

**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, **July 28, 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
Kelly Evans *by Zoom*
Brad Gilley
David Kalin
Heather Santer

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Katie O'Rourke
Grace Rinaldi
Joel Blanco

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 1:00 p.m. and called roll. Five Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. O'Rourke opened the public comment period.

Ms. Teresa Searcy asked how the two residents serving on the CDD Board had been selected and whether someone could serve on both the CDD and HOA Boards. Ms. O'Rourke explained that the residents had expressed interest and were appointed to fill vacant seats. Ms. Rinaldi said there was no conflict with serving on both Boards, but if more than one CDD supervisor is on the HOA Board, the HOA meetings may need to be noticed as a CDD workshop

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to comply with the Sunshine Law. Supervisor Santer clarified that she was only on an HOA committee and had not accepted or been voted into the HOA Vice President position.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the June 23, 2026,
Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes of June 23, 2026, Board of Supervisors meeting. She stated that they had been reviewed for accuracy and that they are just looking for a motion to approve unless the Board has any corrections or edits.

On MOTION by Ms. Santer, seconded by Mr. Gilley, with all in favor, the Minutes June 23, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Public Hearing on the Adoption of the
Fiscal Year 2027 Budget**

Ms. O'Rourke stated that the Board had opened the public hearing for the adoption of the Fiscal Year 2027 budget and assessments. Ms. O'Rourke explained that the public would have an opportunity to comment specifically on the budget and offered to briefly summarize the resolution and proposed budget first.

On MOTION by Mr. Gilley, seconded by Ms. Campagna, with all in favor, Opening the Public Hearing, was approved.

**A. Consideration of Resolution 2026-09, Adopting the Fiscal Year 2027 Budget and
Appropriating Funds**

Ms. O'Rourke presented the Resolution 2026-09 which adopted the District's Fiscal Year 2027 budget for October 1, 2026, through September 30, 2027, and approved the related appropriations. Ms. O'Rourke explained that there have been no substantive changes since the Board's previous review. The actuals had been updated through June 30, but all budget line items remained the same, with no increase in operations and maintenance assessments. The Board had no questions, and no public comments were received.

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On MOTION by Mr. Gilley, seconded by Ms. Santer, with all in favor, Resolution 2026-09, Adopting the Fiscal Year 2027 Budget and Appropriating Funds, was approved.

Ms. O'Rourke asked for a motion to close the public hearing.

On MOTION by Ms. Campagna, seconded by Ms. Santer, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-10
Imposing Special Assessments and
Certifying an Assessment Roll**

Ms. O'Rourke requested that the Board approve Resolution 2026-10, which set the Fiscal Year 2027 operations and maintenance assessments for collection through the Polk County tax bill and certified the assessment roll.

On MOTION by Ms. Campagna, seconded by Mr. Gilley, with all in favor, Resolution 2026-10 Imposing Special Assessments and Certifying an Assessments Roll, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2026-11
Adopting the Fiscal Year 2027 Meeting
Schedule**

Ms. O'Rourke discussed Resolution 2026-11, which set the meeting schedule for the next fiscal year. They agreed to keep the same schedule, meeting on the fourth Tuesday of each month, except for December, when an earlier meeting would be held instead. A typo in the May date was noted and would be corrected. The Board approved the resolution.

On MOTION by Ms. Santer, seconded by Mr. Gilley, with all in favor, Resolution 2026-11 Adopting the Fiscal Year 2027 Meeting Schedule, was approved.

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SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2026-12
Designating a Date, Time, and Location
for a Landowner's Election**

Ms. O'Rourke reviewed Resolution 2026-12 which set the landowners' election for November 10, 2026 at 11:00 a.m. at the current meeting location. She explained that the election was held every two years and that a Board quorum was not required. Seats 1, 2, and 3 were up for election.

On MOTION by Mr. Gilley, seconded by Ms. Santer, with all in favor, Resolution 2026-12 Designating a Date, Time, and Location for a Landowner's Election was approved.

EIGHTH ORDER OF BUSINESS**Insurance Proposals and Discussion**

- A. EGIS Insurance Proposal**
- B. Brown & Brown Insurance Proposal**
- C. Insurance Comparison**

Ms. O'Rourke reviewed EGIS's updated insurance proposal, which was about \$3,400 less than Brown & Brown's. However, EGIS had a 5% named-storm deductible, compared with Brown & Brown's 3% deductible. The Board agreed that the lower deductible and better coverage were worth the slightly higher premium and decided to stay with Brown & Brown. Since the Board had already approved Brown & Brown at the previous meeting, no further action was needed.

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

Ms. Rinaldi gave a legislative update and said that her office had sent out a newsletter summarizing the bills signed into law. She noted that the governor had vetoed bills related to increasing sovereign immunity caps and creating a micromobility task force for e-bike recommendations and requirements. She said her office would continue tracking those issues and offered to resend the newsletter. The Board briefly discussed the e-bike bill and confirmed that local governments could still regulate e-bikes if they chose.

B. Engineer

Ms. O'Rourke stated that there wasn't a report from the engineer.

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C. Field Manager's Report**i. Field Action Items**

Mr. Blanco presented a detailed report covering the landscaping, ponds, and amenity areas. The common areas had been regularly mowed and were generally free of weeds. The sable palms needed annual pruning, and several roundabout beds needed replacement plants. Proposals for both items were expected at the next meeting. The ravine near the amenity center had been serviced, and the landscaping vendor was asked to remove fallen branches and moss. All ponds were inspected, and several contained waters following recent rainfall. Work orders were created to remove trash and vegetation from drainage structures, clear vegetation near a stormwater inlet on Flying Blackbird Road, and repair cracks in several structures. The bare pond bottoms continued to be disked. Landscaping improvements at the mailbox kiosk had been completed using slate rock and additional plants to discourage trespassing.

The pool vendor had improved its maintenance after previous concerns, including more consistent vacuuming and filter cleaning. The staining around the pool's circular receivers was discussed. Mr. Blanco explained that correcting it would require draining and acid-washing the pool and replacing the circular receivers with slotted ones. The work would close the pool for about a week, so January 2027 was suggested. Mr. Blanco agreed to obtain more information and a proposal. Several maintenance items have been completed. A replacement ceiling fan had been purchased for the amenity center, additional end-of-road signs had been installed on Singing Mockingbird Boulevard, graffiti on Albatross Nest Drive had been painted over, damaged playground fabric had been repaired, and the pool furniture had been returned. The new amenity walkway had also been completed, and photos will be included in the next report. The Board reviewed a \$1,290.38 proposal to bury the exposed water whips in underground valve boxes to protect them from landscaping equipment and improve their appearance.

Board members asked Mr. Blanco to follow up with Frontier regarding exposed fiber-optic lines. The Board complimented the improved field report but asked Mr. Blanco to work more closely with vendors and set clearer expectations so the same maintenance issues did not continue to appear each month. Mr. Blanco explained that he documented problems, emailed the vendors, requested needed proposals, and followed up on completion. The Board also discussed the community's mulching schedule. He agreed to confirm when mulch was installed last and bring a proposal to the next meeting, with the goal of completing the work before the holiday season. Because the lightweight pine-bark mulch around the pool frequently blew or washed into the water,

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Mr. Blanco recommended heavier brown cocoa mulch. He agreed to provide pricing for brown cocoa mulch at the amenity center with pine bark elsewhere, as well as an option for brown cocoa mulch to be added throughout the community. A Board member praised the completed pool walkway but reported that vehicles were still able to drive between the end-of-road signs. Mr. Blanco agreed to have maintenance and move the signs closer together to better block traffic.

ii. Consideration of Prince Proposal

Mr. Blanco stated that the Board had approved the Prince & Sons proposal with no opposition. They also discussed the dry ponds and clarified that the green pond in the report had been regularly mowed, not disked. The Board asked whether the disked ponds could be seeded with Bahia grass to improve their appearance and reduce future disking costs. Mr. Blanco agreed to check with Prince & Sons, although it was noted that some ponds held too much water for seeding while others stayed mostly dry.

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

D. District Manager's Report

i. Approval of Check Register

Ms. O'Rourke presented the check register and stated that the Board had reviewed the check register from June 11 through July 14, 2026 totaling \$147,080.54. She confirmed that the additional paver and concrete work had been completed on July 25, and the Board was pleased with the results. The check register was approved.

On MOTION by Ms. Campagna, 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., 2026 These are for informational purposes, so no action is required by the Board.

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iii. Goals & Objectives**a) Adopting the Fiscal Year 2027 Goals & Objectives**

Ms. O'Rourke explained that the District was required to adopt annual goals and objectives and report on its progress at the end of the fiscal year. The proposed Fiscal Year 2027 goals remained the same as the prior year and included meetings, public records, inspections, and financial transparency. The Board approved the goals and objectives.

On MOTION by Mr. Gilley, seconded by Ms. Santer, with all in favor, Adopting the Fiscal Year 2027 Goals & Objectives, was approved.

b) Authorizing Chair to Execute Fiscal Year 2026 Goals & Objectives

Ms. O'Rourke stated that the Board had authorized the Chair and District Manager to sign off on the fiscal year 2026 goals and objectives once they were evaluated at the end of the fiscal year. The motion passed unanimously.

On MOTION by Ms. Campagna, seconded by Ms. Santer, with all in favor, Authorizing the Chair to Execute the Fiscal Year 2026 Goals & Objectives, was approved.

TENTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS**Supervisors Requests and Audience Comments**

A resident asked about having security check IDs at the pool, adding more "No Soliciting" signs throughout the community, and conducting a speed study for possible speed bumps. Ms. O'Rourke explained that the signs might belong to the HOA but that the CDD had not installed no soliciting signs. A speed study could be considered in the future if funding was available and there was community interest. The resident also asked about food trucks and pool security cameras. Ms. O'Rourke stated that food trucks on CDD property required Board approval and confirmed that reported incidents could be reviewed through pool cameras. Ms. Rinaldi advised residents not to record minors and to report serious incidents to District management or law enforcement.

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TWELFTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Gilley, 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