

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 13, 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:

Bennett Ruedas	Chairman
Tom Franklin	Vice Chairman
Scott Stewart	Assistant Secretary
Steven Rivera	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

Due to a technical difficulty a portion of these minutes are presented in summary format.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Public Comment Period

No members of the public were present to provide comment.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Individuals to Fill Seats 3 and 5**
- B. Administration of Oaths of Office to Newly Appointed Board Members**
- C. Consideration of Resolution 2019-22 Electing Officers**

No action was taken.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the July 3, 2019 Meeting

Mr. Flint presented the minutes from the July 3, 2019 meeting and asked for any comments, corrections or deletions. There being none,

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the minutes of the July 3, 2019 meeting were approved, as presented.

FIFTH ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2019-23 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations

Mr. Flint presented the Resolution and proposed Fiscal Year 2020 budget to the Board. Discussion ensued.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Resolution 2019-23 was approved.

B. Consideration of Resolution 2019-24 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint presented the Resolution and assessment methodology to the Board. Discussion ensued.

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor Resolution 2019-24 was approved.

SIXTH ORDER OF BUSINESS

Financing Matters – Series 2005 and 2007 Refunding

A. Consideration of Preliminary Special Assessment Methodology

Mr. Flint presented the preliminary Special-Assessment Methodology Report to the Board. He advised that the report would be revised and redistributed. Discussion ensued.

SEVENTH ORDER OF BUSINESS

Financing Matters – Parcel K

A. Consideration of Engineer's Report

The recording started during this item.

Mr. Vincutonis stated the storm pipes are included in the report, inlets and pipes and that will be owned and maintained by the CDD everything else is being transferred to Toho Water Authority and there is no land to maintain.

Mr. Flint stated the only thing in his report are the things that we can finance. My understanding is there are no private improvements included in the \$1.3 million.

B. Consideration of Master Assessment Methodology

C. Consideration of Resolution 2019-25 Declaring Special Assessments

Mr. d'Adesky stated the revised numbers are 2019-25, which is a declaration resolution that declares assessments on the Parcel K assessment area and relating to the Parcel K tract, which is part of the Windsor development. It approves in substantial form the Engineer's Report and the methodology. There will be minor tweaks to those to make sure they come in line with the documents, correct minor typos, scrivener's errors and it is saying the benefit that is allocated in those parcels is proportionate to the benefit received by the respective improvements. The costs are as laid out in the Engineer's Report and methodology about \$1.3 million for the costs in the engineer's report and then \$1.9 million in the methodology including financing costs and that will come down once we actual issue and get an interest rate and figure out what the real costs are. The attachments to the resolution are the Engineer's Report and Assessment Methodology.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Resolution 2019-25 was approved.

D. Consideration of Resolution 2019-26 Setting a Public Hearing for Special Assessments

Mr. d'Adesky stated the next one is 2019-26 setting a public hearing and I left the date blank.

Mr. Flint stated it has to be a 30-day mailed notice and it is proposed to be October 2, 2019 at 11:00 a.m. in this location.

Mr. Rowan stated that would work and we can complete the assessment process and then mail right after that and close prior to the end of the month.

Mr. Flint stated if the board is okay with October 2nd we will insert that date in the resolution.

On MOTION by Mr. Stewart seconded by Mr. Rivera with all in favor Resolution 2019-26 setting the public hearing for October 2, 2019 at 11:00 a.m. in the same location was approved.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. d'Adesky stated we are just working on the issuance.

B. Engineer

Mr. Vincutonis stated I'm working on the Calabria bonds.

Mr. Flint stated the president of the HOA in Calabria express concerns about the water levels in their pond and questioned whether there may be some blockage in the outfall that goes into the wetlands. The wetlands are under water right now where the outfall is you can't even see it and that tells me that is probably why the level maybe staged up in their pond higher than what they normally see, but it is still below the control elevation. We believe it is just that the downstream water staged up. We are looking to see if we can find some historical lake levels for Lake Davenport. We are hoping to hold off on anything until the water levels drop and the outfall structure is exposed. It is a bubble up structure and they are notorious for silting up because there is no way to flush them, but we can't see the structure right now. We will take a closer look once it starts to dry out and keep an eye on it.

Mr. Ruedas asked is there anything new with the Toho reuse issue?

Mr. Flint responded I have not heard anything. The rain has helped but it is the same story, I think I saw a follow-up email from Mattamy to them continuing to express concern and we have the kind of canned response that they are continuing to look at it.

Mr. Ruedas stated we are looking at a few bills on replacement of landscaping that we lost and I'm not exactly sure how we are going to deal with that yet with Toho. We don't want to be in the same position next year when we get into the dry season again.

Mr. Flint stated the common area landscaping ~~is~~ recovering although it is apparent there is thin turf and things like that we are dealing with that are a result of that drought period.

C. Manager**i. Approval of Check Register**

Mr. Flint presented the check register from June 27, 2019 through August 1, 2019 in the amount of \$25,635.27.

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 were included in the agenda package.

iii. Approval of Fiscal Year 2020 Meeting Schedule

Mr. Flint stated we have prepared a schedule for the first Wednesday of the month with the exception of January, which falls on January 1st and we deleted that meeting.

Mr. Ruedas stated why don't we schedule it for January 8th and if there is no business to conduct we can cancel it at that point, but at least we can calendar it.

Mr. Flint stated okay.

On MOTION by Mr. Stewart seconded by Mr. Rivera with all in favor the Fiscal Year 2020 meeting schedule reflecting meetings on the first Wednesday of the month was approved with the exception of the January meeting being January 8, 2020.

iv. 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. Ruedas stated we tabled Resolution 2019-20 at the last meeting. What do we need to do for that? I believe it is related to the Solara Phase II Replat and the cleanup of CDD property that was replatted.

Mr. d'Adesky stated we already have authority to fix the pond issue. I'm comfortable with that being handled outside through previously delegated authority to fix that. To what extent do you have the plat right now that needs to be approved and recorded?

Mr. Ruedas stated it has already been recorded.

Mr. Flint stated we can bring it back to the September meeting. All this was doing was ratifying the conveyance and the reason you didn't act on it was because it wasn't ready and hadn't been recorded yet but the authority to do it had been previously approved.

Mr. d'Adesky stated I don't think I have seen the recorded version of that so if you could send that to me I can finalize the documents and get those to you and get those executed.

Mr. Ruedas stated I believe several people were sent that recorded plat including Mark, George and others.

Mr. d'Adesky stated I have the documents drafted it is just plugging in the book and page numbers.

TENTH ORDER OF BUSINESS

Other Business

There being none,

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor the meeting adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman