

**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, **August 26, 2025**, at 1:01 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:

Katie O’Rourke
Jill Burns
Grace Rinaldi
Allen Bailey

District Manager, GMS
District Manager, GMS
District Counsel, Kilinski Van Wyk
Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. O’Rourke called the meeting to order at 1:01 p.m. and called roll. Three Board members were in attendance constituting a quorum. Ms. Evans joined by Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. O’Rourke opened the public comment period for agenda items only.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the July 22, 2025
Board of Supervisors Meeting**

Ms. O’Rourke presented the minutes of the July 22, 2025 Board of Supervisors meeting. She asked for any comments, corrections, or changes to the minutes. The Board had no changes to the minutes.

August 26, 2025

Wind Meadows South CDD

On MOTION by Mr. Gilley, seconded by Mr. Finotti, with all in favor, the Minutes of the July 22, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-12 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026

Ms. O'Rourke presented Resolution 2025-12. The Board decided to add a meeting on Tuesday, December 2nd at 1:00 p.m. and cancel the November and December meetings. Other than those noted changes, the regular monthly meeting date, time, and location for Fiscal Year 2026 will stay the same.

On MOTION by Ms. Evans, seconded by Mr. Finotti, with all in favor, Resolution 2025-12 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026, was approved as amended.

FIFTH ORDER OF BUSINESS

Consideration of Proposal for Additional Security Camera (Provided to Board Separately)

Ms. O'Rourke presented a proposal for an additional security camera, which was provided to the Board prior to this meeting for review. She explained that this is necessary to improve their coverage area to be able to monitor the whole amenity center. She noted that this is within budget for the amenity contingency line item.

On MOTION by Ms. Campagna, seconded by Mr. Gilley, with all in favor, the Proposal for Additional Security Camera, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resident Request for Construction Access – ADDED

Ms. O'Rourke stated this item is a resident request for a pool build on their personal property. They want to be able to access the CDD owned common tract behind their property. After discussion, the Board denied the resident's request.

August 26, 2025

Wind Meadows South CDD

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Rinaldi had nothing to report to the Board.

B. Engineer

The Engineer was not in attendance.

C. Field Manager's Report

Mr. Bailey reviewed the Field Manager's Report in the agenda package. He noted a few various signs that have been straightened throughout the District. He also noted that the palm tree that was installed on the first roundabout has not been taking very well, so Prince is going to reschedule taking that one out, putting in a new one and slightly moving it from its position at their cost. He stated the entrance landscape is looking healthy from the rain and the heat does not appear to be having an impact on it currently. He explained that the landscape roundabouts are looking good except for the palm tree that needs to be replaced. He noted the landscape at the Amenity Center is staying in a healthy state from all the rain. He pointed out the transitional ponds are still holding water, and the cleanouts need to wait to be inspected till everything is dry. Discussion ensued on mowing versus discing and it was decided to ask the engineer to weigh in on a solution. Ms. Evans asked for the front entrance monument sign landscape to be manicured by rounding and evening out the trees next to the sign.

i. Consideration of Fiscal Year 2026 Contract Increases – ADDED

Mr. Bailey stated the backside of Phase 2 got delayed during the winter because of the winter month with the grass. They have been trying to get Center State back out there to do it. He noted they are still talking with them to finish up some of the punch list items. He pointed out that Prince didn't bid those areas because they weren't maintainable originally. He added that part of the increase that they're looking for originally was to go up 3%, but they're also questioning this mowing of the pond bottom which would lead them to want to disc them, which would increase it. Mr. Finotti requested a map of the areas Center State has to finish. The budget was discussed briefly. They are going to get final numbers from Prince. Mr. Bailey is going to let the two potential landscaping vendors know that nothing is to pass the budget line and ask for proposals for the next

August 26, 2025

Wind Meadows South CDD

meeting. After discussion, it was decided to bring this item back for consideration once they have final numbers from Prince as well as other vendor options.

Mr. Bailey reviewed the contract renewals. He stated Resort Pools is their current pool vendor and there is a 5% increase. He noted these were all in the 2026 budget. Their current pest company has a 5% increase.

On MOTION by Ms. Campagna, seconded by Mr. Gilley, with all in favor, the Fiscal Year 2026 Contract Increases for Pool and Pest, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. O'Rourke presented the check register for the period from July 10, 2025, through August 8, 2025, totaling \$181,681.93.

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

ii. Balance Sheet & Income Statement

Ms. O'Rourke stated these are the unaudited financials. She noted they are 100% collected on assessments. They are provided for informational purposes. Ms. Evans asked if there was any money left over in the construction fund. Ms. Rinaldi is going to review the construction fund and reserve release.

iii. Approval of Amenity Policy Clarification Regarding Access Card Issuance

Ms. O'Rourke stated this was an administrative change to the language that they have in their amenity policies under the access cards. Right now, it says that the access cards are issued upon closing. The edit will say that they're issued after a resident registers for amenity access. They also added that they would like to include two access cards at the time they register.

On MOTION by Ms. Campagna, seconded by Mr. Finotti, with all in favor, the Amenity Policy Clarification Regarding Access Card Issuance, was approved.

August 26, 2025

Wind Meadows South CDD

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Ms. O'Rourke 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.
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Signed by:

Katie O'Rourke

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Secretary/Assistant Secretary

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Lori Campagna

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Chairman/Vice Chairman