

**MINUTES OF MEETING  
WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Westview South Community Development District was held on December 8, 2022, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 11:00 a.m., at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746.

**Present at the meeting were:**

Josh Kalin	Chair
Rob Bonin	Vice Chair
Nora Schuster	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Craig Wrathell	Wrathell, Hunt and Associates, LLC (WHA)
Jere Earlywine (via telephone)	District Counsel
Santiago Machado	Interim District Engineer
Steve Sanford (via telephone)	Bond Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 11:11 a.m. She recapped the results of the Landowners' Election held just prior to this meeting, as follows:

Seat 1	Patrick "Rob" Bonin	165 votes	4-year Term
Seat 2	Heather Isaacs	165 votes	4-year Term
Seat 3	Josh Kalin	164 votes	2-year Term
Seat 4	Logan Lantrip	164 votes	2-year Term
Seat 5	Nora Schuster	164 votes	2-year Term

▪ **Administration of Oath of Office to Elected Board of Supervisors**

**This item, previously the Third Order of Business was presented out of order.**

Ms. Cerbone, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Schuster, Mr. Kalin and Mr. Bonin.

Supervisors Schuster, Kalin and Bonin were present. Supervisors-Elect Isaacs and Lantrip were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**GENERAL DISTRICT ITEMS**

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Elected Board of Supervisors *(the following will be provided in a separate package)***

The Oath of Office was administered during the First Order of Business.

Ms. Cerbone provided and discussed the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
  - I. Form 1: Statement of Financial Interests**
  - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - III. Form 1F: Final Statement of Financial Interests**
- E. Form 8B: Memorandum of Voting Conflict**

Mr. Earlywine discussed Form 8B with which Supervisors will disclose a continuing conflict as a Landowner-representative, which will eliminate the need to declare a conflict at every vote. Each Supervisor will complete Form 8B at the next meeting and they will be kept on file and attached to meeting minutes if there is a voting conflict.

Ms. Cerbone asked if the Board Members wished to receive the allowable \$200 per meeting compensation, with a maximum amount of \$4,800 per year, per Board Member.

Supervisors Kalin and Schuster declined compensation. Supervisor Bonin elected to receive compensation.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2023-01. She recapped the results of the Landowners’ election announced during the First Order of Business. In response to a question, Ms. Cerbone discussed the resignation from and vacant Seat appointment processes.

**On MOTION by Mr. Kalin and seconded by Ms. Schuster, with all in favor, Resolution 2023-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2023-02. Mr. Bonin nominated the following:

- |                     |                |
|---------------------|----------------|
| Chair               | Josh Kalin     |
| Vice Chair          | Rob Bonin      |
| Secretary           | Craig Wrathell |
| Assistant Secretary | Nora Schuster  |
| Assistant Secretary | Heather Isaacs |
| Assistant Secretary | Logan Lantrip  |
| Assistant Secretary | Cindy Cerbone  |
| Treasurer           | Craig Wrathell |
| Assistant Treasurer | Jeff Pinder    |

No other nominations were made.

**On MOTION by Mr. Bonin and seconded by Mr. Kalin, with all in favor, Resolution 2023-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

**DUE TO AUDIO DIFFICULTIES, THE REMAINDER OF THE MINUTES WERE TRANSCRIBED FROM THE MEETING NOTES**

**ORGANIZATIONAL ITEMS**

SIXTH ORDER OF BUSINESS

Consideration of the Following Organizational Items:

**A. Resolution 2023-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date**

- **Agreement for District Management Services: *Wrathell, Hunt and Associates, LLC***

Ms. Cerbone presented Resolution 2023-03 and the Fee Schedule and Management Agreement. Wrathell, Hunt and Associates, LLC (WHA) will charge a discounted Management Fee of \$2,000 per month prior to issuance of the first series of bonds.

**On MOTION by Mr. Bonin and seconded by Ms. Schuster, with all in favor, Resolution 2023-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.**

**B. Resolution 2023-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date**

- **Fee Agreement: *KE Law Group, PLLC***

Ms. Cerbone presented Resolution 2023-04 and the KE Law Group, PLLC Fee Agreement.

**On MOTION by Mr. Bonin and seconded by Mr. Kalin, with all in favor, Resolution 2023-04, Appointing KE Law Group, PLLC as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.**

**C. Resolution 2023-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2023-05.

**On MOTION by Mr. Bonin and seconded by Mr. Kalin, with all in favor, Resolution 2023-05, Designating Craig Wrathell as Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District, and Providing for an Effective Date, was adopted.**

**D. Resolution 2023-06, Appointing an Interim District Engineer for the Westview South Community Development District, Authorizing Its Compensation and Providing for an Effective Date**

- **Interim Engineering Services Agreement: *Atwell, LLC*.**

Ms. Cerbone presented Resolution 2023-06 and the Interim Engineering Services Agreement and accompanying Exhibits.

**On MOTION by Mr. Kalin and seconded by Ms. Schuster, with all in favor, Resolution 2023-06, Appointing Atwell, LLC as Interim District Engineer for the Westview South Community Development District, Authorizing Its Compensation and Providing an Effective Date, was adopted.**

**E. Authorization of Request for Qualifications (RFQ) for Engineering Services**

Ms. Cerbone presented the RFQ for Engineering Services and Competitive Selection Criteria.

**On MOTION by Mr. Kalin and seconded by Ms. Schuster, with all in favor, the Request for Qualifications (RFQ) for Engineering Services and Competitive Selection Criteria and authorizing Staff to advertise, was approved.**

**F. Board Member Compensation: 190.006 (8), F.S.**

As discussed earlier in the meeting, Mr. Bonin will receive the allowable \$200 per meeting Supervisor compensation, with a maximum amount of \$4,800 per year. Supervisors Kalin and Schuster declined compensation.

**G. Resolution 2023-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date**

This item was deferred.

**H. Resolution 2023-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2023-08.

**On MOTION by Mr. Kalin and seconded by Ms. Schuster, with all in favor, Resolution 2023-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted.**

- **Authorization to Obtain General Liability and Public Officers' Insurance**

**On MOTION by Mr. Kalin and seconded by Ms. Schuster, with all in favor, authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.**

- I. **Resolution 2023-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**

Ms. Cerbone presented Resolution 2023-09.

**On MOTION by Ms. Schuster and seconded by Mr. Kalin, with all in favor, Resolution 2023-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.**

- J. **Resolution 2023-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Ms. Cerbone presented Resolution 2023-10.

**On MOTION by Ms. Schuster and seconded by Mr. Kalin, with all in favor, Resolution 2023-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.**

- K. Resolution 2023-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2023-11. This Resolution grants the Chair and Vice Chair the authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

**On MOTION by Mr. Kalin and seconded by Ms. Schuster, with all in favor, Resolution 2023-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

- L. Resolution 2023-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2023-12.

**On MOTION by Mr. Bonin and seconded by Mr. Kalin, with all in favor, Resolution 2023-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date, was adopted.**

- M. Authorization of Request for Proposals (RFP) for Annual Audit Services**

Ms. Cerbone presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

**On MOTION by Mr. Kalin and seconded by Ms. Schuster, with all in favor, the Request for Proposals for Annual Auditing Services, authorizing the District Manager to advertise and designating the Board of Supervisors as the Audit Committee, was approved.**

**N. Strange Zone, Inc., Quotation #M22-1028 for District Website Design, Maintenance and Domain Web-Site Design Agreement**

Ms. Cerbone presented the Strange Zone, Inc. (SZI) proposal.

**On MOTION by Mr. Bonin and seconded by Ms. Schuster, with all in favor, Strange Zone, Inc., Quotation #M22-1028 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of \$1,679.99, was approved.**

**O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit**

Ms. Cerbone presented the ADA Site Compliance proposal.

**On MOTION by Ms. Schuster and seconded by Mr. Kalin, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the amount of \$210 annually, was approved.**

**P. Resolution 2023-13, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date**

**I. Rules of Procedure**

**II. Notices [Rule Development and Rulemaking]**

Ms. Cerbone presented Resolution 2023-13.

**On MOTION by Mr. Kalin and seconded by Ms. Schuster, with all in favor, Resolution 2023-13, to Designate Date, Time and Place of February 8, 2023 at 2:00 p.m., at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746, for the Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.**



- Q. Resolution 2023-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date**

This item was deferred.

- R. Resolution 2023-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2023-15.

**On MOTION by Mr. Kalin and seconded by Ms. Schuster, with all in favor, Resolution 2023-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.**

- S. Stormwater Management Needs Analysis Reporting Requirements**

Ms. Cerbone stated CDDs are required to prepare and submit a 20-year Stormwater Management Needs Analysis Report to document the future needs of its stormwater system. The first Report was due June 30, 2022 but, as there is no interim reporting requirement, the CDD’s first Report will be due in five years.

**BANKING ITEMS**

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Following Banking Items:**

- A. Resolution 2023-16, Designating a Public Depository for Funds of the District and Providing an Effective Date**

Ms. Cerbone presented Resolution 2023-16.

**On MOTION by Mr. Kalin and seconded by Ms. Schuster, with all in favor, Resolution 2023-16, Designating Truist Bank as the Public Depository for Funds of the District and Providing an Effective Date, was adopted.**

- B. Resolution 2023-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2023-17.

**On MOTION by Mr. Kalin and seconded by Ms. Schuster, with all in favor, Resolution 2023-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.**

**BUDGETARY ITEMS**

**EIGHTH ORDER OF BUSINESS**

**Consideration of the Following Budgetary Items:**

- A. Resolution 2023-18, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2023-18. She reviewed the proposed Fiscal Year 2023 budget, which will be a partial-year, Landowner-funded budget, with expenses funded as they are incurred.

**On MOTION by Mr. Kalin and seconded by Ms. Schuster, with all in favor, Resolution 2023-18, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for February 8, 2023 at 2:00 p.m., at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.**

- B. Fiscal Year 2022/2023 Budget Funding Agreement**

Ms. Cerbone presented the Fiscal Year 2022/2023 Budget Funding Agreement. Funding requests would be transmitted to Mr. Kalin and to Mr. Bonin.

**On MOTION by Mr. Kalin and seconded by Ms. Schuster, with all in favor, the Fiscal Year 2022/2023 Budget Funding Agreement, was approved.**

- C. **Resolution 2023-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes**

Ms. Cerbone presented Resolution 2023-19.

**On MOTION by Ms. Schuster and seconded by Mr. Kalin, with all in favor, Resolution 2023-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, was adopted.**

- D. **Resolution 2023-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2023-20.

**On MOTION by Mr. Kalin and seconded by Ms. Schuster, with all in favor, Resolution 2023-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.**

- E. **Resolution 2023-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

Ms. Cerbone presented Resolution 2023-21.

**On MOTION by Mr. Kalin and seconded by Ms. Schuster, with all in favor, Resolution 2023-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.**

**F. Resolution 2023-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2023-22.

**On MOTION by Ms. Schuster and seconded by Mr. Kalin, with all in favor, Resolution 2023-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**G. Resolution 2023-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Ms. Cerbone presented Resolution 2023-23.

**On MOTION by Ms. Schuster and seconded by Mr. Kalin, with all in favor, Resolution 2023-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.**

**H. Consideration of E-Verify Memo with MOU**

Mr. Earlywine presented the E-Verify Memo related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and for the CDD to enroll with E-Verify and execute a Memorandum of Understanding (MOU) with E-Verify.

**On MOTION by Mr. Kalin and seconded by Ms. Schuster, with all in favor, acknowledging the E-Verify Memo requirements, as set forth in the Memorandum of Understanding, and authorizing enrollment and utilization of the E-Verify program, was approved.**

**BOND FINANCING ITEMS**

**NINTH ORDER OF BUSINESS**

**Consideration of the Following Bond Financing Related Items:**

**A. Bond Financing Team Funding Agreement**

Ms. Cerbone presented the Bond Financing Team Funding Agreement.

**On MOTION by Mr. Kalin and seconded by Ms. Schuster, with all in favor, the Bond Financing Team Funding Agreement, in substantial form, was approved.**

**B. Engagement of Bond Financing Professionals**

**I. Underwriter/ Investment Banker: *FMSbonds, Inc***

Ms. Cerbone presented the FMSbonds, Inc Agreement for Underwriting Services and G-17 Disclosure.

**On MOTION by Mr. Kalin and seconded by Ms. Schuster, with all in favor, the FMSbonds, Inc Agreement for Underwriting Services and G-17 Disclosure, was approved.**

**II. Bond Counsel: *Greenberg Traurig, PA***

Mr. Sanford presented the Greenberg Traurig, PA Bond Counsel Agreement.

**On MOTION by Mr. Kalin and seconded by Ms. Schuster, with all in favor, the Greenberg Traurig, PA Bond Counsel Agreement, was approved.**

**III. Trustee, Paying Agent and Registrar: *U.S. Bank Trust Company, N.A.***

Ms. Cerbone presented the US Bank Trust Company, N.A. Annual Trustee, Paying Agent and Registrar Engagement Letter.

**On MOTION by Mr. Kalin and seconded by Ms. Schuster, with all in favor, the US Bank Trust Company, N.A. Engagement Letter to serve as Trustee, Paying Agent and Registrar, was approved.**

**C. Resolution 2023-24, Designating a Date, Time, and Location of a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2023-24. This Resolution enables placement of the assessments on the tax bill utilizing the Property Appraiser and Tax Collector.

**On MOTION by Ms. Schuster and seconded by Mr. Kalin, with all in favor, Resolution 2023-24, Designating a Date, Time, and Location of February 8, 2023 at 2:00 p.m., at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746, for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.**

**D. Presentation of Master Engineer's Report**

Mr. Machado presented the December 2022 Engineer's Report.

**On MOTION by Mr. Kalin and seconded by Ms. Schuster, with all in favor, the December 2022 Engineer's Report, in substantial form, was approved.**

**E. Presentation of Special Assessment Methodology Report**

Ms. Cerbone presented the Master Special Assessment Methodology Report dated December 8, 2022.

**On MOTION by Mr. Kalin and seconded by Ms. Schuster, with all in favor, the Master Special Assessment Methodology Report dated December 8, 2022, in substantial form, was approved.**

**F. Resolution 2023-25, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date**

Ms. Cerbone presented Resolution 2023-25 and read the title.

**On MOTION by Ms. Schuster and seconded by Mr. Kalin, with all in favor, Resolution 2023-25, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for February 8, 2023 at 2:00 p.m., at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.**

- G. Resolution 2023-26, Authorizing the Issuance of Not to Exceed \$211,425,000 Aggregate Principal Amount of Westview South Community Development District Special Assessment Bonds, in One or More Series, to Pay All or a Portion of the Design, Acquisition and Construction Costs of Certain Public Infrastructure Improvements, Including, but Not Limited to, Stormwater Management and Control Facilities, Including, but Not Limited to, Related Earthwork; Water, Sewer and Reclaimed Water Systems Including Connection Fees, if Applicable; Roadway Improvements and Related Impact Fees, if Applicable; Landscaping, Irrigation and Hardscape in Public Rights Of Way; on-Site Mitigation, Environmental and Conservation; the Differential Cost of Undergrounding Electric Utilities, Off-Site Public Improvement and Professional Fees and Contingency (Collectively, the "Project"), Pursuant to Chapter 190, Florida Statutes, as Amended; Providing for the Appointment of a Trustee; Approving the Form and Authorizing the Execution and Delivery of a Master Trust Indenture and Supplemental Trust Indenture in Substantially the Forms Attached Hereto; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of the Westview South Community Development District (Except as Otherwise Provided Herein), Lee County, Florida, Polk County, Florida, the State of Florida or of Any Other Political Subdivision Thereof, But Shall Be Payable Solely From Special Assessments Assessed and Levied On The Property Within the District Benefited by the Project and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters**

Mr. Sanford presented Resolution 2023-26, which accomplishes the following:

- Authorizes issuance of not-to-exceed \$211,425,000 aggregate principal amount of bonds.
- Authorizes the CIP as described in the Engineer’s Report.
- Approves the form of the Master Trust Indenture.
- Appoints US Bank Trust Company, N.A., as the Trustee, Paying Agent and Registrar.
- Authorizes and directs District Counsel and Bond Counsel to file for bond validation.

The following change was made to Resolution 2023-26:

Title and where appropriate: Change “Lee County” to “Osceola County”

**On MOTION by Mr. Kalin and seconded by Ms. Schuster, with all in favor, Resolution 2023-26, as amended, Authorizing the Issuance of Not to Exceed \$211,425,000 Aggregate Principal Amount of Westview South Community Development District Special Assessment Bonds, in One or More Series, to Pay All or a Portion of the Design, Acquisition and Construction Costs of Certain Public Infrastructure Improvements, Including, but Not Limited to, Stormwater Management and Control Facilities, Including, but Not Limited to, Related Earthwork; Water, Sewer and Reclaimed Water Systems Including Connection Fees, if Applicable; Roadway Improvements and Related Impact Fees, if Applicable; Landscaping, Irrigation and Hardscape in Public Rights Of Way; on-Site Mitigation, Environmental and Conservation; the Differential Cost of Undergrounding Electric Utilities, Off-Site Public Improvement and Professional Fees and Contingency (Collectively, the “Project”), Pursuant to Chapter 190, Florida Statutes, as Amended; Providing for the Appointment of a Trustee; Approving the Form and Authorizing the Execution and Delivery of a Master Trust Indenture and Supplemental Trust Indenture in Substantially the Forms Attached Hereto; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of the Westview South Community Development District (Except as Otherwise Provided Herein), Osceola County, Florida, Polk County, Florida, the State of Florida or of Any Other Political Subdivision Thereof, But Shall Be Payable Solely From Special Assessments Assessed and Levied On The Property Within the District Benefited by the Project and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters, was adopted.**

**CONSTRUCTION ITEMS**

**TENTH ORDER OF BUSINESS**

**Consideration of the Following Construction Related Items:**

**A. Acquisition Agreement**



**On MOTION by Mr. Kalin and seconded by Ms. Schuster, with all in favor, the Acquisition Agreement, was approved.**

**B. Temporary Construction Easement**

**On MOTION by Mr. Kalin and seconded by Ms. Schuster, with all in favor, the Temporary Construction Easement, as amended to include the Landowner Avatar Properties Inc., was approved.**

**C. Assignment of Site Work Contract**

**On MOTION by Mr. Kalin and seconded by Ms. Schuster, with all in favor, the Assignment of Site Work Contract, was approved.**

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel: *KE Law Group, PLLC***
- B. District Engineer (Interim): *Atwell, LLC***
- C. District Manager: *Wrathell, Hunt and Associates, LLC***

There were no District Counsel, District Engineer or District Manager reports.

**TWELFTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**THIRTEENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Kalin and seconded by Ms. Schuster, with all in favor, the meeting adjourned at 1:25 p.m.**

  
Secretary Assistant Secretary

  
Chair Vice Chair