

MINUTES OF MEETING
WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Westside Community Development District was held Wednesday, August 3, 2021 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
William Viasalyers	Field Manager
Robbie Newberry	Mattamy Homes

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. Administration of Oath of Office for Newly Appointed Supervisors**
- C. Consideration of Resolution 2021-06 Electing Officers**

This item was tabled.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the April 6, 2021 Meeting

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor, the Minutes of the April 6, 2021 meeting, were approved as presented.

FIFTH ORDER OF BUSINESS

Public Hearing

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

A. Consideration of Resolution 2021-07 Adopting the Fiscal Year Budget and Relating to the Annual Appropriations

Mr. Showe stated Resolution 2021-07 adopts the budget for Fiscal Year 2022. The current proposed budget is behind the resolution and there is no proposed assessment increase. There being no comments or questions from the public, the Board took the following action.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor, Resolution 2021-07 Adopting the Fiscal Year Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2021-08 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe stated Resolution 2021-08 levies the assessments and attached to the resolution is the budget you just adopted in its final form and the tax roll that will be provided to the Tax Collector to place those assessments on the non-ad valorem section of the tax bill.

There being no comments or questions from the public, the Board took the following action.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor, Resolution 2021-08 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

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

SIXTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2020 Audit Report

Mr. Showe stated next is review and acceptance of the Fiscal Year 2020 audit. We transmitted the report to the State prior to the statutory deadline. We have had the same findings in our audits for the last ten years, which is the inability to make the full Debt Service payments

due to some foreclosures. We have a management response and cleared a lot of those up and going forward we don't believe there will be any issues. There is only Series 2005-2 and 2007-2 outstanding and they have done some forgiveness on some of those bonds and we only have what is remaining on the properties out there.

Ms. Trucco stated we have reviewed it and it looks good to us and we are in good shape. There are no issues.

On MOTION by Mr. Franklin seconded by Mr. Bagwell with all in favor, the Fiscal Year 2020 Audit Report, was accepted.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Presentation of Notice of Dropping Party

Ms. Trucco stated we have no legal news to report to the Board except we just included this pleading, which is a notice of dropping the CDD as a party to complaint. This was for foreclosure, we reached out to opposing Counsel and explained that we were wrongfully added and should be removed because our lien, as a government entity, has superior placement above any other lien on the property.

B. Engineer

Mr. Vincutonis stated Jason and I spoke a week or so ago and this is Robbie Newberry here, representing Mattamy. He provided Jason a document for South Florida Water Management District as part of Solara Phase 4. A stormwater management pond that was partially built with Phase 2 as part of the engineer's report and partially funded with bond dollars for Phase 2 was contemplated to be owned and maintained by the CDD going forward. As part of this application to the Water Management District they requested signoff from the CDD indicating that they would own and maintain it. Jason and I talked about it and verified that and then went to the next level looking at the project as a whole what is proposed for the CDD to be maintaining. Mattamy has gotten back to us and said set it up similarly to what Solara 1 & 2, which is basically perimeter landscape tracts, stormwater pond and that is pretty much it. Robbie is working on that graphic to bring to the Board as far as future tracts, but as far as the letter for the Water Management District I don't know what the timeframe is or what we can do to speed

that along to help Mattamy, so they are not sitting there because I think that is an active comment they have.

Mr. Newberry stated it is just for the pond itself they are looking for at this point, not the perimeter tracts. As far as onsite it is going to be the HOA.

Mr. Showe stated as long as the Engineer is comfortable, we can sign it and get it in. We just wanted to make sure you were comfortable with it.

Mr. Franklin stated because of the bonding it has to go to the CDD first, right?

Mr. Showe stated because these are stormwater tracts they will be owned by the CDD.

Ms. Trucco asked has the stormwater tract been transferred yet to the CDD? It has not, right?

Mr. Vincutonis stated it is still under construction.

Mr. Newberry stated it is under permitting so final platting hasn't even begun to assess where the exact tract lines are on the perimeters. We have had a preliminary plat go through the County now we are under the site development plan review process. I would say September construction timeframe.

Ms. Trucco asked is it a waiver they are requesting or something of that nature?

Mr. Showe stated I think it is an acknowledgement that the CDD will own and maintain the stormwater pond as part of the water management system.

Ms. Trucco stated the District can't take ownership until the infrastructure and property is complete. That sounds safe to go forward with.

C. Manager

i. Approval of Check Register

Mr. Showe presented the check register from March 21, 2021 through July 28, 2021 in the amount of \$801,895.63.

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. Discussion of Direct Bill Status

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

iv. Presentation of Number of Registered Voters – 1,193

A copy of the letter from the Supervisor of Elections indicating that there are 1,193 registered voters residing within the District was included in the agenda package.

v. Approval of Fiscal Year 2022 Meeting Schedule

Mr. Showe stated the Fiscal Year 2022 meeting schedule is in your agenda and it is the same schedule as in the past on the first Tuesday and if there is not a business reason to meet, we will cancel the meeting.

On MOTION by Mr. Bagwell seconded by Mr. Stewart with all in favor, the Fiscal Year 2022 meeting schedule reflecting meetings on the first Tuesday of each month, was approved.

vi. Field Operations

Mr. Viasalyers stated at the intersection of Goodman and Westside there was some construction that damaged the irrigation. Toho came out and shut it off, Yellowstone made the repair yesterday and they are working with Toho to get that back on.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Stewart asked are we going to meet in October?

Mr. Showe stated at this time I don’t know that we have any business for the Board to conduct and we will keep you updated. I’m not sure we will have the September or October meeting.

NINTH ORDER OF BUSINESS

Other Business

There being none,

TENTH ORDER OF BUSINESS

Adjournment

There being none,

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor the meeting adjourned at 11:16 a.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman