

MINUTES OF MEETING
WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Westside Community Development District was held Tuesday, August 1, 2018 at 11:00 a.m. at the offices of Hanson Walter & Associates, 8 Broadway Avenue, Suite 104, Kissimmee, Florida.

Present and constituting a quorum were:

Drew Abel	Chairman
Mike Dady	Assistant Secretary
Scott Stewart	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	Latham Shuker
Mark Vincutonis	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the May 2, 2018 Meeting

On MOTION by Mr. Abel seconded by Mr. Stewart with all in favor the minutes of the May 2, 2018 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

Public Hearing

- A. Consideration of Resolution 2018-09 Adopting the Fiscal Year 2019 Budget and Relating to the Annual Appropriations**

Mr. Flint stated the Board previously approved a proposed budget and we transmitted that to Osceola County at least 60 days prior to today and we advertised the public hearing for today. Exhibit A to the resolution is the proposed budget and it doesn't anticipate any changes in the per unit assessment amount it would remain at \$157 per unit. We do have some refining we need to do to the landscape and pond maintenance line items as a result of the Solara Project coming on so we will come back to the Board within the next couple of months with an amendment to adjust those, but we will be able to balance that against the capital reserves. Once the balance of the projects gets a little clearer based on density we may have to revisit that per unit assessment because the densities are going to go down.

Mr. d'Adesky stated lately we got information from the District Manager that we have a non-payment situation again from the Bahama Bay II folks so we will have to send a demand letter and we are preparing that.

Mr. Dady asked are you going to issue a demand letter and begin the cycle?

Mr. d'Adesky stated we will probably do it a little more aggressively and send a draft complaint because we already have that done just so they know we are ready to go and file if they don't comply.

Mr. Flint stated for the record there are no members of the public here to provide comment. It is a public hearing.

On MOTION by Mr. Dady seconded by Mr. Abel with all in favor Resolution 2018-09 was approved.

B. Consideration of Resolution 2018-10 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint stated the next resolution imposes assessments and it has two exhibits, one is the budget you just adopted and the other is the assessment roll. There are no members of the public here to provide comment so we will bring it back to the Board for discussion and action.

On MOTION by Mr. Abel seconded by Mr. Dady with all in favor Resolution 2018-10 was approved.

Mr. Flint stated we will close the public hearings.

FIFTH ORDER OF BUSINESS

Consideration of Lighting Proposal from Duke Energy for Westside Boulevard Phase II

Mr. Flint stated the Board had asked us to approach Duke Energy about streetlights on Westside Boulevard south of Florence Villa Grove Road and the proposal is \$203,000 for 32 lights then a lease thereafter. I told them to hold this until we have a chance to review this further.

Mr. Abel stated if will you send that proposal to me in a PDF format I will get with Duke Energy.

Mr. Flint stated we will defer this item.

SIXTH ORDER OF BUSINESS

Ratification of Conveyance Documents

Mr. d'Adesky stated we have the special warranty deed and agreement regarding taxes and owner's affidavit regarding Westside CDD Solara Phase 1 tracts that were dedicated to the City by the first plat of Phase 2 of Solara. Mattamy provided all the information to us back in May and this is really brought to you for ratification since we haven't met since May, just to get the agreement regarding taxes executed by the Chairman and all the documents approved as final. Mark has issued the Engineer's certificate signing off on the improvements and lots as complete and ready for acceptance. We recommend approving the conveyance package.

Mr. Dady stated it looks proforma, but I would ask the Engineer to review briefly the tracts.

Mr. Vincutonis stated I have been out there several times looking at the tracts and there were tracts that weren't landscaped yet, but they are all landscaped now. The only outstanding comment I have is the one pond in the very back that is supposed to be dry, but it has a wet bottom and it has been like that since we started looking at it.

Mr. Abel stated I don't know what to do about that for today's business. Within the next 60 days we will be out there with contractors and they can scrape the whole bottom and redo it when we are mass grading the site.

Mr. Vincutonis stated something else to consider is during the winter it may be dry and during the summer it is a little wet, you just alter your maintenance to accommodate that. It is a

CDD Board decision if you want to take a pond that has that higher level of maintenance in the summer because you are not going to be able to get in there with a mower. Maybe before the wet season comes you mow it down and at the end of the wet season so you don't go year after year and let hardwoods take root.

Mr. Stewart asked would it be a hardship to give it a quick scrape?

Mr. Abel stated not at all. We mowed it, it recovered and dried out.

Mr. Flint stated at Stoneybrook we till the bottoms instead of mowing.

Mr. Vincutonis stated maybe scrape it out and get a layer of sand in there above the standing water table.

On MOTION by Mr. Dady seconded by Mr. Stewart with all in favor the conveyance package for Solara Phase 2 was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky stated we will work on finishing the conveyances following up with Drew and Mark. Regarding the Bahama Bay II non-payment issue, we will try to get in contact with that attorney and impress upon him again the importance of paying, send a demand letter and if we have to go to foreclosure we will bring that back to the Board at the next meeting.

B. Engineer

There being none, the next item followed.

C. Manager

i. Approval of Check Registers

On MOTION by Mr. Stewart seconded by Mr. Abel with all in favor the check register for the period April 25, 2018 through May 29, 2018 in the amount of \$19,003.53 was approved.

On MOTION by Mr. Dady seconded by Mr. Stewart with all in favor the check register for the period May 30, 2018 through July 23, 2018 in the amount of \$240,940.02 was approved.

ii. Balance Sheet and Income Statement

A copy of the financials was included in the agenda package.

iii. Discussion of Direct Bill Status

A copy of the direct bill status was included in the agenda package and discussed under the attorney's report.

iv. Approval of Fiscal Year 2019 Meeting Schedule

On MOTION by Mr. Abel seconded by Mr. Stewart with all in favor the notice for the Fiscal Year 2019 meeting schedule indicating that the Board will meet on the first Wednesday of the month at 11:00 a.m. in the offices of Hanson Walter & Associates was approved.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Dady stated I will need to coordinate with staff for an assessment analysis of our commercial parcels. We now have a contract cooking on Parcel K retail, which will conclude the SPE's involvement in Westside as we are now under contract for all remaining parcels.

On MOTION by Mr. Abel seconded by Mr. Stewart with all in favor the meeting adjourned at 11:27 a.m.



Secretary/Assistant Secretary



~~Chairman~~/Vice Chairman