

**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, **May 26, 2026**, at 1:00 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	Chairperson
Kelly Evans	Vice Chairperson
Brad Gilley	Assistant Secretary
David Kalin	Assistant Secretary
Heather Santer	Appointed as Assistant Secretary

Also present were:

Katie O'Rourke	District Manager, GMS
Grace Rinaldi	District Counsel, Kilinski Van Wyk
Joel Blanco	Field Manager, GMS
Bryan Hunter	District Engineer

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. O'Rourke called the meeting to order at 1:00 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 March 24, 2026 Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes of March 24, 2026 Board of Supervisors meeting. 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. Evans, with all in favor, the Minutes of March 24, 2026, Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Discussion of Board Seat Terms**

Ms. O'Rourke presented Lori Campagna's resignation to the Board.

On MOTION by Ms. Evans, seconded by Mr. Gilley, with all in favor, Accepting Lori Campagna's Resignation, was approved.

Ms. O'Rourke asked for nominations to fill Seat #3. Lori Campagna was nominated to fill Seat #3.

On MOTION by Ms. Evans, seconded by Mr. Gilley, with all in favor, Appointing Lori Campagna to Seat #3, was approved.

Ms. Lori Campagna was sworn in. Ms. O'Rourke asked for nominations to fill Seat #4. David Kalin was nominated to fill Seat #4.

On MOTION by Ms. Campagna, seconded by Ms. Evans, with all in favor, Appointing David Kalin to Seat #4, was approved.

Mr. David Kalin was sworn in. Ms. Rinaldi provided a brief overview of the statutory requirements to be aware of as a Board of Supervisor, which included the Sunshine Law, Public Records Law, and Ethics Law. She also informed Mr. Kalin of the new ethics training requirement, which requires Board of Supervisors to complete four hours of ethics training every year. She noted that since he was appointed to the Board after March, he will have until next December to

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complete that requirement. She informed Mr. Kalin that she would send him all the materials for his review.

Ms. O'Rourke presented Kelly Evans's resignation to the Board.

On MOTION by Ms. Campagna, seconded by Ms. Santer, with all in favor, Accepting Kelly Evans's Resignation, was approved.

Ms. O'Rourke presented Heather Santer's resignation to the Board.

On MOTION by Ms. Campagna, seconded by Mr. Gilley, with all in favor, Accepting Heather Santer's Resignation, was approved.

Ms. O'Rourke asked for nominations to fill Seat #5 and Seat #2. Heather Santer was nominated to fill Seat #5 and Kelly Evans to Seat #2.

On MOTION by Ms. Campagna, seconded by Mr. Gilley, with all in favor, Appointing Heather Santer to Seat #5 and Kelly Evans to Seat #2, was approved.

Ms. Kelly Evans and Ms. Heather Santer were sworn in. The board members discussed the chair and vice chair positions and agreed to keep them the same with Lori serving as the chair and Kelly as the vice chair. Ms. O'Rourke explained that each individual Board member gets \$200 per meeting and then there is taxes taken out of that. She added that it's completely an individual decision if the Board members want to accept payment per meeting or not. Mr. Kalin elected to accept payment.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-07  
Approving the Proposed Fiscal Year 2027  
Budget and Setting a Public Hearing to  
Adopt**

Ms. O'Rourke presented Resolution 2026-07. She explained that this resolution will set the public hearing to adopt the final budget at the regular scheduled meeting on July 28, 2026 at 1:00 p.m. at the current location. She noted that the proposed budget that they will be looking at today will set the cap on assessments so they can modify line items until their final budget hearing. She

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pointed out that each individual line item can move, but the assessment per residence cannot exceed the level that they establish today in this approved budget.

Ms. O'Rourke reviewed the proposed budget for Fiscal Year 2027, which runs from October 1, 2026 through September 30, 2027. This will begin the District's annual budget cycle. She noted the District is required to approve a proposed budget no later than June 15 of this calendar year to remain compliant with the Florida statutes. Ms. O'Rourke pointed out that this proposed budget does not recommend an increase to resident assessments, so this will keep the level the same as it was this fiscal year. She stated for the purposes of today's discussion, they are going to be focusing the column on the far right, which is the proposed budget for Fiscal Year 2027. She pointed out that the column on the far left is what the adopted budget is today, the actuals in the next column are through March 31, the next column is projected year end totals, and the final column is what they are proposing for this next budget. She noted that in the revenue section, most of the District's revenue comes from the CDD maintenance assessments. She added that also includes some interest income based on any surplus funds that are being held in interest bearing accounts. She noted for this budget they also recognized about \$4,000 in carry forward surplus.

After reviewing the revenue section, Ms. O'Rourke reviewed the expenditure section. The first part is the administrative expenses, she explained that these are the costs required to operate the District in accordance with Florida statutes and the District's Trust Indentures. She pointed out the major changes through this section. For District management services, their firm is proposing a 5% increase this year. She stated they will also see increases in their insurance premiums both within this section and the following section. Insurance in the administrative expenses is for their liability insurance. She noted that this is the exact number they got from Egis, which is their insurance provider for both this section and the next one. She pointed out that there were not a lot of changes in this section. Overall, the administrative expenses are proposed to increase slightly from roughly \$142,000 to \$146,000. The next part is the field expenditures. She explained that these are numbers based on the actual infrastructure owned and maintained by the District. These expenses include street lighting, stormwater maintenance, landscaping, etc. She presented the landscape maintenance number, which is their contracted services. She noted that Mr. Blanco worked with Prince this year to get them to hold their numbers, so they're not increasing for their contracted services. She pointed out that they also decreased the landscape replacement line item a little based on some actual numbers that they have been using the past two years, so they dropped

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that down a little bit. She noted they are proposing a 5% increase in field management services this year. They also zeroed out the lake maintenance line item. She explained that they just found that to be duplicative with the pond maintenance line item, so the actual number that they use for pond maintenance is going to be located in the pond maintenance line item. They increased the irrigation repairs line item a little bit, and that's to allow for a future proposal to move the rotary head sprinklers to a drip line along Quiet Quail Drive. She stated that a proposal will be presented to the Board for this at a future meeting. She explained that she just wanted to point out that is why they upped that irrigation repair number a little.

Ms. O'Rourke noted that there is a new line item for a reserve study. She explained that a reserve study evaluates the District's infrastructure and major assets, such as the roads, pool, amenity center, roof, and mailboxes. It estimates their useful life and their future replacement or repair costs. The \$7,000 in this line item just allows them to get proposals from a vendor that will do this and then provide them with a report that'll allow the Board to make changes in the future as far as how much they allocate to capital reserves. Under the amenity expenditures, she noted they have adjusted some of those line items, such as water and sewer and electric, just based on actuals. This year they left the security services line item the same as it was this year. She pointed out that when they get into the closed session at the end of the meeting, if they want to adjust this line item, they can. They also increased amenity repairs and the maintenance line items for more room for repairs as they come up. This budget also proposes a \$50,000 transfer to the capital reserve fund at the end of the fiscal year, just like they projected this year, which can be increased if there's any surplus funds that are available to transfer. She stated overall, this is a balanced budget with no increase to assessments for residents. At the bottom of the fourth page of the budget, she pointed out that the assessment table explains that there are 835 units within the CDD and they all pay the same amount for the maintenance assessment. The amount retained by the District is \$956 per unit, and the gross amount shown on the tax bill is \$1,028 per unit. She added that the difference just accounts for collection fees retained by the Polk County property appraiser or the tax collector, and then early payment discounts that are available to property owners to take if they pay off their assessments early.

Ms. O'Rourke reviewed the District's debt service funds. These are the funds managed by the trustee. There are two debt service funds in Wind Meadows South, the Series 2021 and the Series 2023, which are both structured in the exact same way. Each debt service section will show

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the number of units in that assessment area, the gross and net per unit debt assessment amount, and then the required principal and interest payments, which follow the amortization schedule. Often, she noted they get questions asked from residents as to when their bond payment goes away. She explained that basically the answer is dependent upon which assessment area they live in, but it's found in the amortization schedule.

Ms. O'Rourke stated the capital reserve fund shows how much they are currently holding for major repairs or replacements. She pointed out that at the end of their current fiscal year it should be just under \$200,000. The reserve study will help determine what their target number is moving forward. She stated the Board has done a really good job of controlling spending and putting money away. She noted they have a good little nest egg there if anything pops up before their reserve study is complete. She completed her presentation of Resolution 2026-07.

