

MINUTES OF MEETING
WESTSIDE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Westside Community Development District was held Tuesday, November 1, 2016 at 11:03 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
Keith Trace	Vice Chairman
Steven Kalberer	Assistant Secretary
Mike Dady	Assistant Secretary
Scott Stewart	Assistant Secretary

Also present were:

Darrin Mossing	District Manager
Jan Carpenter	District Counsel
Andrew d'Adesky	Latham, Shuker, Eden & Beaudine
Santiago Machado	District Engineer
Alan Scheerer	Field Manager
Stacie Vanderbilt	GMS
Derek Lovett	Mattamy Homes
Tom Franklin	Franklin, Hart & Reid

FIRST ORDER OF BUSINESS

Roll Call

Mr. Mossing called the meeting to order at 11:03 a.m.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Supervisors

Ms. Vanderbilt being a Notary Public of the State of Florida administered the Oath of Office to the newly elected supervisors, Mr. Trace, Mr. Abel and Mr. Kalberer.

Mr. Mossing stated normally we would hand out additional information for the new supervisors but I believe all three of you serve on other CDD boards.

Mr. d'Adesky stated we will email to you the same materials you have received in other CDDs on the sunshine law and public records law as a reminder and refresher. There have been minor changes in the 2016 law and I will send that out also.

B. Consideration of Resolution 2017-01 Canvassing and Certifying the Results of the Landowners Election

Mr. Mossing stated the resolution was enclosed in your agenda package and we will complete that based upon the election results: Mr. Abel and Mr. Trace both received the highest number of votes at 158 and will serve four-year terms of office and Mr. Kalberer received 157 votes and will serve a two-year term of office.

On MOTION by Mr. Trace seconded by Mr. Abel with all in favor Resolution 2017-01 was approved.

C. Consideration of Resolution 2017-02 Electing Officers

Mr. Mossing stated the next item is election of officers that will be evidenced by Resolution 2017-02. We ask that the officers with GMS remain in their capacity as Treasurer, Secretary and Assistant Secretary and we will need nominations for Chairman, Vice Chairman and Assistant Secretaries.

Mr. Trace nominated Andrew Abel for chairman, Keith Trace for Vice Chairman, retain Ariel Lovera as Treasurer, George Flint as Secretary, Steven Kalberer, Scott Stewart, Michael Dady and Jason Showe as Assistant Secretaries.

On MOTION by Mr. Dady seconded by Mr. Stewart with all in favor Resolution 2017-02 was approved reflecting the following officers: Andrew Abel Chairman, Keith Trace Vice Chairman, Ariel Lovera Treasurer, George Flint Secretary, Steven Kalberer, Scott Stewart, Michael Dady and Jason Showe Assistant Secretaries.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the October 4, 2016 Meeting

Mr. Mossing stated the next item is approval of the minutes of the October 4, 2016 meeting. Are there any questions, comments or changes to the minutes?

There being none,

On MOTION by Mr. Dady seconded by Mr. Stewart with all in favor the minutes of the October 4, 2016 meeting were approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky stated one major item we have to report is our ongoing issue with the county and Jr. Davis regarding the letter they sent to the county regarding some parcel that Jr. Davis may foreclose on. We had previously been authorized to attend the mediation to try to see what Jr. Davis wants out of this what his ultimate goal is. We set a date for mediation as December 15th at 9:30 a.m. in Kissimmee. Previously the District Manager was designated as the CDD representative to attend the mediation on December 15th you can alter that if you wish to alter that previous authorization.

Ms. Carpenter stated to date we haven't heard anything more from anyone as to the county's position. They asked us for some additional records from the litigation, which in our point of view it was good that they were asking for some of those things.

B. Engineer

i. Status of Conveyance of Utilities to TWA

Mr. Machado stated I sent over the list that TWA has for their outstanding items to complete this process. One is paying the inspection fee the other is to provide a maintenance bond for the work recently completed and certified cost of construction.

Mr. Trace asked are these to be paid by Pulte or is that paid by the CDD?

Ms. Carpenter stated I would like to see the list. Is this just the Pulte portion?

Mr. Machado stated this is for the portion that was the conversion from the force main to reuse main. The inspection fee was \$592.12, the maintenance bond they are requiring, which is 10% of the cost of construction is \$2,960.62.

Ms. Carpenter asked is the cost of construction completed? Did you also provide that?

Mr. Machado responded yes, I provided a certified cost to TWA. The one last item that TWA didn't mention but I'm still getting pricing for is making the hookup connection from potable water over to the new reuse line. I have requested costs several times from VK Jenson and still haven't gotten a price. I know he has been out there and has asked me a few questions but he hasn't given me a final cost.

Ms. Carpenter asked are those separate connections for each entry point?

Mr. Machado stated there is one for Tuscany and one for Calabria, which is Tuscany Parcel B and one for Parcel C, which is Caribe Cove.

Ms. Carpenter stated once you get those costs if you could send them to Jason to send to everybody we can look at the costs and determine if \$2,500 or \$3,500 is a pretty good amount at this point to be the end of what they are looking for.

Mr. Machado stated yes and with TWA you can do a maintenance bond or post cash and they hold the check for one year during the maintenance period and if nothing comes up then you get the money back.

Ms. Carpenter stated we will talk to Pulte, I can't remember how far our agreement went I know it was for cost to complete the work and George has been talking with them.

Mr. Trace stated if the CDD has to post the bond you can make your application on bond for cash.

Ms. Carpenter stated I would always choose a bond it is much tougher to draw on bonds and cash is way too easy to draw \$1,000 to \$2,000 to do something. That is my business recommendation as opposed to a legal recommendation. I have to go back and check because I can't remember if Pulte was going to pay that or not.

On the foreclosure we had on Mayfield the settlement with Jeff Fuquay's property they kept the one portion that has been purchased by JTD Properties, the single-family portion and the SPE owns the adjacent portion along Florence Villa Grove Road and the corner of Westside Boulevard, Parcel H. Our agreement required that they give that final drainage pond on the Mayfield Parcel the JTD Parcel they need to give a drainage easement to the county and the CDD is to maintain. They said they would donate the pond, they are going back and forth but we are trying to get them to finalize that because I believe the new owner is using the plans that were approved so the pond should be located as is. I'm talking with John Florio, their engineer,

to try to get that done because it is the last requirement for the CDD to get drainage for the road system.

Mr. Dady stated if you are talking to them you may want to mention the right of way they owe to Sand Mine Road.

Ms. Carpenter stated they are not giving that right of way until they get the drainage. They also mentioned that there may be an issue with cross drainage with Parcel J some kind of easement and I do not recall what that is so I have another call with Mr. Florio today to find out. He is using Sand Mine Road as leverage to make sure he is getting anything he needs. That is why there is a delay in turning over Sand Mine Road. We sent them the forms of the drainage easement we gave them two or three years ago at the settlement and said these are the forms the county accepted, this is what your attorney agreed to so tell us what the problem is. I believe we several years ago authorized the chairman to sign any of those drainage easements and since we have a new chairman we may ask you to sign those drainage easements and the SPE would ask you if it is something with the wildlife corridor and may need to ask you for access. Those last pieces are still floating around but now they become an important piece of the Sand Mine Road issue, which everybody is eager to get that donated to the county and that too was sold to JTD, they did not keep that in Mayfield's name. We just discovered in the last two weeks that Jr. Davis is JTD Properties.

C. Manager

i. Approval of Check Register

Mr. Mossing stated the check register summary was enclosed in your agenda package and was for checks 1141 through 1144 for a total of \$12,760.67, supervisors' fees of \$937.97 for a total of \$13,698.64.

On MOTION by Mr. Trace seconded by Mr. Abel with all in favor the check register was approved.
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ii. Balance Sheet and Income Statement

Mr. Mossing stated also included in the agenda package is the balance sheet and income statement.

iii. Discussion of Direct Bill Status

Mr. Mossing stated all the direct bills have been paid for Fiscal Year 2016.

SIXTH ORDER OF BUSINESS

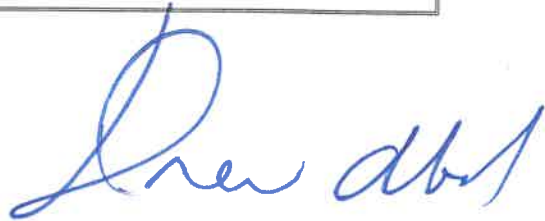
Supervisor's Requests

There being none,

On MOTION by Mr. Trace seconded by Mr. Stewart with all in favor the meeting adjourned at 11:20 a.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman