

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

The Board of Supervisors of the Winding Oaks Community Development District held Public Hearings and a Regular Meeting on August 11, 2025 at 2:30 p.m., at the Belleview Community Center, 5615 SE 110th Place, Belleview, Florida 34420.

Present:

William "Bill" Fife	Chair
Stephanie Vaughn	Vice Chair
Greg Beliveau	Assistant Secretary
Kara Disotell	Assistant Secretary

Also present:

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rodriguez called the meeting to order at 2:31 p.m. Supervisors Fife, Beliveau, Disotell and Vaughn were present. Supervisor Williams was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2025-05, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Rodriguez presented Resolution 2025-04. He reviewed the proposed Fiscal Year 2026 budget.

On MOTION by Mr. Beliveau and seconded by Mr. Fife, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Fife and seconded by Ms. Vaughn, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Fife and seconded by Ms. Disotell, with all in favor, Resolution 2025-05, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law

A. Proof/Affidavit of Publication

B. Mailed Notice(s) to Property Owners

These items were included for informational purposes.

C. Consideration of Resolution 2025-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective

Mr. Rodriguez presented Resolution 2025-06 and read title.

On MOTION by Mr. Fife and seconded by Ms. Disotell, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Fife and seconded by Ms. Vaughn, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Fife and seconded by Ms. Vaughn, with all in favor, Resolution 2025-06, Making a Determination of Benefit and Imposing Special

Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Fiscal Year 2026 Deficit Funding Agreement

Mr. Rodriguez presented the Fiscal Year 2026 Deficit Funding Agreement between the CDD and KL Winding Oaks, LLC.

On MOTION by Mr. Fife and seconded by Ms. Vaughn, with all in favor, the Fiscal Year 2026 Deficit Funding Agreement, was approved.

SIXTH 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

Mr. Rodriguez presented Resolution 2025-04.

On MOTION by Mr. Fife and seconded by Ms. Vaughn, with all in favor, 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, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Marion County Interlocal Agreement Regarding Stormwater Pond Maintenance

Mr. Rodriguez presented the Marion County Interlocal Agreement Regarding Stormwater Pond Maintenance.

Mr. Earlywine pointed out that the Agreement has a cost-share provision based on usage. The County will contribute one-third of the maintenance costs of the two ponds. Comments from the County are pending. He will follow up with the County. Approval, in substantial form, is recommended.

Mr. Hill stated the County representative is assisting with the Agreement and recently forwarded comments; it will still be in the same vein as far as the percentage and pro rata

share. He will analyze this detail from a different angle and coordinate with Mr. Earlywine’s office to have it corrected.

On MOTION by Mr. Fife and seconded by Ms. Vaughn, with all in favor, the Marion County Interlocal Agreement Regarding Stormwater Pond Maintenance, in substantial form, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

Mr. Rodriguez presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Fife and seconded by Mr. Beliveau, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Rodriguez noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

On MOTION by Ms. Disotell and seconded by Mr. Fife, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

NINTH ORDER OF BUSINESS

Ratification Items

- A. **Requisition #5 Partial Acquisition [Assessment Area One Project]**
- B. **Kimley-Horn and Associates, Inc., Agreement for Engineering Services**

On MOTION by Mr. Fife and seconded by Ms. Vaughn, with all in favor, Ratification Items 9A and 9B, as listed, were ratified.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2025

On MOTION by Mr. Fife and seconded by Ms. Vaughn, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of May 12, 2025 Regular Meeting Minutes

On MOTION by Ms. Disotell and seconded by Ms. Vaughn, with all in favor, the May 12, 2025 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**
 - **0 Registered Voters in District as of April 15, 2025**
 - **NEXT MEETING DATE: September 8, 2025 at 2:30 PM**
 - **QUORUM CHECK**

The meeting on September 8, 2025 will likely be cancelled.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Regarding when the first purchase of lots by ordinance is, it was noted that it will be in late August.

Discussion ensued regarding landscape and pond maintenance contracts and whether the ponds are wet or dry.

FOURTEENTH ORDER OF BUSINESS

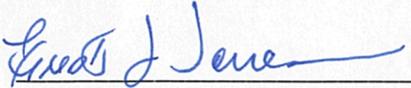
Public Comments

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Fife and seconded by Ms. Vaughn, with all in favor, the meeting adjourned at 2:45 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair