

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 25, 2020 at 11:00 a.m. via Zoom.

Present and constituting a quorum were:

Tom Franklin	Chairman
Scott Stewart	Vice Chairman
Brooks Tolbert	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
Mark Vincutonis	District Engineer
William Viasalyers	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe 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. Acceptance of Resignation of David Hulme and Appointment of Individual to Fill the Board Vacancy with a Term Ending November 2020

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor David Hulme's resignation was accepted.

On MOTION by Mr. Tolbert seconded by Mr. Franklin with all in favor Connie Luong was appointed to fill the unexpired term of office.

Mr. Showe stated we did receive the Oath of Office from Ms. Luong that has been notarized.

B. Appointment of Individuals to Fill Seats 3 & 5

This item was tabled.

C. Oath of Office for Newly Appointed Supervisors

This item was tabled.

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D. Election of Officers Resolution 2020-11

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor Resolution 2020-11 was approved reflecting the following officers: Tom Franklin Chairman, Scott Stewart Vice Chairman, Ariel Lovera Treasurer, George Flint Secretary, Brooks Tolbert, Connie Luong and Jason Showe Assistant Secretaries.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the June 3, 2020 Meeting

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the minutes of the June 3, 2020 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Review and Acceptance of the Fiscal Year 2019 Audit Report

Mr. Showe stated we have the same comments we typically have in our audit reports, there are some challenges with the 2005 and 2007 bonds, the District refinanced those last year and we hope that will help going forward.

On MOTION by Mr. Tolbert seconded by Mr. Franklin with all in favor the Fiscal Year 2019 audit was accepted and transmittal to the State of Florida was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Proposal from Aquatic Weed Management to Provide Additional Lake Maintenance Services

Mr. Viasalyers stated this is the take on the monthly maintenance in Phase 2 for the conservation areas and one additional pond that was added in there and the additional pond that was added on North Goodman and Monaco. It is an addendum to add this to what they are providing for the rest of the conservation area and ponds in the District.

Mr. Showe stated we did include that in the 2021 budget.

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor the proposal from Aquatic Weed Management in the amount of \$1,600 was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2020-12
Resetting the Public Hearing for the
Proposed Fiscal Year Budget**

Mr. Showe stated this resolution resets the public hearing. We had to move the public hearing due to quorum issues for the prior Board meeting.

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor Resolution 2020-12 was approved.

EIGHTH ORDER OF BUSINESS

Public Hearing

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the public hearing was opened.

A. Consideration of Resolution 2020-13 Adopting the Fiscal Year 2021 budget and Relating to the Annual Appropriations

Mr. Showe stated Resolution 2020-13 approves the proposed budget, it will be attached to the resolution in its final form. The assessment levels are the same for 2021 so there will be no increase to the residents. There is a narrative describing the line items, then the debt service budgets and the capital reserve.

There are no members of the public present to provide comment.

On MOTION by Mr. Tolbert seconded by Mr. Franklin with all in favor Resolution 2020-13 was approved.

B. Consideration of Resolution 2020-14 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe stated Resolution 2020-14 certifies an assessment roll and levies those assessments on the tax bill. Attached to this resolution will be the adopted budget and the assessment roll.

There are no members of the public to provide comment.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Resolution 2020-14 was approved.

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor the public hearing was closed.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2020-15
Declaring Vacancies in Certain Seats**

Mr. Showe stated in advance of our general elected seats that will be vacant in November we added Resolution 2020-15 and will declare vacancies in seat no.1 currently held by Mr. Tolbert and seat 2, to which Ms. Luong was just appointed. It will allow them to hold those seats until they appoint general electors to fill those seats.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Resolution 2020-15 was approved.

TENTH ORDER OF BUSINESS**Discussion of Tree Removal Proposals**

Mr. Viasalyers stated I reached out to our landscape vendor to remove some dead maples around one of the ponds along Westside Boulevard. They came back with a price that seemed a little high and I reached out to the aquatics vendor who is also able to remove the dead trees. Yellowstone's proposal was \$3,780.92 and the proposal from Aquatic Weed Management was \$2,250.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the proposal from Aquatic Weed Management, Inc. to remove dead maple trees in the amount of \$2,250 was approved.

ELEVENTH ORDER OF BUSINESS**Ratification of Series 2019 Requisition #5****A. Consideration of Resolution 2020-16 Accepting the Conveyance of Real Property Interests and Improvements**

Ms. Trucco stated there is a resolution and attached to that resolution is a special warranty deed, an agreement regarding taxes, bill of sale for improvements and owner-s affidavit, a requisition mainly for costs associated with the Engineer so those costs are specified within the resolution and are covered by bond proceeds, which means this requires Board ratification of the requisition so we can apply those bond proceeds to pay the Engineer. As part of the requisition we are also transferring property from the developer to the CDD. There is a special warranty deed with the number of tracts and there is an owner's affidavit specifying that the taxes have been paid and up to date. The bill of sale lists all the improvements previously

approved by this Board to be transferred to the CDD in acquisition agreements and the bond issuance documents.

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor Resolution 2020-16 was approved and requisition no. 5 from the Series 2019 bonds was ratified.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

i. Approval of Check Registers

Mr. Showe presented the check registers from May 27, 2020 through June 22, 2020 in the amount of \$35,910.59; from June 23, 2020 through July 27, 2020 in the amount of \$21,702.01; and from July 28, 2020 through August 18, 2020 in the amount of \$30,694.86.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the check registers were 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. Approval of Fiscal Year 2021 Meeting Schedule

Mr. Showe stated the Board used to meet on Tuesdays and we have scheduled the meetings for the first Tuesday of every month at 11:00 a.m.

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor the Fiscal Year 2021 meeting schedule reflecting meetings on the first Tuesday of the month at 11:00 a.m. was approved.

v. Field Manager's Report

Mr. Viasalyers stated staff worked on getting the entrance monuments at 192 and Westside Boulevard pressure washed. We did some EIFS repairs there, some painting and we are also replacing some landscape lighting.

THIRTEENTH ORDER OF BUSINESS Supervisor's Requests

There being none, the next item followed.


FOURTEENTH 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 11:20 a.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman