

**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 on Tuesday, **March 24, 2026**, at 1:02 p.m. at the Home 2 Suites by Hilton Lakeland North I-4, 3610 Hopewell Ave., Lakeland, Florida.

Present and constituting a quorum:

Lori Campagna  
Kelly Evans  
Brad Gilley  
Heather Santer

Chairperson  
Vice Chairperson  
Assistant Secretary  
Assistant Secretary

Also present were:

Katie O'Rourke  
Jill Burns  
Grace Rinaldi  
Joel Blanco  
Bryan Hunter

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. O'Rourke called the meeting to order at 1:02 p.m. and called roll. Four Board members were in attendance constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. O'Rourke opened the public comment period. There being no comments, the next item followed.

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**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the January 27, 2026 Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes of January 27, 2026 Board of Supervisors. She stated staff had reviewed these for accuracy and they are just looking for a motion to approve unless the Board has any corrections or edits.

On MOTION by Mr. Gilley, seconded by Ms. Campagna, with all in favor, the Minutes of January 27, 2026, Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Presentation of HOA vs CDD Responsibilities**

Ms. O'Rourke noted the responsibilities of the HOA versus the CDD, which was requested at the previous meeting. They had drafted this document, and after making a few edits, it can now be distributed to residents who inquire about the differences. The Board discussed making the summary available on the website for easier access. Ms. O'Rourke stated they would post it on the website and have a community wide e-mail sent out.

The Board discussed categorization and description of amenities and security within a community setting. How to list amenities, clarify the role of security vendors, and suggest changes to wording for clarity—specifically, replacing "security amenities" with "compliance with amenity policies." The Board and staff discussed updating contact information as well.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Rinaldi stated there are no new items to report at this meeting, but a legislative recap and update is planned for the next session. She noted her firm is currently reviewing recent legislative actions from the concluded regular session to determine their impact on special districts and will present findings at the upcoming Board meeting. She noted the ongoing requirement for Board members to complete four hours of ethics-related continuing education each year. She stated once the training is completed to send an email and she will coordinate with the district manager and keep that in the files. The training is to be completed by December 31, 2026.

**B. Engineer**

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Mr. Hunter reminded the Board that if they need the engineers to prepare the annual report for the CDD this year, they should notify the team as soon as possible. Based on previous years, the report is typically required by June, so advance notice would be appreciated to help ensure timely completion. Ms. O'Rourke clarified that the annual engineer's report requirement varies by District and is determined by the trust indenture. Their office manages notifications and due dates for these reports. If a report is required this year, their office will send the necessary information.

### **C. Field Manager's Report**

Mr. Blanco introduced himself as the new field manager. He provided a report on Wind Meadow South's maintenance activities. He conducted thorough reviews and completed several projects before the spring break season. These included playground maintenance (pressure washing and installing new rules signage), reinforcing benches, and performing amenity repairs such as replacing a faulty changing table, updating faded signage, and repainting pool rule signs. Pond maintenance was also carried out, including trash removal. Street sign maintenance is pending, mainly straightening signs damaged by construction trucks. He noted there was some pressure washing done on the pool deck.

A Board member noted that there was discussion in late November, early December, about adding pavers to the second entrance to the pool because it is just dirt and grass. Heather noted that Mr. Bailey is going to get a price for that because the pathway is about 7 to 10 feet work of just grass. It brings mud and grass in from the back entry. Mr. Blanco stated he will look into it and have some proposals for the next meeting.

#### **i. Consideration of Prince Proposal for Plant Replacement**

Mr. Blanco presented a proposal for replacing plants affected by a recent cold snap with sturdier, cold-resistant varieties, with a cost of \$3,240. He noted he did a review of all the plantings that were affected by the cold snap and took inventory of it all. He stated he gave it a month to see what would grow back and what couldn't grow back, cut it and got a better gauge of what they had.

Ms. O'Rourke stated there is \$50,000 in landscaping replacement and nothing has been used out of that total. Mr. Blanco stated he is meeting with the landscaper tomorrow and can confirm the tree type. There was a motion to approve it working with the Chair and management to make that decision.

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On MOTION by Ms. Campagna, seconded by Ms. Santer, with all in favor, Prince Proposal for Plant Replacement, was approved.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. O’Rourke reviewed the check register which was a summary of checks written for the district from January 15, 2026, through March 13, 2026, totaling \$201,298.17. There is a summary of all the invoices paid for the district following that and she pointed out that there are two larger debt services transfers to US Bank. Those are the debt assessments being transferred to the Trustee.

On MOTION by Ms. Evans, seconded by Ms. Santer, with all in favor, the Check Register, was approved.

**ii. Balance Sheet & Income Statement**

Ms. O’Rourke presented the unaudited financials. These are for informational purposes only. These are on page 35 and are through January 31, 2026.

**SIXTH ORDER OF BUSINESS**

**Other Business**

Ms. O’Rourke informed the Board about a printout detailing security vendor option, aiming to gauge interest in possibly exploring a different provider. Although specifics require a closed session, she noted that when the current contract was signed, only year-round coverage was available. Now they've identified a vendor offering seasonal coverage, used in other districts, which could provide cost savings or allow for additional daily coverage within the same budget. The Board was invited to express interest, with the possibility of gathering proposals and discussing them in detail at a future closed session.

Ms. Santer expressed concerns about the effectiveness of current security guards, noting that they often do not secure the premises or enforce rules. Specific examples included a guard letting teenagers into a pool without supervision and admitting not knowing the facility’s regulations, such as guest limits. While one guard in 2023 was diligent about checking IDs and maintaining accountability, recent practices have become lax, resulting in disorder and a lack of control. Ms. O’Rourke stated after receiving reports from residents and an email with Ms. Santer, they followed up with Securitas and their president, James, to ensure the guard reviewed the rules.

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The guard was reminded to call police if people don't comply. Despite these actions, considering alternative options is still recommended. She noted she will come back with Proposals.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Ms. O'Rourke asked for a motion to adjourn the meeting.

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

Signed by:  
*Katie O'Rourke*  
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Secretary/Assistant Secretary

DocuSigned by:  
*Lori Campagna*  
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Chairman/Vice Chairman