On MOTION by Ms. Santer, seconded by Mr. Gilley, with all in favor, Resolution 2026-07 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing to Adopt, was approved.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Rinaldi provided an update on the 2026 legislative session bills that have passed and have either been signed by the governor or are waiting to be signed. The first is a bill regarding a recall procedure for CDD supervisors. She explained that there is now a formal process in place that could relieve a sitting CDD Supervisor that has been elected in the general election. She explained that there is a petition process. It's quite a lengthy process that requires certain signature thresholds and verification of those signatures. She pointed out that there's also seven recall grounds that are spelled out in that bill. She explained that currently all of the seats are landowner election seats and this process would not apply to those seats. She added, however, that it's something to be aware of as in the next two years seats will begin to turn over to the general election and those general election seats could be subject to this process. She explained in more detail the difference between landowner seats and general election seats. She stated those general election seats, those that are included on the ballot in November, are seats that would be subject to the recall process. She noted that bill has already been signed by the Governor. She also stated

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there's currently something similar in place for city and county commissioners already. This is structured somewhat similarly to that, but that one has been signed and takes effect July 1.

Ms. Rinaldi stated another bill that was passed that they are waiting to see if it will be signed pertains to sovereign immunity. She noted currently, their District has sovereign immunity, which is a protection against certain types of actions that might be brought against the District. It has monetary caps for a monetary award that can potentially be awarded to those who are ensuing against the CDD. She pointed out that they have seen efforts for the past numbers of years of people trying to increase those caps. She explained that there were bills that tried to increase this into the millions, but luckily that isn't what passed and it was much lower than that. She explained that the Board is aware the per claim limit was increased from \$200,000 to \$350,000 and the per incident aggregate limit was increased from \$300,000 to \$500,000, so there are increases to those monetary limits. She added that their District staff has been in communication with their insurance company to see any impact in future insurance premiums. She stated any impact would certainly be less than those prior bills that sought to increase those a lot higher. She also noted a bill passed that they are waiting to see if it will be signed pertains to E-bikes. She noted they have a deadline by the end of the year to set forth recommendations to the state that will then be taken up in the next legislative session. She explained that this bill also imposes operational requirements as it pertains to E-bikes. After Ms. Rinaldi's recap and update, she informed the Board of Supervisors that she sent an email that contained some reminders and deadlines that are upcoming. She noted that their Form 1's are due July 1. She also reminded the Board of Supervisors of the ethics training.

## **B. Engineer**

Mr. Hunter noted that the annual reports for the CDD are due by the end of July. He stated he has a draft on his desk right now that he is reviewing. His goal is to get that circulated by the end of the week or early next week. He had nothing further to report.

Ms. Santer asked Mr. Hunter if he knows when they are going to finish connecting Yarborough to Singing Mockingbird. Mr. Hunter first pointed out the engineer of record of the adjacent project, which they call the Highland Club Project. He stated an interesting development is that before there was an agreement with the developer of the CDD to the north, Touchstone, in Polk County to extend Yarborough, it was not only to their project entrance, but to the Wind Meadows South western entrance. He noted that they have changed their mind. He explained that

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the developer no longer intends to extend Yarborough to the Wind Meadow South entrance south. They're going to stop at their southern project boundary, which is Wind Meadow South northern project boundary. He further explained that it was a funding issue. He noted there was a disagreement or misunderstanding with Polk County and they've agreed to terminate that extension north of the entrance. He stated there are plans, however, to potentially make that extension happen as part of the Highland Club Project. He noted they are just now getting started on the design, so there won't be any construction on that project for another year. He stated he thinks it be at least 12 months, if the current plan holds. Ms. Campagna asked if they were required through Polk County to complete this, but now they've changed their minds. Mr. Hunter responded that he thinks everyone, including Polk County, has changed their minds.

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

Mr. Blanco presented the Field Manager's Report. He noted that they completed several maintenance items. Staff noted sticky floors and stains on the covered lanai area in the amenity. Maintenance pressure washed floors and walls. He noted that staff met with the insurance provider in April. The provider recommended caution stickers on the metal playground poles, new playground rules in the amenity playground, and dog park signs differentiating large and small dogs. He stated the monument maintenance is in progress. Staff noted a loose monument light, stains in several areas, and a couple of chips on the monument sign. He stated the street sign maintenance is in progress as well. The maintenance staff reinforced a stop sign on Singing Mockingbird Boulevard. He noted that pending for completion is straightening two street signs and one sign with folded cross street bladed. He also stated the plant replacement for plantings affected by recent cold snap is pending. The Board approved this item at the last Board meeting. He explained that both landscaping beds have been prepped for plan installation. All the dead plantings have been removed. After discussion, the Board approved a NTE for \$2,500 for additional signs blocking off the Yarborough Way end of the street.

On MOTION by Ms. Campagna, seconded by Ms. Santer, with all in favor, a NTE for \$2,500 for Additional Signs Blocking Off the Yarborough Way End of the Street, was approved.
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**i. Consideration of Proposal for Pavers and Concrete Walkway at Amenity Center**

Mr. Blanco presented a proposal for pavers and concrete walkway at the Amenity Center. After discussion, the Board agreed to approve #1 and #3 in the proposal.

On MOTION by Ms. Santer, seconded by Ms. Evans, with all in favor, #1 and #3 of Proposal for Pavers and Concrete Walkway at Amenity Center, was approved.

**ii. Consideration of Prince Proposal to Seed Tracts Behind Orchid Oriole Loop**

Mr. Blanco presented a proposal from Prince to seed tracts behind Orchid Oriole Loop. After discussion, the Board decided to table this item.

**iii. Consideration of Proposal to Resling 11 Lounge Chairs and 1 Dining Chair**

Mr. Blanco presented a proposal to re-sling 11 lounge chairs and one dining chair. After discussion, the Board approved a NTE of \$5,000 for a new proposal with correct number of chairs and including loaner chairs to be provided to be authorized by the chair outside of a meeting.

On MOTION by Ms. Campagna, seconded by Ms. Evans, with all in favor, NTE of \$5,000 for a New Proposal with Correct Number of Chairs and Including Loaner Chairs to be Provided, was approved.

**iv. Consideration of Prince Proposal from Prince & Sons for Fuel Surcharge**

Mr. Blanco presented a proposal from Prince & Sons for fuel surcharge.

On MOTION by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Proposal from Prince & Sons for Fuel Surcharge, was approved.

**v. Consideration of Proposal from Resort Pools for Fuel Surcharge**

Mr. Blanco presented a proposal from Resort Pools for Fuel Surcharge.

On MOTION by Ms. Evans, seconded by Ms. Santer, with all in favor, the Proposal from Resort Pools for Fuel Surcharge, was approved.

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**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. O’Rourke presented the check register from March 14, 2026 through May 13, 2026 totaling \$85,558.42. She stated immediately following that is the detailed run summary of all the invoices paid.

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

**ii. Balance Sheet & Income Statement**

Ms. O’Rourke presented the unaudited financials through April 30. These are for informational purposes, so no action is required by the Board.

**iii. Presentation of Number of Registered Voters: 1,137**

Ms. O’Rourke presented the number of registered voters is 1,137.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no other business, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

Ms. Evans asked Ms. O’Rourke if she is going to check the developer agreement. Ms. O’Rourke agreed that she would get with other staff and look into the connection and communicate with Kelly on the response via email so they didn’t need to wait until the next meeting.

Ms. Evans stated they went back to all of the Districts and asked them to ask around to provide them with a proposal for insurance. She explained that 80% came back with lower numbers. It was requested for staff to get a proposal from Brown and Brown and present it at the next meeting. Ms. O’Rourke indicated that she would take care of that.

Supervisor Evans recommended asking Mr. Hunter to not call into the meeting unless there is an item that requires him to participate in the Board meeting. The board agreed and Ms. O’Rourke said she would communicate the boards wishes to him offline.

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**NINTH ORDER OF BUSINESS**

**CLOSED SECURITY SESSION**

Ms. Rinaldi informed the newly appointed Supervisors that security related matters are held confidential and exempt. She explained the closed security session process.

Ms. O'Rourke informed everyone that they will now go into the confidential session now.

Ms. O'Rourke informed the audience at 2:28 p.m. that they were back on the record in the Wind Meadows South Community Development District Board of Supervisors meeting. The Board made a motion to terminate Securitas as discussed in the closed session.

On MOTION by Ms. Santer, seconded by Ms. Evans, with all in favor, to Terminate Securitas, was approved.

The Board made a motion to approve Current Demands and Nation proposals hoping they can start as soon as possible.


On MOTION by Mr. Kalin, seconded by Ms. Santer, with all in favor, the Current Demands and Nation Proposals, was approved.


**TENTH 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:  
  
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Secretary/Assistant Secretary

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Chairman/Vice Chairman