

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 6, 2024 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. Acceptance of Resignation of Jose Lagunilla, Jr. from Seat #2

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

B. Appointment of Individual(s) to fill Seats 2, 3, 4 & 5

C. Administration of Oaths of Office to Newly Appointed Supervisors

D. Consideration of Resolution 2024-01 Electing Officers

Mr. Showe stated we will keep this on the agenda and website.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the October 3, 2023 Meeting

On MOTION by Mr. Bagwell seconded by Mr. Stewart with all in favor the minutes of the October 3, 2023 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Ratification of Series 2022-2 Requisition #2

On MOTION by Mr. Franklin seconded by Mr. Bagwell with all in favor requisition no. 2 in the amount of \$838.50 from the Series 2022-2 bonds was ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Discussion of Phase 2 Pond 4 Drainage Issue

Mr. Lazarovich stated we wanted to bring to the Board’s attention the status of the Phase 2 pond drainage issue. We would like Board approval to file a complaint to ensure that we are reserving the right to file the complaint within the statute of limitations; we have 120 days, but we want to preserve that right.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor District Counsel was authorized to file a complaint against Mattamy on the condition of the Phase 2 pond.

ii. CDD Ethics Training Requirement

Mr. Lazarovich stated we circulated an email regarding the Board’s requirement for ethics training. There are links available that I understand are easy to use to fulfill this obligation.

Mr. Showe stated the form1 will be filed electronically this year and there is a link for that.

B. Engineer

Mr. Vincutonis stated Solara Phase 3 is nearing completion. They sent a request to turn over the pond, but I found about 10 items they need to address before we accept it.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Franklin seconded by Mr. Bagwell with all in favor the check register was approved.
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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 Arbitrage Rebate Calculation Report for the Series 2019 Bonds

Mr. Showe stated included in the agenda package is the rebate calculation report for the Series 2019 bonds and it indicates that there is no rebate liability, and we are in compliance with our bonds.

D. Field Manager's Report

Mr. Hatton stated we are working with Yellowstone on some extensive wet check they did. We have a lot of rotors that are bad, some decoders and we are getting those taken care of. We are working on some enhancements, some of the fire bush and hollies and ixorias on the main island are declining. A couple of the end caps have a line-of-sight issue, and we will figure out a plan for those.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

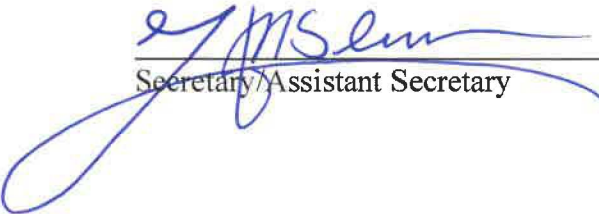
There being no comments, the next item followed.


EIGHTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Stewart seconded by Mr. Bagwell with all in favor the meeting adjourned at 11:12 a.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman