

MINUTES OF MEETING
WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Westside Community Development District was held Wednesday, April 4, 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:

Andrew Abel	Chairman
Mike Dady	Assistant Secretary
Scott Stewart	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Mark Vincutonis	District Engineer
Brian Smith	Field Manager
Jill Burns	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 11:00 a.m. 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 February 7, 2018 and February 26, 2018 Meetings

Mr. Flint stated next is approval of the minutes of the February 7, and February 26, 2018 meetings. Did the Board have any comments on the minutes?

Mr. Dady stated on page 3 of the February 7th minutes, there is a typo, Mr. Dady asked the law suit was dropped and it should state, Mr. Dady asked "if" the law suit was dropped.

On MOTION by Mr. Dady seconded by Mr. Abel with all in favor the minutes of the February 7, 2018 were approved as amended and the February 28, 2018 meeting minutes were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Revised Assessment Methodology Report

Mr. Flint stated the tables were in your agenda package, we handed out some narrative and the narrative needs some additional work to better describe the tables. I would ask that the Board approve it subject to District Counsel review and any modification of the narrative.

Mr. d'Adesky stated also written bondholder sign-off on the particular plan.

Mr. Dady stated I would add that this methodology not be approved until the transaction closes. If it doesn't wouldn't we have an anomaly there?

Mr. Flint stated you can approve it subject to closing that way we don't have to come back and the purpose of the meeting today was to approve this because of the closing.

Mr. d'Adesky stated because of the closing, which we are now aware may be six or nine months down the road at this point. They have a year.

Mr. Dady stated our due diligence is past so I feel this is appropriate to discuss at this time and I would note for the Board that the True-Up essentially is in recognition of the fact that this was the Town Center for Westside and it used to have a lot of square feet of commercial. The market has corrected itself and the proposed use is not consistent with what the rest of Westside is, the property was rezoned about four or five months ago so this methodology is consistent with the new zoning.

Mr. Abel asked are they doing all townhomes?

Mr. Dady responded no, they are doing some 40's and small zero lot line singles and townhomes. The SPE is keeping the corner for coming soon a gas station in your neighborhood. It is deed restricted for no hard liquor sales, adult establishments, etc.

On MOTION by Mr. Dady seconded by Mr. Stewart with all in favor the revised assessment methodology report was approved in substantial form subject to staff and District Counsel review and changes, written bondholder consent and the closing of the sale of Parcel K.

Mr. Dady stated we didn't add it to the motion but George is going to do something with the narrative on the tables.

Mr. Flint stated yes, I think we need to do a better job describing the tables. I think the tables are in fairly good shape but if you looked at the tables themselves it would be hard to decipher.

Mr. Dady stated I would like to ask about the True-Up mechanism. It says that at the time, I always thought true-up was based on the plat but this very creatively states it could be a declaration of a condominium, a site plan, which is very broad or a revision thereto for the developer.

Mr. d'Adesky stated I think that was a broad term meant to give a level of discretion. In this case it would be the platting of the parcel.

Mr. Dady stated I suggest that change be made. Even though I'm very much for being able to true-up on only a site plan but sometimes it takes ten to get it right. I like having the declaration of a condo because people in this development do condo plats, where you don't do a boundary survey plat, but you go to Tallahassee and get the condo buildings laid out, it is called a condo plat.

Mr. Flint stated we will modify that.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky stated on the item we talked about the road deeds, those have been given to the County, all of those have been given to the County last week. We followed up this week and haven't heard back from them but hopefully, those will be accepted by the County. There were some minor scrivener's errors in some of the drainage easement deeds, which we corrected as well.

B. Engineer

Mr. Dady stated the two right of way strips that were described by Hanson for dedication to the County for Westside Boulevard and Goodman. There were two strips of right of way that we were holding back until the County settled all its lawsuit issues. Now that the dust has settled, are those in process, or where are they in terms of legal descriptions and County acceptance?

Mr. d'Adesky stated those were sent over to the County and they are pending review and acceptance on their end.

Mr. Dady asked could we check on the review? Those are important right of ways.

Mr. Abel stated it can hamper someone's ability to plat.

C. Manager

i. Approval of Check Register

Mr. Flint stated that the check register in the amount of \$72,157.29 was included in the agenda package for approval.

On MOTION by Mr. Abel 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 were included in the agenda package.

iii. Discussion of Direct Bill Status

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

iv. Field Manager

Mr. Dady asked when was the last time you drove the project?

Mr. Smith responded on Monday.

Mr. Dady asked did you notice any activity on any of the Florence Villa parcels?

Mr. Smith responded no.

Mr. Dady asked any reports of trash dumping?

Mr. Smith responded I had a guy out there all day picking up trash last week. There was an accident and we lost a Magnolia and the turf is rough and the weather doesn't help. We need rain and we need to get the turf looking better but outside that it looks pretty good out there. I just pressure washed the front entrance. I haven't seen any activity other than Solara.

Mr. Dady stated if you would pay special attention to Bahama Bay II we had word there was some more sinkhole activity. If you could drive the site and see if there has been any new roped off areas and check the newly purchased sites for engineering, survey or construction activity, Parcel H, Parcel K especially, trash dumping or other stuff. Are there still paintball wars out there?

Mr. Smith responded there are still four-wheelers out there and back on the conservation area they knocked down the fence so we put that back up.

Mr. Dady asked what about the signage is that still up?

Mr. Smith responded it is, there are some signs up. I haven't seen any down or laying down; they may have been removed altogether. All the conservation signs that are there are intact.

Mr. Flint stated as far as the four-wheeler activity we placed a bunch of "no trespassing" signs out there and have alerted the Sheriff's Department.

Mr. Smith stated with all the construction coming in there is a lot less than there was.

Mr. Dady asked is the fencing still up?

Mr. Smith responded there is a section of the green conservation fence that is down and I will get it back up.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Abel stated we talked a couple months ago that there is a missing segment of streetlights. Now that it is more built up out here it sticks out.

Mr. Flint stated I will follow-up with Jason. We should be able to get the streetlight lease amended and get additional poles in there. It will take time as you know.

On MOTION by Mr. Abel seconded by Mr. Stewart with all in favor the meeting adjourned at 11:21 a.m.

Andrew Abel

~~Secretary/Assistant Secretary~~

CHAIRMAN

[Signature]

~~Chairman/Vice Chairman~~

Secretary