

MINUTES OF MEETING
WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Westside Community Development District was held Tuesday, April 5, 2022 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	Chairman
Scott Stewart	Vice Chairman
Robert Bagwell	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
Mark Vincutonis	District Engineer
Andy Hatton	Field Operations

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. Appointment of Individuals to Fill Seats 2, 3 & 5**
- B. Oath of Office for Newly Appointed Supervisors**
- C. Election of Officers Resolution 2022-01**

This item was tabled.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the March 1, 2022 Meeting

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the minutes of the March 1, 2022 meeting were approved as presented.
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FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2022-03
Ratifying Conveyance of a Portion of Lots
495, 497, and 498 to Clear Title**

Ms. Trucco stated this is a conveyance contemplated by the original development plans for the District. There are two quit claim deeds attached to this resolution, transferring three tracts of land out of the District’s name into the developer’s name. What happened is the land was replatted by LP Homes Management LLC and Mattamy Homes and was replatted in accordance with the engineer’s report and when it was replatted the surveyors and developer realized it was replatted into private residential lots. There is a restriction against CDDs owning and maintaining private property. All the property we own and maintain must be open to the public. When we received that information, we quickly drafted quit claim deeds to get the property out of our name and we also got sign-off from the District Engineer, which is required under the initial bond documents including the acquisition agreement for the District. Any time property comes in or out of our hands, the District Engineer is required to certify that the transfer is in accordance with the original development plans and the Engineer’s Report to satisfy the bondholders. This has been recorded.

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor Resolution 2022-03 Ratifying Conveyance of a Portion of Lots 495, 497, and 498 to Clear Title was ratified.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2022-04
Approving the Proposed Fiscal Year 2023
Budget and Setting a Public Hearing**

Mr. Showe stated Resolution 2022-04 approves the proposed Fiscal Year 2023 budget and sets the public hearing for July 5, 2022. We handed out a copy of the proposed budget. There is no assessment increase and we believe the budget has sufficient funds.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Resolution 2022-04 approving the proposed budget and setting the public hearing for July 5, 2022 at 11:00 AM at the Offices of Hanson Walter & Associates was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Vincutonis joined the meeting at this time and stated we have started work on the water needs analysis and I will be working with Jason to pull up the last five years of maintenance and the amount of reserves.

C. Manager

i. Approval of Check Register

Mr. Showe presented the check register from February 22, 2022 through March 28, 2022 in the amount of \$165,826.63.

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.

iii. Discussion of Direct Bill Status

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

iv. General Election Qualifying Period & Process

Mr. Showe stated seats 3, 4, and 5 will be on the ballot and anyone who is a registered voter who lives within the District can qualify for those seats. The official qualifying period is from noon June 13th to noon June 17th. Typically, you can qualify for those seats well in advance should you choose. We included the instructions in the agenda package if anyone is interested in how to qualify. That is done through the supervisor of elections office not the CDD.

v. Field Manager’s Report

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Other Business

There being none,

TENTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman