

**MINUTES OF MEETING
WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Westside Community Development District was held Tuesday, **April 1, 2025** at 11:00 a.m. at the Hart Memorial Central Library, 211 E. Dakin Avenue, 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
Thomas Santos	Field Manager
Katie O'Rourke	GMS

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 no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the January 7, 2025
Meeting**

On MOTION by Mr. Bagwell seconded by Mr. Franklin with all in favor the minutes of the January 7, 2025 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Individuals to Fill Seats 2, 3, 4 & 5**
- B. Oath of Office for Newly Appointed Supervisors**
- C. Administration of Oaths of Office to Newly Appointed Supervisors**
- D. Consideration of Resolution 2025-01 Electing Officers**

This item was tabled to future meeting.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-02 Series
2018 Bond Completion**

Mr. Showe stated Resolution 2025-02 and 2025-03 are related to the Solara bond completion. The engineer has certified all their projects are complete.

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SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-03 Series
2019 Bond Completion**

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor Resolution 2025-02 and Resolution 2025-03 were approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-04
Approving Proposed Fiscal Year 2026
Budget and Setting a public Hearing**

Mr. Showe stated Resolution 2025-04 approves the proposed fiscal year 2026 budget and sets the public hearing for July 15, 2025. It authorizes staff to transmit the proposed budget to Osceola County and post it on the district's website. We propose no assessment increase in the budget. You have over \$1 million in the capital reserve fund.

On MOTION by Mr. Stewart seconded by Mr. Bagwell with all in favor Resolution 2025-04 Approving Proposed Fiscal Year 2026 Budget and Setting a public Hearing was approved.

Mr. Bagwell stated I will be out of town on July 15.

Mr. Showe asked will June 3rd work? That will meet the 60 days.

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor the prior motion was rescinded.

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor Resolution 2025-04 Approving Proposed Fiscal Year 2026 Budget and Setting a public Hearing was approved as amended indicating a public hearing date of June 3, 2025.

EIGHTH ORDER OF BUSINESS

Consideration of Agreement with Dewberry for Professional Engineering Services

Mr. Showe stated the board selected Dewberry as the number one ranked engineer and we have an agreement with Dewberry to serve as district engineer. We would like to have a motion to approve the agreement and authorize staff to issue a notice of termination to Hanson Walter and Associates.

On MOTION by Mr. Bagwell seconded by Mr. Franklin with all in favor the agreement with Dewberry for professional engineering services was approved and staff was authorized to issue a notice of termination to Hanson Walter and Associates.

NINTH ORDER OF BUSINESS

Consideration of Work Authorization 2025-01

Mr. Showe stated this work authorization is for general services. They won't start until after the 30-day notice to Hanson Walter.

On MOTION by Mr. Bagwell seconded by Mr. Franklin with all in favor work authorization 2025-01 was approved.

TENTH ORDER OF BUSINESS

Presentation of Arbitrage Reports

Mr. Showe stated this is presentation of the Special Assessment Revenue Refunding Bonds Series 2019, Special Assessment Revenues bonds series 2019 (Windsor Parcel K), the Special Assessment Revenue Bonds Series 2022-1 (Assessment Areas 1), Special Assessment Revenue Revenues Bonds Series 2922-2 (Assessment Area Two). The reports indicate there are no rebate liability, meaning we are in compliance.

ELEVENTH ORDER OF BUSINESS

Discussion of Pond Drainage Issues

Mr. Lazarovich stated in the agenda package there is correspondence from the developer. I spoke to each board member separately to discuss our settlement offer. As you can see there

isn't too much provided so our recommendation is to go back to Mattamy and get more information on an actual dollar amount and we would look to expand the current scope of the third-party engineer, Dave Reid, to provide an actual dollar amount for a suitable fix/repair of the pond. We need a figure if we were to enter into any settlement negotiations.

Mr. Franklin stated I agree with that. I think you should delay until you have those numbers.

Mr. Lazarovich stated we want to make sure we go back to Mattamy as soon as possible.

On MOTION by Mr. Stewart seconded by Mr. Bagwell with all in favor staff was authorized to expand scope of services of DRE to provide a dollar amount to fix/repair the pond.

TWELFTH ORDER OF BUSINESS

Consideration of Settlement Offer from Mattamy

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor the response to Mattamy is that the district is not in a position to respond at this time and we need more information.

THIRTEENTH ORDER OF BUSINESS

Consideration of Proposed Repair Plan from HWA

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor updates on the repair plans and further information is required before consideration.

FOURTEENTH ORDER OF BUSINESS

Consideration of Termination of Tolling Agreement and Pursuant Litigation Related to Pond 4

This item was tabled to a future meeting.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

There being no comments, the next item followed.

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.

ii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

D. Field Manager's Report

Mr. Santos stated the fire station is almost complete, everything is looking good.

SIXTEENTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

SEVENTEENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Stewart seconded by Mr. Bagwell with all in favor the meeting adjourned at 11:16 a.m.


Secretary Assistant Secretary


Chairman/Vice Chairman