

MINUTES OF MEETING
WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Westside Community Development District was held Tuesday, October 3, 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	Latham Shuker
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. Oath of Office for Newly Appointed Supervisors**
- C. Election of Officers Resolution 2024-01**

Items A through C were tabled to a future agenda.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the July 11, 2023 Meeting

On MOTION by Mr. Franklin seconded by Mr. Bagwell with all in favor the minutes of the July 11, 2023 meeting were approved as presented.
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FIFTH ORDER OF BUSINESS

Ratification of Landscape Maintenance Addendum with Yellowstone Landscape for Soleil Pond Areas

Mr. Hatton stated this is for the maintenance of the Soleil Phase 3 pond at the end of Westside Boulevard.

On MOTION by Mr. Bagwell seconded by Mr. Franklin with all in favor the addendum to the Yellowstone Landscape contract to include the Soleil Pond areas was ratified.

SIXTH ORDER OF BUSINESS

Ratification of Series 2022-2 Requisition No. 1 and Related Documents

A. Post-Closing Conveyance Agreement

Mr. Franklin stated some of these documents are signed by Brett Evans and notarized by Sara Evans. Just check to make sure those are okay.

Mr. Showe stated I don't think it is applicable to our process but we can check.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Requisition no. 1 and the pre-closing conveyance agreement were ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal from AMTEC to Provide Arbitrage Rebate Calculation Services for the Series 2018 and Series 2022-1 Bonds

Mr. Showe stated we are required to perform the arbitrage rebate calculations and we have provided a proposal from AMTEC in the amount of \$450 per year for each of those reports. It is a reasonable price.

On MOTION by Mr. Franklin seconded by Mr. Bagwell with all in favor the proposal from AMTEC to provide arbitrage rebate calculation services for the series 2018 and 2022-1 Bonds was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Opening Money Market

Mr. Showe stated we started using Bank United money market to earn additional investment income. Currently you are in the SBA that pays between 2% and 3% and this money market gets close to 5% interest.

On MOTION by Mr. Bagwell seconded by Mr. Stewart with all in favor staff was authorized to open a money market account at BankUnited.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich stated we received the stormwater analysis report regarding the Phase 2 Pond 4 that is still being reviewed internally.

B. Engineer

Mr. Vincutonis stated we have looked at Soleil and I don't know if they have repaired those sidewalks.

Mr. Hatton stated they have.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe presented the check register from June 1, 2023 through September 19, 2023 in the amount of \$264,472.45.

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. No Board action was required.

iii. Presentation of Arbitrage Rebate Calculation Report for the Series 2018 Bonds

A copy of the arbitrage rebate calculation report for the Series 2018 Bonds was included in the agenda package.

iv. Discussion of Direct Bill Status

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

v. Field Manager's Report

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS Other Business


There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS Adjournment

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