

**MINUTES OF MEETING
WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Winding Oaks Community Development District held a Regular Meeting on May 12, 2025 at 2:30 p.m., at the Belleview Community Center, 5615 SE 110th Place, Belleview, Florida 34420.

Present:

William "Bill" Fife (via telephone)	Chair
Stephanie Vaughn	Vice Chair
Greg Beliveau	Assistant Secretary
Kara Disotell	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez (via telephone)	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel
Stewart L. Hill (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 2:30 p.m. Supervisors Beliveau, Disotell and Supervisor-Appointee Stephanie Vaughn were present. Supervisor Fife attended via telephone. Supervisor Williams was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Appointed Supervisor Stephanie Vaughn (the following will be provided under separate cover)

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Stephnie Vaughn. Ms. Vaughn is familiar with the following:

- A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
- B. Membership, Obligations and Responsibilities
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2025-01,
Electing and Removing Officers of the
District and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-01. Mr. Beliveau nominated the following:

Chair	William Fife
Vice Chair	Stephanie Vaughn
Assistant Secretary	Kara Disotell
Assistant Secretary	Pete Williams
Assistant Secretary	Greg Beliveau
Assistant Secretary	Felix Rodriguez

No other nominations were made.

This Resolution removes the following from the Board:

Vice Chair	John Curtis
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The following prior appointments by the Board remain unaffected by this Resolution:

Secretary	Craig Wrathell
Assistant Secretary	Ernesto Torres
Treasurer	Craig Wrathell
Assistant Treasurer	Jeffrey Pinder

On MOTION by Mr. Beliveau and seconded by Ms. Disotell, with all in favor, Resolution 2025-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Ratifying, Confirming, and Approving the Sale of the Winding Oaks Community Development District Special Assessment Bonds, Series 2024; Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance With the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date

Mr. Hill presented Resolution 2025-02.

On MOTION by Mr. Beliveau and seconded by Ms. Vaughn, with all in favor, Resolution 2025-02, Ratifying, Confirming, and Approving the Sale of the Winding Oaks Community Development District Special Assessment Bonds, Series 2024; Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance With the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2026; Declaring Special Assessments to Fund the Proposed Budget Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date

Mr. Torres distributed and presented Resolution 2025-03. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. This is anticipated to be a Landowner-contribution budget, with expenses funded as they are incurred.

Mr. Torres noted that Field Operations expenses in the amount of \$133,750 is being added to the Fiscal Year 2026 Operation and Maintenance (O&M) budget, along with property insurance. With the proposed additions, he asked for approval of a budget of \$260,000.

Discussion ensued regarding possibly putting some Fiscal Year 2026 assessments on roll.

On MOTION by Ms. Disotell and seconded by Ms. Vaughn, with all in favor, Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2026, as amended; Declaring Special Assessments to Fund the Proposed Budget Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings on July 14, 2025 at 2:30 p.m., at the Belleview Community Center, 5615 SE 110th Place, Belleview, Florida 34420 ; Addressing Publication; Addressing Severability; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Discussion: Fiscal Year 2026 Meeting Schedule [Coincide with Kolter District Meetings]

Discussion ensued regarding the Fiscal Year 2026 Meeting Schedule.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

This item was tabled to the next meeting.

NINTH ORDER OF BUSINESS

Ratification of KL Winding Oaks, LLC Requisition #4 [\$1,476,637.53]

Mr. Torres presented KL Winding Oaks, LLC Requisition #4.

On MOTION by Ms. Vaughn and seconded by Mr. Beliveau, with all in favor, KL Winding Oaks, LLC Requisition #4, was ratified.

TENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of March 31, 2025**

On MOTION by Ms. Disotell and seconded by Ms. Vaughn, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

ELEVENTH ORDER OF BUSINESS

**Approval of September 9, 2024 Regular
Meeting Minutes**

On MOTION by Mr. Beliveau and seconded by Ms. Disotell, with all in favor, the September 9, 2024 Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer: Kimley-Horn and Associates, Inc.**
There were no District Counsel or District Engineer reports.
- C. District Manager: Wrathell, Hunt and Associates, LLC**
 - **NEXT MEETING DATE: June 9, 2025 at 2:30 PM**
 - **QUORUM CHECK**

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

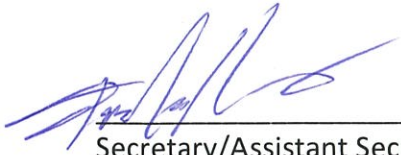
Public Comments

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Vaughn and seconded by Ms. Disotell, with all in favor, the meeting adjourned at 2:43 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair