

**MINUTES OF MEETING
WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Westside Community Development District was held Tuesday, **August 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
Milagros Solano	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jay Lazarovich	Latham Shuker
Mark Vincutonis	District Engineer
Thomas Santos	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order called the roll and stated Ms. Solano was sworn in prior to the board meeting.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the June 4, 2024 Meeting

On MOTION by Mr. Franklin seconded by Mr. Bagwell with all in favor the minutes of the June 4, 2024 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Individual(s) to Fill Seats 2, 4, and 5**
- B. Consideration of Resume(s)/Letter(s) of Interest**
- C. Administration of Oaths of Office to Newly Appointed Supervisor(s)**
- D. Consideration of Resolution 2024-09 Electing Officers**

This item was tabled to a future meeting.

FIFTH ORDER OF BUSINESS

Public Hearing

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

- A. Consideration of Resolution 2024-07 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations**

Mr. Showe stated the budget is based on current contracts and there is no increase in assessments.

On MOTION by Mr. Bagwell seconded by Mr. Franklin with all in favor Resolution 2024-07 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations was approved.

- B. Consideration of Resolution 2024-08 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Showe stated attached to this resolution will be the adopted budget and the assessment roll.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Resolution 2024-08 Imposing Special Assessments and Certifying an Assessment Roll was approved.

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

SIXTH ORDER OF BUSINESS

Consideration of RFQ for Professional Engineering Services and Authorization to Issue

Mr. Showe stated we have previously discussed some issues with a drainage pond and felt it would be best to go out with an RFQ for engineering services. We included the RFQ in your agenda package and we need approval from the board to issue that. We made some minor changes based on counsel’s recommendation.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the RFQ for engineering services was approved and staff was authorized to notice the RFQ.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-06 Resetting Public Hearing for Parking Rules

Mr. Showe stated we previously scheduled a rule hearing for today, unfortunately we were unable to make that publication deadline and would like to reset the hearing to October 1, 2024.

On MOTION by Mr. Stewart seconded by Mr. Bagwell with all in favor Resolution 2024-06 Resetting Public Hearing for Parking Rules was approved as amended.

EIGHTH ORDER OF BUSINESS

Adoption of Goals and Objectives

Mr. Showe stated there is now a rule requiring special districts to set goals and objectives that must be approved and posted on your website by October 1. Next December we must do a report on how well we accomplished these goals.

On MOTION by Mr. Franklin seconded by Mr. Bagwell with all in favor the goals and objectives were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich stated I brought this to the June meeting and it was tabled at that time, it is the conveyance of Tract 1R the pond in Solara Phase 3. There was some negotiation with Mattamy and their counsel regarding indemnification language. After negotiation we were able

to agree to a two-year indemnification and they limited the indemnification to the soil from the pond and the specific contractors we had to have removed and they agreed to that.

Mr. Stewart stated tell us about the soil again. We talked about that last time.

Mr. Lazarovich stated it just limits the indemnification to the design of the improvements and installation. They had tried to limit it to the specific contractor, we wanted to make sure it was all encompassing. We feel comfortable with this language.

On MOTION by Mr. Stewart seconded by Mr. Bagwell with all in favor Resolution 2024-02 approving the conveyance of Solara Phase 2 pond was approved.

Mr. Lazarovich stated based on the litigation for the stormwater pond I previously reported that we entered into a tolling agreement; there are three parties involved in the tolling agreement. I believe the plans and calculations were sent to a third-party engineer and they are under review.

B. Engineer

Mr. Vincutonis stated the only thing going on is Solara Phase 3, it has been a few weeks since I did the last inspection. I don't know if they addressed those items yet, but it was basically all the homebuilders throwing their garbage down the drains. The rains have flushed it into the ponds and there was some trash in the pond and the one bubble up structure on the southeast corner of the pond because of the head difference, when we get those rains, those grates pop off.

C. Manager

i. Approval of Check Register

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. Approval of Fiscal Year 2025 Meeting Schedule

On MOTION by Mr. Stewart seconded by Mr. Bagwell with all in favor the fiscal year 2025 meeting schedule was approved reflecting meetings on the first Tuesday of each month.

D. Field Manager

Mr. Santos stated we will see how everything held up during the storm and will work with Yellowstone on that.

Mr. Showe stated I know Mr. Bagley wanted to know about the pressure washing.

Mr. Bagwell stated the past the CDD does the common areas and by the time you are done with that you have done one-third of the neighborhood. Can we do all the sidewalks once a year? The homeowners know they don't own them, we have sent violations in the past telling them to clean them, but I stopped that because technically they don't own the sidewalks. They asked if the CDD would pressure wash them once a year.

Mr. Santos stated the CDD adjacent area is only about 525 feet, the entire neighborhood is substantially bigger than that. It is going to take an outside vendor. It is not something we could sustain from a maintenance standpoint; we would have to go with an outside vendor for that. I can bring proposals to the next meeting.

Mr. Stewart asked how do we budget that if we choose to do that? Do we have to do it?

Mr. Showe stated no, the board certainly doesn't have to do it. I think there is sufficient funding in the budget to capture that cost. It is in district owned right of way and based on the plat this community is a little different than most of the ones we have. This is also the only community in Westside where we own the roads.

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.

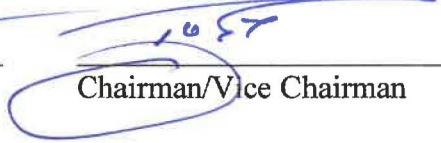
TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Stewart seconded by Mr. Bagwell with all in favor the meeting adjourned at 11:25 a.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman