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, **June 23, 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:

Kelly Evans	Vice Chairperson
Brad Gilley	Assistant Secretary
David Kalin	Assistant Secretary
Heather Santer	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 1:02 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.

THIRD ORDER OF BUSINESS **Approval of Minutes of the May 26, 2026 Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes of May 26, 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 May 26, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Presentation of Arbitrage Report for Series 2023**

Ms. O'Rourke presented the arbitrage report for the Series 2023 bond that confirms the District did not earn more interest than it paid on the bonds, as required by the Internal Revenue Code and the trust indenture.

On MOTION by Ms. Evans, seconded by Ms. Santer, with all in favor, Accepting the Arbitrage Report for Series 2023, was approved.

FIFTH ORDER OF BUSINESS **Ratification of Resolution 2026-08 Appointing David Kalin as Assistant Secretary**

Ms. O'Rourke requested that the Board ratify Resolution 2026-08 to appoint David Kalin as an Assistant Secretary, because that administrative action had been missed after the prior reshuffling of Board seats; the resolution simply memorialized keeping the Board seats the same.

On MOTION by Ms. Evans seconded by Ms. Santer with all in favor, Resolution 2026-08 Appointing David Kalin as Assistant Secretary, was approved.

SIXTH ORDER OF BUSINESS **Review and Acceptance of Fiscal Year 2025 Audit Report**

Ms. O'Rourke reviewed the Fiscal Year 2025 audit report, which is required annually for all CDDs. The audit was performed by DiBartolomeo, McBee, Hartley and Barnes and found no non-compliance issues or recommended corrective actions, meaning it was a clean audit.

On MOTION by Ms. Evans, seconded by Ms. Santer, with all in favor, Acceptance of Fiscal Year 2025 Audit Report, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Holiday Lighting Proposal from TPG Lighting**

Ms. O'Rourke presented the holiday lighting proposal from TPG Lighting. The proposal was received early because TPG provided services the prior year, and the proposed cost remained under the District's $7,000 budgeted line item. The Board discussed using TPG again, requesting that the proposal include lighting for a second mail kiosk and confirming installation should occur by early November, with the lights ready for activation when directed by the Board. The Board also discussed payment timing, including whether the 50% deposit could be paid on or after October 1.

> On MOTION by Ms. Evans, seconded by Mr. Kalin, with all in favor, the Holiday Lighting Proposal from TPG Lighting if amended per Board's request, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Insurance Proposal from Brown & Brown**

A. Current EGIS Insurance Coverage
B. Coverage & Premium Comparison
C. Cost Benefit Analysis

Ms. O'Rourke presented a proposal for District insurance coverage from Brown & Brown. She explained that the agenda package included Brown & Brown's proposal, the District's current insurance coverage through EGIS, a comparison spreadsheet, and a cost-benefit analysis to help the Board evaluate the options.

During the discussion, the Board reviewed the comparison materials. Ms. O'Rourke noted that the two insurance proposals were generally similar and that the property schedule appeared to be the same for both providers. The most significant coverage difference identified was the named-storm deductible: the current EGIS policy required a 5% deductible after a named storm, while the Brown & Brown proposal offered a 3% deductible. Brown & Brown's annual premium was also described as approximately $4,000 less than the current premium.

The Board discussed Brown & Brown's history in the CDD insurance market. It was noted that Brown & Brown had previously taken a period away from covering CDDs and that there had been past concerns from some District managers regarding claims. However, those issues were described as occurring a long time ago, and Brown & Brown is now actively offering CDD coverage again. One Board member stated that Brown & Brown has been used on other communities and larger projects, and that the provider has recently returned to the market with competitive pricing. The lower hurricane/named-storm deductible and overall premium savings were viewed as meaningful benefits.

The Board then discussed the appropriate timing for ending the current EGIS/FIA coverage and beginning the Brown & Brown policy. An initial suggestion was made to terminate EGIS earlier, possibly around July 1. Ms. O'Rourke clarified that Brown & Brown's quote was prepared to begin at the start of the next fiscal year, on October 1, 2026, and that a revised quote would likely be needed if the Board wanted coverage to begin earlier. After discussion, the Board agreed that it would be acceptable to keep EGIS in place through the end of the current fiscal year and make the transition effective at the fiscal year change.

A motion was made to terminate the District's current EGIS insurance coverage effective September 30, 2026.

> On MOTION by Ms. Evans seconded by Ms. Santer, with all in favor, Terminating the District's current EGIS Insurance Coverage effective September 30, 2026, was approved.

A second motion was made to approve Brown & Brown as the District's insurance provider effective October 1, 2026. The motion was presented following the decision to terminate EGIS at the end of the fiscal year.

The Board approved transitioning the District's insurance coverage from EGIS to Brown & Brown at the start of the next fiscal year. The decision was based on comparable coverage, a lower named-storm deductible, anticipated annual premium savings of approximately $4,000, and positive feedback regarding Brown & Brown's renewed participation in the CDD insurance market.

> On MOTION by Ms. Evans seconded by Ms. Santer with all in favor, the Insurance Proposal from Brown & Brown as of October 1, 2026, was approved.

NINTH ORDER OF BUSINESS **Ratification of Furniture Repair Agreement with Florida Patio Furniture & Restrapping**

Ms. O'Rourke presented the furniture repair agreement, which was previously signed by the board chair Lori. Mr. Blanco and Ms. Santer met to review pool furniture needs, resulting in an updated count of chairs requiring repair. There are currently 43 chairs on site, so no loaner chairs are needed. Some chairs are broken and more are starting to deteriorate, prompting the decision to repair all damaged chairs for $1,900. The agreement was recently signed and the pickup for repairs is scheduled within the week, with an estimated turnaround of four weeks. The fabric on the chairs will be updated to a pattern chosen by Ms. Santer, and repairs for additional chairs may be scheduled during the less busy winter months. The Board approved the motion to ratify the agreement, agreeing to address the most damaged chairs first and revisit repairs as needed in the future.

> On MOTION by Ms. Santer, seconded by Mr. Gilley, with all in favor, the Furniture Repair Agreement with Florida Patio Furniture & Restrapping, was ratified

TENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

i. Reminder of Form 1 Filing Deadline

Ms. Rinaldi reminded the Board to file Form 1 online by July 1, as notified by the Commission on Ethics. Supervisors should have received the reminder, and assistance is available for any questions regarding the filing. No other updates were provided.

B. Engineer

i. Presentation of Fiscal Year 2026 Engineer's Report

Mr. Hunter stated the annual inspection report is required for Wind Meadows South CDD's bond documents, which mandates the District engineer to inspect facilities and submit a report to the Board of Supervisors. The latest report, completed and sent out in late May, confirms that District-owned facilities are being well maintained, although nine specific issues were identified; most of which are minor, such as cracked sidewalks. Some erosion control measures from the construction phase need to be removed to prevent flooding, and routine pond maintenance, mainly vegetation clearing, is ongoing. He also noted sidewalk damage, often caused by heavy vehicles and construction trucks, with suggestions for repairs and recycling cracked concrete for riprap. The unfinished connection between Yarborough Lane was discussed, noting delays due to the development responsibilities of other CDD's. The Board agreed to focus only on issues already identified in the report, given budget constraints. Mr. Hunter confirmed the five-year inspection requirement and will verify the timeline. The Board voted to accept the annual engineer's report and discussed next steps for addressing maintenance items and proposals.

On MOTION by Mr. Gilley seconded by Ms. Santer, with all in favor, Accepting the Fiscal Year 2026 Engineer's Report, was approved.

C. Field Manager's Report

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

Mr. Blanco presented updates on recent tasks, including completing the installation of new plantings to replace those damaged by a freeze and conducting monument maintenance, such as pressure washing, patching, painting, and repairing a monument light. Amenity improvements were discussed, with recommendations to remove certain plantings near mail kiosks, cap irrigation lines, add rocks, and plant bougainvillea in areas where bushes were missing to help deter fence jumping near the pool. He also stacked chairs in preparation for repair pickup.

Minor maintenance was carried out on street signs, and he contacted vendors about installing additional paver walkways, with a preference to schedule the work after the July 4th holiday to minimize disruption. Residents will be notified when these areas are closed for repairs and reopened. Orders have been placed for new end-of-roadway signs, which are scheduled for installation at Mockingbird Boulevard. Negotiations are ongoing with the City of Bartow and other vendors regarding the removal of water whips, with proposals to be requested if the city declines responsibility.

Mr. Blanco is coordinating with Frontier for the removal of fiber optic tubes, using site coordinates to identify their locations. Although DR Horton has confirmed the removal of their signs, some remain at the entrance, prompting a follow-up request for complete removal. Board members raised concerns about the lack of detailed reporting on landscaping and pond maintenance. The field manager responded by explaining that current reports track action items, pricing, and estimated completion dates, and agreed to include more photos and updates on landscaping and pond areas in future reports.

D. District Manager's Report

i. Approval of Check Register

Ms. O'Rourke presented the check register from May 14, 2026 through June 10, 2026 totaling $41,513.52.

> 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 through April 30. These are for informational purposes, so no action is required by the Board.

ELEVENTH ORDER OF BUSINESS Other Business

The Board discussed updates about the transition to a new security vendor, with all agreements finalized and the new provider scheduled to begin service on July 3rd. Current Demands will handle the overnight monitoring of cameras during the transition period. The outgoing security vendor will remain active for weekends until their last day, Sunday, July 28th. Reports confirmed the presence of security staff on Saturday, June 20th, but there was no report for Sunday, prompting follow-up. The service is weekends-only until the new vendor takes over, after which security will be provided daily through Labor Day. They discussed some uncertainty regarding the identity and presence of security guards during the previous weekend, with observations from camera footage and personal visits raising questions. The Board was encouraged to communicate any concerns to Ms. O'Rourke as the transition progresses.

TWELFTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS Adjournment

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

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

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