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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, **September 22, 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	Chairperson
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

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.

THIRD ORDER OF BUSINESS **Approval of Minutes of the July 28, 2026, Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes of July 28, 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.

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> On MOTION by Mr. Gilley, seconded by Ms. Evans, with all in favor, the Minutes July 28, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Ratification of License Agreement with HOA for Movie Night**

Ms. O'Rourke stated that the HOA's license agreement for movie night allowed the HOA to use CDD property. Because the event had already occurred and the agreement was signed outside of a meeting, the Board was asked to ratify the agreement.

> On MOTION by Ms. Evans, seconded by Ms. Campagna, with all in favor, the License Agreement with HOA for Movie Night, was ratified.

FIFTH ORDER OF BUSINESS **Consideration of Fiscal Year 2026 Audit Engagement Letter with DMHB**

Ms. O'Rourke presented the Fiscal Year 2026 audit engagement letter with DiBartolomeo, McBee, Hartley & Barnes, noting that the cost was under budget and that the letter formalized the District's auditing agreement for the upcoming year.

> On MOTION by Ms. Evans, seconded by Mr. Gilley, with all in favor, the Fiscal Year 2026 Audit Engagement Letter with DMHB, was approved.

SIXTH ORDER OF BUSINESS **Discussion of Board Seats – Requested by Lori Campagna**

Ms. Campagna discussed three seats scheduled for the November landowner election and the need to identify interested candidates who would attend meetings. Because the current Board members no longer hold landowner votes, they cannot vote in the election; however, if no candidates appear, they may continue serving as holdovers until replacements are found. Current members may also be reappointed if they wish to remain on the Board.

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SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Rinaldi reminded the Board that ethics training must be completed by December 31 and reported on the following Form 1 by checking the appropriate box. Training materials could be resent upon request.

B. Engineer

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

C. Field Manager's Report

Mr. Blanco presented the field manager's report and stated that the District's landscaping was generally neat and well maintained. The ravine and common-area end caps had been serviced, fallen branches were scheduled for removal and mowing, and the remaining entrance sign had been removed. The Board requested closer trimming along the fence line without damaging the fence or causing erosion. Following recent rainfall, several ponds remained full. The aquatics vendor was directed to treat aquatic weeds, trash-removal work orders were issued, and vegetation identified in the annual engineer's report was being cleared. Dry ponds had been mowed and disked, improving their appearance.

At the amenity, the pool vendor continued routine maintenance. Proposals were being prepared to drain and acid-wash the pool, replace the returns, and repair a horizontal crack in the zero-entry area while the pool was empty. Minor repairs included painting a discolored equipment beam, replacing rusted soap dispensers and faded exit signs, and completing touch-up work.

Chains and reflective roadway signs installed on Singing Mockingbird had reduced unauthorized vehicle access, although another sign would be added to close the remaining opening. Frontier was also inspecting fiber-optic tubes on Quiet Quail Drive for removal, which was expected to be completed at no charge. Water-work repairs had been completed, and photographs would be included in the next report.

i. Consideration of Proposal for Tree Trimming Throughout District

Mr. Blanco also presented a $715 proposal to trim sable palms throughout the District, including palms in the medians and at the amenity. He confirmed that the work was outside the regular landscaping contract and that sufficient budgeted funds were available.

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> On MOTION by Ms. Evans, seconded by Ms. Santer with all in favor, the Proposal for Tree Trimming Throughout District, was approved.

ii. Consideration of Proposal for Mulch Refresh (Entrances & Common Area – Pine Bark Mulch)

iii. Consideration of Proposal for Pine Bark Removal and Installation of Brown Cocoa Mulch (Entrances & Common Areas)

iv. Consideration of Proposal for Pine Bark Removal and Installation of Brown Cocoa Mulch (Amenity)

v. Consideration of Proposal for Mulch Refresh (Pine Bark – Amenity)

Mr. Blanco reviewed two landscaping options: pine bark dressing throughout the District for $19,140 or replacing the existing pine bark with brown cocoa mulch for $29,950. Amenity-area pricing was $1,680 for pine bark or $2,645 for brown cocoa mulch. Although approximately $39,000 remained in the landscape replacement budget, other budget categories were collectively about $19,000 over budget due to security cameras, the new security contract, pool work, mailbox landscaping, and replacement of the pool lift.

To control costs, the Board chose to retain and refresh the existing pine bark rather than remove it and convert to brown cocoa mulch. The Board also requested that the mulch around one palm near the pool's shallow end be replaced with matching slate rock to prevent mulch from washing into the pool. A motion was made for Option A, with the amenity work and rock installation not to exceed $2,000.

The Board discussed seeding one of the dry retention ponds to improve its appearance now that dirtbike and four-wheeler traffic had decreased. The field manager recommended testing one pond during the rainy season and avoiding the two ponds near Cruz Lake Drive because they retain the most water. He agreed to obtain a proposal and suggested budgeting for the project.

The Board also discussed scheduling the approved pine bark installation after the storm season, likely during the second week of November, but before Thanksgiving. The work was to be paid from the current fiscal year's budget.

> On MOTION by Ms. Evans, seconded by Ms. Santer with all in favor, the Proposal for Mulch Refresh (Entrances & Common Area – Pine Bark Mulch), was approved.

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D. District Manager's Report

i. Approval of Check Register

Ms. O'Rourke presented the check register on page 53and stated that the Board had reviewed the check register from August 13th through September 10, 2026 totaling $35,208.19.

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

ii. Balance Sheet & Income Statement

Ms. O'Rourke presented the unaudited financials through August 31, 2026. These are for informational purposes, so no action is required by the Board.

iii. Ratification of Requisitions

a) Requisition 48 – Series 2023

b) Requisition 20 – Series 2021

Ms. O' Rourke stated that Requisitions 48 and 20 had already been approved and requested one motion to ratify both requisitions.

On MOTION by Ms. Evans, seconded by Ms. Santer, with all in favor, Requisitions 48 and 20, were ratified.

EIGHTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

The Board discussed coordinating the holiday-lighting installation with the pine bark work. Both projects were to be completed before Thanksgiving but scheduled separately so the mulch would not interfere with decorations placed on the ground.

TENTH ORDER OF BUSINESS Adjournment

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

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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

DocuSigned by:
Lori Campagna
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Chairman/Vice Chairman