

MINUTES OF MEETING
WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT

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

Also present were:

Jason Showe	District Manager
Jay Lazarovich	District Counsel
Mark Vincutonis	District Engineer
Andy Hatton	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. Appointment of Individuals to Fill Seats 3, 4 & 5**
- B. Administration of Oath of Office for Newly Appointed Supervisors**
- C. Election of Officers Resolution 2023-10**

This item was tabled to a future meeting.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the February 7, 2023 Meeting

On MOTION by Mr. Franklin seconded by Mr. Bagwell with all in favor the minutes of the February 7, 2023 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Conveyance Documents

A. Resolution 2023-08 Ratifying the Conveyance of Real Property and Improvements (Roadway Tract to Osceola County)

Mr. Lazarovich stated Resolution 2023-08 ratifies the conveyance of real property and improvements to Osceola County. We don't have a deed; we have a bill of sale from Mattamy to the District and from the District to the county as well as other conveyance documents.

On MOTION by Mr. Franklin seconded by Mr. Bagwell with all in favor Resolution 2023-08 Ratifying the Conveyance of Real Property and Improvements (Roadway Tract to Osceola County) was ratified.

Mr. Franklin stated you may want to check to make sure the Assistant Secretary is authorized to sign for Mattamy.

i. Consideration of Post-Closing Conveyance Agreement

Mr. Lazarovich stated as a part of this we also have a post-closing conveyance agreement for certain improvements that are not yet complete so they are transferring only the improvements that are complete and in the future we will have another conveyance for those improvements once complete.

On MOTION by Mr. Franklin seconded by Mr. Bagley with all in favor the post-closing conveyance agreement was approved.

ii. Resolution 2023-09 Ratifying the Conveyance of Real Property and Improvements (Utilities to TWA)

Mr. Lazarovich stated Resolution 2023-09 ratifies the conveyance of real property and improvements to Toho Water Authority. There are bills of sale between Mattamy and the CDD and the CDD to Toho as well as other conveyance documents.

On MOTION by Mr. Franklin seconded by Mr. Bagwell with all in favor Resolution 2023-09 Ratifying the Conveyance of Real Property and Improvements (Utilities to TWA) was approved.

SIXTH ORDER OF BUSINESS

Consideration of 2023-10 Conveying the Lift Station

Mr. Lazarovich stated this is the lift station conveyance in Solara Phase 3 from Mattamy to the CDD and from the CDD to Toho. These documents are under review by Mattamy’s counsel as well as Toho’s council and we are looking for a motion to approve these documents.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Resolution 2023-10 Conveying the Lift Station was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Agreement with Solitude Lake Management for Fountain Management Services**

Mr. Showe stated this is a maintenance agreement for the two fountains in CDD lakes that were part of the Solara project. We would like to enter into a contract to maintain them quarterly.

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor the agreement with Solitude Lake Management for fountain maintenance in the annual amount of \$749 was approved.

EIGHTH ORDER OF BUSINESS **Discussion of Windsor at Westside Community Signage**

Mr. Showe stated next is a request from the Windsor at Westside Community. They have requested a total of 15 signs, several fall on the Windsor at Westside CDD property but the ones in your agenda would fall on property that is maintained by the Westside CDD. The three signs we are looking at is 13, 14 and 15, sign 12 is within their maintained property.

Mr. Stewart asked the signage is for Windsor, correct? Mr. Showe responded correct.

Mr. Lazarovich stated we would recommend that similar to what we approved with Mattamy that we see the Osceola permits for our records prior to allowing them to put them in.

On MOTION by Mr. Stewart seconded by Mr. Bagley with all in favor the request of the Windsor at Westside CDD to place signs 13, 14 and 15 on CDD property was approved subject to District Counsel drafting an agreement and county approval.

NINTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Vincutonis stated there is a pond on the south side of Phase 2 was designed to be a dry pond, it has always had a little bit of water in it. During the hurricane it filled up and flooded the road a little bit. We are trying to figure out a solution for that. We have had some conversation with Geotech and to this point they haven't been able to come up with anything other than finding some positive discharge for it. We could underdrain the pond but you have to take the underdrain somewhere. I'm working with Robbie and we are looking at trying to take a portion of Phase 1 on the west side of Westside Boulevard, there is a big pipe that comes underneath and maybe intersect it there and run it to the Soday pond. He is going to run some calculations and see if the Soday pond can even handle it. We will also look at other options. I think the groundwater is higher there than anticipated.

Mr. Showe stated we were approached by Paradise Palms, there are two ponds in their community that are owned by the CDD but the plat says the HOA is supposed to maintain it and we believe it is to the benefit of that community, so we are going to respond to them.

C. Manager

i. Approval of Check Register

Mr. Showe presented the check register for January in the amount of \$46,194.40.

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. Field Manager's Report

Mr. Hatton stated they are power washing the sidewalk and curbs today.

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



Secretary/Assistant Secretary



Chairman/Vice Chairman