

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

The Board of Supervisors of the Westview South Community Development District held a Public Hearing and Regular Meeting on June 26, 2023 at 10:00 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
Nora Schuster	Assistant Secretary
Logan Lantrip	Assistant Secretary
Heather Isaacs (via telephone)	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC (WHA)
Jere Earlywine (via telephone)	District Counsel
Wes Haber (via telephone)	Kutak Rock, LLP
Santiago Machado	Interim District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 10:02 a.m. Supervisors Kalin, Schuster and Lantrip were present. Supervisor Issacs was not present at roll call. Supervisor Bonin was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2023-35, Ratifying the Actions of the District Manager in Re-Scheduling and Re-Noticing the Public Hearing on the Levy and Imposition of Special Assessments; Amending Resolution 2023-32 to Set the Public Hearing Thereon for June 26, 2023,**

at 10:00 A.M. at 4971 Calypso Cay Way,  
Kissimmee, Florida 34746

Ms. Cerbone presented Resolution 2023-25. This was necessary due to a publishing problem with one of the two newspapers; one newspaper did not meet the publishing requirement.

**On MOTION by Mr. Kalin and seconded by Ms. Schuster, with all in favor, Resolution 2023-35, Ratifying the Actions of the District Manager in Re-Scheduling and Re-Noticing the Public Hearing on the Levy and Imposition of Special Assessments; Amending Resolution 2023-32 to Set the Public Hearing Thereon for June 26, 2023, at 10:00 A.M. at 4971 Calypso Cay Way, Kissimmee, Florida 3474, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements**

Ms. Cerbone stated it will be necessary to continue this Public Hearing in order to send the Mailed Notice to the Landowners. The Public Hearing will be officially opened and then continued.

Mr. Earlywine stated that the issue with the Mailed Notice is not of great concern and this occurs occasionally. The bonds will likely be priced the second week of July and pricing numbers should be ready shortly thereafter. The bond closing is anticipated for July 28, 2023. Continuing the Public Hearing and sending the Mailed Notice does not change the bond schedule.

**Ms. Isaacs joined the meeting via telephone at about 10:07 a.m.**

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**
- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**

**A. Affidavits/Proof of Publication**

- B. Mailed Notice to Property Owner(s)
- C. Engineer’s Report – Restated (for informational purposes)
- D. Amended and Restated Master Special Assessment Methodology Report (for informational purposes)
- E. Consideration of Resolution 2023-36, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer’s Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date

Items A through E were deferred to the Continued Public Hearing.

**On MOTION by Mr. Kalin and seconded by Mr. Lantrip, with all in favor, the Public Hearing was opened.**

No members of the public or affected property owners spoke.

**On MOTION by Mr. Kalin and seconded by Mr. Lantrip, with all in favor, continuing the Public Hearing to July 27, 2023 at 2:00 p.m., at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746, was approved.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-37, Declaring the District’s Intent to Accept Responsibility for the Perpetual Operation, Maintenance, and Funding of Stormwater Management System and Conservation Areas**

Ms. Cerbone presented Resolution 2023-37 and read the title.

Mr. Earlywine stated the South Florida Water Management District (SFWMD) requested this Resolution confirming that the CDD will finance and maintain conservation and mitigation areas and that the CDD will be responsible for the stormwater management system that will be in place.

**On MOTION by Ms. Isaacs and seconded by Mr. Kalin, with all in favor, Resolution 2023-37, Declaring the District’s Intent to Accept Responsibility for the Perpetual Operation, Maintenance, and Funding of Stormwater Management System and Conservation Areas, was adopted.**

Ms. Cerbone stated that she and Mr. Kantarzhi will work Mr. Kalin regarding BioTech and a few other vendors so it is possible that the Fiscal Year 2024 budget might contain some operational line items.

Mr. Kalin stated that a proposal was received to conduct monitoring and maintenance and he wants to assign that to the CDD in July or August so that the second year can be budgeted by the CDD. Mr. Earlywine stated that can be done now.

**SIXTH ORDER OF BUSINESS**

**Consideration of CDD HOA Maintenance Agreement**

This item was deferred.

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of May 31, 2023**

Ms. Cerbone presented the Unaudited Financial Statements as of May 31, 2023.

**On MOTION by Mr. Kalin and seconded by Ms. Schuster, with all in favor, the Unaudited Financial Statements as of May 31, 2023, were accepted.**

**EIGHTH ORDER OF BUSINESS**

**Approval of April 12, 2023 Regular Meeting Minutes**

Ms. Cerbone presented the April 12, 2023 Regular Meeting Minutes.

**On MOTION by Mr. Kalin and seconded by Mr. Lantrip, with all in favor, the April 12, 2023 Regular Meeting Minutes, as presented, were approved.**

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

There was nothing further to report.

**B. District Engineer (Interim): Atwell, LLC**

There was no report.

**C. District Manager: Wrathell, Hunt and Associates, LLC**

- **0 Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: July 12, 2023 at 2:00 PM**
  - **QUORUM CHECK**

The July 12, 2023 meeting will be cancelled. The next meeting, including the Continued Public Hearing, will be held on July 27, 2023.

**TENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**ELEVENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Kalin and seconded by Mr. Lantrip, with all in favor, the meeting adjourned at 10:22 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair