

MINUTES OF MEETING
WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Westside Community Development District was held Wednesday, December 5, 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:

Tom Franklin	Vice Chairman
Scott Stewart	Assistant Secretary
Fontane Nyariri	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Mark Vincutonis	District Engineer
Justin Rowan	MBS Capital Markets, LLC by telephone
Courtney Wilson	Greenberg Traurig by telephone

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 11:30 a.m. and called the roll.

Mr. Flint stated Ms. Nyariri provided me with her Oath of Office form so she has taken the Oath and we don't need to do that on the record.

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

Mr. Flint stated two seats transitioned to general election seats, seat #3 and seat #5. Mr. Stewart is in seat #5 and is considered a holdover in that seat until such time as the Board appoints a general elector to that seat and seat #3 is vacant and I don't believe there is any nominations at this time to fill either of those seats and Mr. Stewart will continue to serve in seat #5.

After the beginning of the new calendar year staff will reach out to some residents we have interfaced with on various issues to determine whether they have an interest in serving on the Board and at a future meeting we will bring back letters of interest or resumes if we are successful in that regard.

- B. Administration of oaths of Office to Newly Appointed Board Members**
- C. Consideration of Resolution 2019-07 Electing Officers**

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the November 7, 2018 Board of Supervisors Meeting and Acceptance of the November 7, 2018 Landowners' Meeting

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the minutes of the November 7, 2018 Board of Supervisors meeting were approved as presented.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the minutes of the November 7, 2018 landowners' meeting were accepted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2019-05 Approving the Bifurcation of the Outstanding Series 2005 & 2007 Special Assessment Revenue Bonds

Mr. Flint stated this is a resolution bifurcating the outstanding Series 2005 and 2007 special assessment revenue bonds. Courtney Wilson of Greenberg Traurig, Bond Counsel, is on the phone and they have been drafting some of the documents including the resolution.

Mr. d'Adesky stated regarding this particular resolution at this time we recommend deferring this until the next meeting of the Board because we have questions involving the exhibits on the staff level and practical level as to how this is applied, and we received the documents late yesterday and neither Jan nor I have had time to substantially review them. George has had a chance to review them in a more substantial basis then we have. We would like to work through those issues with Greenberg Traurig and with the Underwriter to see if we can get answers to some of these issues and some of our concerns in the structure. We are not comfortable recommending this to be approved in substantially final form or even substantial form.

Ms. Wilson stated if we are not going to be moving forward today if we would be able to have another meeting in December or whether or not the thought is to move on to 2019.

Mr. Flint stated it was very difficult to get a quorum for today’s meeting as evidenced by the delay in starting so it is going to be unlikely that the Board would want to meet again in December. I will defer to the Vice Chairman, Mr. Franklin, if he has any thoughts on that.

Mr. Franklin stated knowing the schedules of some of these folks I doubt you will have an opportunity to have another meeting before the end of the month unless it is in the next couple of days and I’m not sure what the other Board Members’ schedules are.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor consideration of Resolution 2019-05 was deferred until the first meeting in January.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2019-06
Authorizing Staff to Commence Work on
Solara Phase 2 Bonds and Approving the
Form of Developer Funding Agreement**

Mr. Flint stated Resolution 2019-06 is a resolution authorizing staff to commence work on the Solara Phase 2 Bonds and approving a funding agreement.

Mr. d’Adesky stated this is an authorization resolution. We have both the funding agreement and form of the resolution approved by Mattamy’s Counsel. They signed off on it, are comfortable with it and ready to execute on their side. That will provide for payment of staff such as Mark Vincutonis to prepare an Engineer’s Report and George to prepare an assessment methodology and any time we spend on this in preparation for those bonds and allow for that funding mechanism whether or not those bonds are issued. Some costs will come out the cost of issuance if the bonds are issued but if they are not it will be funded directly by Mattamy.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Resolution 2019-06 was approved.

Mr. Rowan stated the next step is we will work the staff and the Engineer on putting together an Engineer’s Report for Phase 2 of Solara and then we will start working with staff accordingly as we proceed.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d’Adesky stated I had George execute as an administrative item, typically we have minor releases of lien, we had these 2005 bond anticipation notes that were issued on the Town Center Parcel, Parcel K, which is now being sold by the bondholder entity to a potential buyer. As part of that their due diligence has release old encumbrances on the property so we release that lien of the bond anticipation notes and there was also a notice of unpaid assessment that was filed by the previous District Counsel, Hopping Green & Sams when we were foreclosing on the various properties, which is no longer necessary. The release terminates that as well, but I had George execute that and I wanted to make everybody aware of that. It is a routine release.

B. Engineer

There being none, the next item followed.

C. Manager

i. Approval of Check Register

Mr. Flint presented the check register from October 31, 2018 through November 28, 2018 in the amount of \$60,407.42.

On MOTION by Mr. Stewart seconded by Mr. Franklin 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. No Board action was required.

iii. Discussion of Direct Bill Status

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

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

There being none, the next item followed.

NINTH 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 11:42 a.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman