

MINUTES OF MEETING  
WESTSIDE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Westside Community Development District was held Tuesday, February 7, 2023 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
Robert Bagwell	Assistant Secretary
Jose Lagunilla, Jr.	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jay Lazarovich	Latham Shuker
Andy Hatton	Field Manager
Elizabeth Manchester	Mattamy Homes <i>by telephone</i>
Laura Tressell	Mattamy Homes <i>by telephone</i>

**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 3, 4 & 5**
  - B. Oath of Office for Newly Appointed Supervisors**
  - C. Consideration of Resolution 2023-08 Electing of Officers**
- Items A through C were tabled to a future meeting agenda.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the December 6, 2022 Board of Supervisors Meeting and Acceptance of the Minutes of the December 6, 2022 Audit Committee**

On MOTION by Mr. Franklin seconded by Mr. Lagunilla with all in favor the minutes of the December 6, 2022 Board meeting were approved as presented and the minutes of the November 6, 2022 Audit Committee meeting were accepted.

**FIFTH ORDER OF BUSINESS**

**Consideration of Agreement with DiBartolomeo, McBee, Hartley & Barnes, P.A. to Provide Auditing Services for Fiscal Years 2022-2026**

On MOTION by Mr. Bagwell seconded by Mr. Franklin with all in favor the agreement with DiBartolomeo, McBee, Hartley & Barnes was approved.

**SIXTH ORDER OF BUSINESS**

**Discussion and Consideration of License Agreement for Signage with Mattamy Orlando, LLC**

Mr. Lazarovich stated the developer reached out to us that they wanted to put additional signs on CDD property and this is our standard license agreement that has indemnification and insurance language for consideration today and Mattamy has provided four locations for possible signs.

Mr. Showe stated in front of you are the locations that they have requested for those signs.

Ms. Manchester stated the signs we are showing, a 5 foot by 3-foot-wide sign, the post would be a white square wood post and the new Mattamy brand name, which is almost entirely blue and white, it may or may not have a red stripe or so saying now selling, but that would be something we would pop in and out based upon the marketing needs of the community.

On MOTION by Mr. Bagwell seconded by Mr. Lagunilla with all in favor the license agreement with Mattamy Orlando, LLC for Solara was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Conveyance Documents**

**A. Resolution 2023-06 Ratifying the Conveyance of Lift Station Property**

Mr. Lazarovich stated Resolution 2023-06 is a lift station conveyance from Mattamy to the CDD and from the CDD to Toho Water Authority.

On MOTION by Mr. Bagwell seconded by Mr. Franklin with all in favor Resolution 2023-06 Ratifying the Conveyance of Lift Station Property was approved.

**B. Resolution 2023-07 Approving the Conveyance of Real Property and Improvements**

Mr. Lazarovich stated Resolution 2023-07 is a conveyance of Tract E from Mattamy to the CDD.

On MOTION by Mr. Lagunilla seconded by Mr. Bagwell with all in favor Resolution 2023-07 Approving the Conveyance of Real Property and Improvements was approved.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Data Sharing and Usage Agreement with the Osceola County Property Appraiser**

Mr. Showe stated next is an annual agreement the property appraiser requires us to enter into. If they provide us with the tax assessment roll that has confidential information on it, we can't disclose that to anyone else. This applies to first responders and people who have protection under the public records law. We have signed it and we are asking for ratification of that action.

On MOTION by Mr. Bagwell seconded by Mr. Lagunilla with all in favor the data sharing and usage agreement with the Osceola County property appraiser was ratified.

**NINTH 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 Register**

Mr. Showe presented the check register from October 25, 2022 through December 31, 2022 in the amount of \$125,906.73.

On MOTION by Mr. Lagunilla seconded by Mr. Bagwell 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.

**iv. Presentation of Arbitrage Rebate Calculation Reports for Series 2006, 2007 and 2019 Bonds**

A copy of the arbitrage rebate calculation reports for the series 2006, 2007 and 2019 bonds were included in the agenda package.

**v. Discussion of District's Financial Status**

Mr. Showe stated the District for a while had a note in the audit report that we had met a financial emergency condition because of some of the outstanding bonds. We did the refunding that should have cleaned that up, but every year they send a letter saying they are reviewing it to see if the District needs financial support from the state and the letter in the agenda package says they are not providing us any financial assistance.

**TENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Bagwell seconded by Mr. Lagunilla with all in favor the meeting adjourned at 11:17 a.m.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman