ms. Campagna stated they would like three signs changed to 25 mph pending Bartow's approval.

On MOTION by Ms. Campagna, seconded by Mr. Gilley with all in favor, the Proposal for Additional Signage on District Roadways, was approved contingent on City of Bartow approving sign changes.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rinaldi provided an update regarding prior discussions the Board had and their requests pertaining to Yarborough Lane. The developer requested Kelly's contact information.

B. Engineer

Mr. Hunter had nothing to report but offered to answer any questions.

C. Field Manager's Report

Mr. Bailey reviewed the Field Manager's Report on page 36 of the agenda package.

i. Consideration of Landscape Proposals from Prince and Sons

a) Proposal to Install Much around Pool Area and Plant Beds Down the Main Boulevard

Mr. Bailey presented a proposal to install 75 yards of mulch around pool area and down the main boulevard for \$4,050. No action was taken at this time.

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b) Proposal to Replace Dead and Missing Plants around Pool Area and Down the Main Boulevard

Mr. Bailey reviewed a proposal to replace dead and missing plants on the main boulevard and pool area for \$5,823. The landscaper recommended to wait until June to plant podocarpus.

On MOTION by Mr. Finotti, seconded by Ms. Campagna, with all in favor, the Proposal to Replace Dead and Missing Plants around Pool Area and Down the Main Boulevard for \$5,823 – Install in June, was approved.

c) Proposal for Changing Irrigation Sprays and Nozzles on Quite Quail Boulevard & Albatross Nest Drive

Mr. Bailey presented a proposal to upgrade the PGI into a 6-inch spray for \$401.90 to help cover the dry areas.

On MOTION by Ms. Campagna, seconded by Mr. Finotti, with all in favor, the Proposal for Changing Irrigation Sprays and Nozzles on Quite Quail Blvd & Albatross Nest Drive, was approved.

ii. Consideration of Addendum from Janitorial Maintenance Vendor to Add 1 Weekend Day (Saturday or Sunday) to Current Contract

Mr. Bailey noted this is to add one weekend day to the current contract. It would add \$205 a month to the overall contract per month. Ms. Campagna suggested doing this on a seasonal basis - April through September.

On MOTION by Ms. Campagna, seconded by Mr. Gilley, with all in favor, the Addendum from Janitorial Maintenance Vendor to Add 1 Weekend Day (Saturday or Sunday) to Current Contract, was approved as amended – extra day on seasonal basis April -September.

iii. Consideration of Proposal for Purchase and Installation of “No Motorized Vehicles” Signage within the Community

No action was taken on this item.

iv. Consideration of Aquatic Maintenance Proposals from Aquatic weed Management

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a) Proposal to Add 2 Additional Ponds to Current Aquatic Maintenance Contract

Mr. Bailey stated this proposal is to add 2 additional ponds for monthly maintenance for \$250 per month or \$3,000 per year. Ms. Campanga motioned; motion failed for lack of second.

b) Proposal to Mow Cattail Area in Pond

No action was taken on this item.

v. Consideration of Addendum from Pool Maintenance Services Vendor to Remove Special Cleaning from Current Contract

Mr. Bailey stated this is the current pool vendor removing \$400 bringing it down to \$3,000 per month to continue the six-day service.

On MOTION by Ms. Campagna, seconded by Mr. Finotti, with all in favor, the Addendum from Pool Maintenance Services Vendor to Remove Special Cleaning from Current Contract, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Virgen presented the check register from March 12, 2025 through April 10, 2025 totaling \$438,995.47. She stated Lori has pointed out one change to the summary of the invoices showing the wrong meeting date for the April Board of Supervisors meeting.

On MOTION by Ms. Campagna, seconded by Mr. Finotti, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Virgen stated these are the unaudited financials through March 31, 2025 and start on page 73 of the agenda package. These are provided for informational purposes.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

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NINTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn the meeting.

On MOTION by Ms. Campagna, seconded by Mr. Finotti, with all in favor, the meeting was adjourned.

Jill Burns

Secretary/Assistant Secretary

DocuSigned by:

Lori Campagna

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Chairman/Vice Chairman