

MINUTES OF MEETING
WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Westside Community Development District was held Wednesday, February 6, 2019 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:

Keith Trace	Chairman
Tom Franklin	Vice Chairman
Scott Stewart	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Mark Vincutonis	District Engineer
William Viasalyers	Field Manager
Justin Rowan	MBS Capital Markets, LLC by phone
Bennett Ruedas	Mattamy Homes
Amy Steiger	Pulte Homes

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

Organizational Matters

- A. Appointment of Individuals to Fill Seats 3 & 5**
- B. Administration of Oaths of Office to Newly Appointed Board Members**
- C. Consideration of Resolution 2019-07 Electing Officers**

This item was deferred.

FOURTH ORDER OF BUSINESS

**Approval of the Minutes of the December 5,
2018 Meeting**

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the minutes the December 5, 2018 meeting were approved, as presented.

FIFTH ORDER OF BUSINESS

Consideration of Second Supplement to Engineer's Report for Westside Phases 1, 2, & 3 (Solara Phase 2)

Mr. Flint stated you have been provided with a draft of the Engineer's Report.

Mr. Vincutonis stated this is a second draft, I received some comments from Mike Williams and incorporated those into this Report. The Report describes the various elements. The big thing that everyone tends to look at is the cost estimate. The only outstanding question is the Student Drive dollars. Do we want to show that as to be fundable even though it looks like the bond amount is going to be well below the value of the improvements that the CDD can fund? I didn't know how best to present that, you are looking at \$274,000 for the roadway improvements associated with Student Drive that could be listed under the District dollars as well. That is the only outlying item that I have and that falls to the impact fee agreement that I don't believe Student Drive is part of.

Mr. d'Adesky stated obviously it is a lot of the same stuff we saw in Phase 1, stormwater inlets, pipes, drainage. Under your table on Section 8 you have marked common areas. Do you anticipate any parks or open spaces that are being maintained within the community that are going to be owned by the CDD other than landscaping tracts?

Mr. Vincutonis stated no, the only common area tracts are landscape and perimeter landscape tracts.

Mr. d'Adesky stated outside the wall.

Mr. Vincutonis stated depending on where that wall is.

Mr. Stewart stated we anticipate construction of the wall similar to how we did it in Phase 1 so if the wall is maintained by the CDD in Phase 1 it ought to have been built on a CDD tract similar to it so that is what we are doing in Phase 2. I think we are anticipating the wall to be on its own tract, therefore, the wall and everything outside the wall will be maintained by the CDD. Everything inside the wall and the gates, other than the wetlands will be maintained by the HOA.

Mr. Flint stated the wall would fall under the hardscape most likely.

Mr. d'Adesky stated just for clarity and disclosure to the public you might want to scratch the District off of common areas because those tracts seem to follow the landscaping and you

wouldn't want to give the insinuation that the CDD is maintaining park tracts that are behind a gate and might not be accessible.

Mr. Flint stated you can always put that wall in a wall easement if it doesn't fall on CDD property.

On MOTION by Mr. Trace seconded by Mr. Franklin with all in favor the Draft Second Supplement to the Engineer's Report for Westside Phases 1, 2, and 3, Solara Phase 2, was approved in substantial form subject to modifications to take out the costs associated with Student Drive and any other minor comments from staff with the understanding that subsequent resolutions relating to the bonds will adopt the Engineer's Report in final form.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2019-09
Approving Plat for Parcel K**

Mr. d'Adesky stated this is our standard plat acceptance resolution and it has really become an issue in Osceola County now because any time the CDD has a tract inside a potential development we are having to sign off on that both in the case of ownership and dedication. In this case it is a stormwater tract, it is not any new encumbrance on the District, it is because it is within that plat we are having to sign off on it.

Mr. Franklin asked is there anything we can possibly do to give the Chairman authority to review and sign plats without having to have a meeting?

Mr. d'Adesky asked why we don't adopt this and if you want to make that formal motion to delegate to that authority to the Chairman we can do that. If it were an emergency issue I would have the Chairman sign off on that and we would ratify that action at a subsequent meeting but if you want to have an official motion so that it is on the record that we have given the Chairman that delegated authority that would be great.

Mr. Flint stated Osceola County is going to want a resolution so I don't know that delegating authority is going to accomplish what we need. We can do it.

Mr. Trace stated on the resolution it said Storey Park and there are other typos.

Mr. d'Adesky stated we will correct those.

On MOTION by Mr. Trace seconded by Mr. Franklin with all in favor Resolution 2019-09 was approved subject to final review by District Counsel.

SEVENTH ORDER OF BUSINESS

Consideration of Disclosure of Public Financing Report for Solara Phase One Assessment Area

Mr. Flint stated there is a requirement under the statutes that Districts take proactive action to disclose certain information and one of those requirements is that any time a District issues bonds there is something called a Disclosure of Public Financing that is to be recorded in the County’s public records. Anyone who is interested or purchases property within the boundaries of the CDD this will show up in the title work that the District has issued bonds and assessments have been levied and imposed. This is related to the Series 2018 Solara Phase 1 Assessment Area bond issue; there is already a separate disclosure for the 2005 and 2007 bonds. It describes the nature of the improvements, the information is taken from the Engineer’s Report, it also lists the Debt Service per unit and that information is taken from the Assessment Methodology and the budget documents. The O&M assessments, because they are subject to change are not specifically listed in here, but they are referred to my office if they have any questions related to that. It is a fairly static document so it is not updated very often. You often see this document with old Board Members’ names in it, we don’t update it every time a Board seat changes but right now it does list the current Members of the Board.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the Disclosure of Public Financing for Solara Phase One Assessment Area was approved and staff was authorized to record the document in the public records of Osceola County.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d’Adesky stated I have a Maintenance and Use Easement Agreement with Solara Resort Homeowners Association. Essentially, the HOA wants to maintain a fountain in the pond in Solara Phase I, the geothermal pool heating system, the walking trail around the pond and the retention wall to keep those to a higher standard. It is our standard form Easement Agreement for HOAs to maintain. We have indemnification in case anybody gets injured, we are allowed to remove it if they neglect to keep it up and we can do it at their cost if it is decrepit and falling apart and they are not doing it. We can also step in and maintain it ourselves if we so choose. I recommend approval, there is really no downside to the District.

Mr. Flint stated the HOA hasn’t reviewed this yet.

On MOTION by Mr. Trace seconded by Mr. Franklin with all in favor the Maintenance and Use Easement Agreement with Solara Resort Homeowners' Association was approved in substantial form.

B. Engineer

There being none, the next item followed.

C. Manager

i. Approval of Check Register

Mr. Flint presented the check register from November 29, 2018 through January 29, 2019 in the amount of \$727,910.61.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement was included in the agenda package. No Board action is required.

iii. Discussion of Direct Bill Status

A copy of the direct bill status was included in the agenda package.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Trace asked did we ever figure out the streetlighting on that section of Westside Boulevard that doesn't have lights?

Mr. Flint stated we brought back costs and they were exorbitant due to capital costs and I will see where we are on the follow-up for that.

TENTH ORDER OF BUSINESS

Other Business

There being none,

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the meeting adjourned at 11:18 a.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman
TOM FRANKLIN