

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

January 10, 2024

**BOARD OF SUPERVISORS
REGULAR
MEETING AGENDA**

WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Westview South Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

January 3, 2024

Board of Supervisors
Westview South Community Development District

Dear Board Members:

The Board of Supervisors of the Westview South Community Development District will hold a Regular Meeting on January 10, 2024 at 2:00 p.m., or as soon thereafter as the matter may be heard, at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Discussion: Field Operations Management Services
4. Consideration of Resolution 2024-02, Designating a Date, Time, and Location for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date
5. Discussion: O&M Entity for Entrances
6. Ratification of Jr. Davis Construction Company, Inc., Change Order #1 Pod B N2A N2B PH1
7. Acceptance of Unaudited Financial Statements as of November 30, 2023
8. Approval of December 13, 2023 Regular Meeting and Audit Committee Meeting Minutes
9. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*
 - B. District Engineer: *Atwell, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: February 14, 2024 at 2:00 PM

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

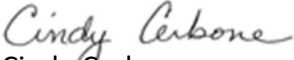
NOTE: Meeting Time

○ QUORUM CHECK

SEAT 1	PATRICK "ROB" BONIN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	HEATHER ISAACS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JOSH KALIN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	LOGAN LANTRIP	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	NORA SCHUSTER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 10. Board Members' Comments/Requests
- 11. Public Comments
- 12. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Andrew Kantarzhi at (415) 516-2161.

Sincerely,

 Cindy Carbone
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 867 327 4756

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION, PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Westview South Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Osceola and Polk Counties, Florida; and

WHEREAS, the District's Board of Supervisors (the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the effective date of Florida Land and Water Adjudicatory Commission Rule #42SSS-1 creating the District (the "Rule") is October 24, 2022; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on the first Tuesday in November, which shall be noticed pursuant to Section 190.006(2)(a), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. In accordance with section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on the 5th day of November, 2024 at ____:____ a/p.m., at _____.

SECTION 2. The District's Secretary is hereby directed to publish notice of this landowners meeting in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

SECTION 3. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election is hereby announced at the Board's Regular Meeting held on the 10th day of January, 2024. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 10th day of January, 2024.

ATTEST:

**WESTVIEW SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Westview South Community Development District (the "District") in Osceola and Polk Counties, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 5, 2024

TIME: _____

PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, by emailing adamsc@whhassociates.com or calling (561) 571-0010. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager

Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: November 5, 2024

TIME: _____:_____ A/PM

LOCATION: _____

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA AND POLK COUNTIES, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 5, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Westview South Community Development District to be held at ___:___ a/p.m. on November 5, 2024, at _____,

and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the proxy holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT

**WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA AND POLK COUNTIES, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 5, 2024**

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Westview South Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
3.	_____	_____
4.	_____	_____
5.	_____	_____

Date: _____

Signed: _____

Printed Name: _____

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

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CHANGE ORDER NO. 1

Date of Issuance: October 30, 2023 Effective Date: _____

Project: Pod B N2A N2B PH 1	District: Westview South Community Development District	District's Contract No.:
Contract: Master Agreement for Land Development Services		Date of Contract: March 7, 2022, authorizing addendum of August 7, 2023 assigned on August 31, 2023
Contractor: Jr. Davis Construction Company, Inc.		Architect's/Engineer's Project No.:

The foregoing agreement is modified as follows upon execution of this Change Order:

Description: **Additional Services as identified in the Proposal – CDD Pod B N2A N2B PH 1**

Attachments:

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price/Authorizing Addendum:	Original Contract Working days Calendar days
\$31,171,751.90	Times:
	_____ Substantial completion (days or date): _____
	_____ Ready for final payment (days or date): _____
Increase/Decrease from prior Change Orders:	Increase/Decrease from previously approved Change Orders
\$0	No. _____ to No. _____;
	_____ Substantial completion (days): _____
	_____ Ready for final payment (days): _____
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:
\$31,171,751.90	_____ Substantial completion (days or date): _____
	_____ Ready for final payment (days or date): _____
Increase/Decrease of this Change Order:	Increase/Decrease of this Change Order:
\$10,913,426.07	_____ Substantial completion (days or date): _____
	_____ Ready for final payment (days or date): _____
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders:
\$42,085,177.97	_____ Substantial completion (days or date): _____
	_____ Ready for final payment (days or date): _____

RECOMMENDED BY:
ATWELL, LLC
DISTRICT ENGINEER

By:
Title: S.R.P.M.
Date: 11/17/23

ACCEPTED:
WESTVIEW SOUTH COMMUNITY
DEVELOPMENT DISTRICT

DocuSigned by:
Josh Kalin
By: _____
1931330FA90A413...
Title: Chairman
Date: 11/17/2023

ACCEPTED:
JR. DAVIS CONSTRUCTION COMPANY
INC.

By:
Title: Secretary
Date: 11/16/23

EXHIBIT A

PROPOSAL TO WESTVIEW SOUTH CDD
COMPANY
PLAN REVISIONS THRU DATE
BID DATE
NUMBER OF LOTS
LINEAR FEET OF ROAD

Westview Pod B Neighborhood 2A & 2B Phase 1
 Junior Davis Construction
 6/14/2023
 8/8/2023
 385
 13,422

021520 - CLEARING	\$0.00
021520 - EARTHWORK	\$469,633.00
320120 - SANITARY SEWER	\$2,741,925.48
320140 - STORM SEWER	\$2,766,862.75
320100 - POTABLE WATER	\$1,586,598.10
320150 - RECLAIMED WATER	\$992,035.00
029230 - RETAINING WALLS	\$0.00
310100 - ROADWORK	\$2,356,371.74
550150 - OFFSITES	\$0.00
Miscellaneous Contractor Identified Items	\$0.00
TOTAL	\$10,913,426.07

021520 - CLEARING (Includes - Clearing, Grubbing, Burn/Demucking, & Demolition)						
TOTAL 10400						\$0.00
LDA CODE	Item	Unit	Qty	Price/Unit	Ext. Price	Notes
	Clearing and Grading:				\$0.00	
021520	C&G and Disc Site (Burn onsite only)	Acre			\$0.00	
021520	Demolition (including haul off of existing debris)	LS			\$0.00	
021520					\$0.00	
021520					\$0.00	
021520					\$0.00	
021520					\$0.00	

021520 - EARTHWORK (Includes - General Conditions, Excavation, Grading, Mobilization, Seeding, Sodding)						
TOTAL 10416						\$469,633.00
LDA CODE	Item	Unit	Qty	Price/Unit	Ext. Price	
General Conditions:						
021520	Mobilization	LS	0.00	\$15,480.00	\$0.00	
021520	Utility Permit Fees (to be reimbursed by TM)	LS			\$0.00	
021520	Utility Inspection Fees (to be reimbursed by TM)	LS			\$0.00	
021520	Earthwork Layout & Asbuilts	LS	1.00	\$152,000.00	\$152,000.00	
021520	Utility Layout & Asbuilts	LS			\$0.00	
021520	Roadway Layout & Asbuilts	LS			\$0.00	
021520	Geotechnical Testing	LS	1.00	\$112,625.00	\$112,625.00	
021520	Construction Entrance	Each	2.00	\$6,850.00	\$13,700.00	
021520	Soil Tracking Prevention & Maintenance	Month			\$0.00	
021520	Silt Fence	LF	0.00	\$0.90	\$0.00	
021520	Double Row Silt Fence	LF			\$0.00	
021520	Silt Fence @ BOC (end of construction)	LF			\$0.00	
021520	Tree Save Fencing	LF			\$0.00	
021520	Inlet Protection	Each	97.00	\$265.00	\$25,705.00	
021520	Turbidity Barrier	LF			\$0.00	
021520	SWPPP Setup	LS	1.00	\$300.00	\$300.00	
021520	Maintain BMP's (while onsite)	LS	0.00	\$54,380.00	\$0.00	
021520	Remove Common Area BMP's	LS			\$0.00	
021520	MOT	LS	1.00	\$2,400.00	\$2,400.00	
021520	Wetland Signs	Each			\$0.00	
021520					\$0.00	
021520					\$0.00	
021520					\$0.00	
021520					\$0.00	
Subtotal General Conditions:					\$306,730.00	
Earthwork:						
021520	Strip & Place-Nonstructural Fill <insert thickness>	CY			\$0.00	
021520	Excavate & Placement (onsite fill)	CY			\$0.00	
021520	Export Structural Material	CY			\$0.00	

021520	Import Structural Material	CY			\$0.00
021520	Dewatering for Excavation	LS			\$0.00
021520	Fine Grade Lots	SY			\$0.00
021520	Fine Grade Roads	SY			\$0.00
021520	Fine Grade ROW	SY	52,800.00	\$1.95	\$102,960.00
021520	Fine Grade Swales	LF			\$0.00
021520	Fine Grade Green Space	SY			\$0.00
021520	Embankment	CY			\$0.00
021520	Perimeter Grading	SY			\$0.00
021520					\$0.00
021520					\$0.00
021520					\$0.00
021520					\$0.00
Subtotal Earthwork:					\$102,960.00
Seeding & Sodding:					
021520	Drill Seed (per provided plan)	SY	40,755.00	\$0.30	\$12,226.50
021520	Drill Seed (all other areas including Lots)	SY			\$0.00
021520	Sod Common Areas (per provided plan)	SY			\$0.00
021520	Temp Sod All Roads 4' Behind BOC (Bahia)	SY	14,682.00	\$3.25	\$47,716.50
021520	Sod pond banks (Bahia)	SY			\$0.00
021520	Offsite Sod (Bahia)	SY			\$0.00
021520	Check Berms w/ Sod	Each			\$0.00
021520	Mow Sod (while onsite)	Month			\$0.00
021520	Bush Hog (entire site)	Month			\$0.00
021520					\$0.00
021520					\$0.00
021520					\$0.00
021520					\$0.00
021520					\$0.00
Subtotal Seeding & Sodding:					\$59,943.00
Other / Misc:					
021520					\$0.00
021520					\$0.00
021520					\$0.00
021520					\$0.00
021520					\$0.00
021520					\$0.00
021520					\$0.00
Subtotal Other / Misc:					\$0.00

320120 - SANITARY SEWER						
					TOTAL 10438	\$2,741,925.48
LDA CODE	Item	Unit	Qty	Price/Unit	Ext. Price	
GRAVITY SEWER						
320120	8" PVC 0-6'	LF	5,908.00	\$30.40	\$179,603.20	
320120	8" PVC 6-8	LF	2,544.00	\$32.15	\$81,789.60	
320120	8" PVC 8-10	LF	1,746.00	\$34.55	\$60,324.30	
320120	8" PVC 10-12	LF	973.00	\$42.00	\$40,866.00	
320120	8" PVC 12-14	LF	960.00	\$60.95	\$58,512.00	
320120	8" PVC 14-16	LF	559.00	\$72.50	\$40,527.50	
320120	8" PVC 16-18	LF	54.00	\$94.70	\$5,113.80	
320120	MH 0-6'	Each	19.00	\$7,700.00	\$146,300.00	
320120	MH 6-8	Each	11.00	\$8,530.00	\$93,830.00	
320120	MH 8-10	Each	5.00	\$10,330.00	\$51,650.00	
320120	MH 10-12	Each	2.00	\$11,820.00	\$23,640.00	
320120	MH 12-14	Each			\$0.00	
320120	MH 14-16	Each	1.00	\$20,520.00	\$20,520.00	
320120	MH 16-18	Each			\$0.00	
320120	Manhole Liner <if required>	Each			\$0.00	
320120	Single Services	Each	66.00	\$1,610.00	\$106,260.00	
320120	Double Services	Each	160.00	\$2,010.00	\$321,600.00	
320120	Misc. Fittings	LS			\$0.00	
320120	Drop Connect	VF			\$0.00	
320120	Tie into Existing	Each	1.00	\$3,125.00	\$3,125.00	
320120	Testing, flush,TV	LF	12,804.00	\$8.67	\$111,010.68	
320120	Dewatering For Gravity Sewer	LS	1.00	\$278,760.00	\$278,760.00	

320120	10" PVC 16-18	LF	60.00	\$112.90	\$6,774.00
320120	MH 0-6 (LINED)	Each	3.00	\$12,989.00	\$38,967.00
320120	MH 6-8 (LINED)	Each	2.00	\$15,835.00	\$31,670.00
320120	MH 8-10 (LINED)	Each	2.00	\$19,254.00	\$38,508.00
320120	MH 10-12 (LINED)	Each	2.00	\$24,202.00	\$48,404.00
320120	MH 12-14 (LINED)	Each	5.00	\$28,625.00	\$143,125.00
320120	MH 14-16 (LINED)	Each	3.00	\$32,985.00	\$98,955.00
320120	MH 16-18 (LINED)	Each	2.00	\$36,000.00	\$72,000.00
320120					\$0.00
SUBTOTAL GRAVITY SEWER					\$2,101,835.08
SUBTOTAL LIFT STATION AND FORCE MAIN					
320120	Lift Station (Complete)	Each	1.00	\$462,070.00	\$462,070.00
320120	6" Force Main	LF	1,684.00	\$30.60	\$51,530.40
320120	8" Force Main	LF			\$0.00
320120	10" Force Main	LF			\$0.00
320120	12" Force Main	LF			\$0.00
320120	16" Force Main	LF			\$0.00
320120	18" Force Main	LF			\$0.00
320120	6" Gate Valve	Each	1.00	\$2,125.00	\$2,125.00
320120	8" Gate Valve	Each			\$0.00
320120	10" Gate Valve	Each			\$0.00
320120	ARV	Each			\$0.00
320120	Dewatering for Lift Station and FM	LS	1.00	\$32,650.00	\$32,650.00
320120	Connect to FM	LS	1.00	\$2,475.00	\$2,475.00
320120	Forcemain Fittings	LS	1.00	\$89,240.00	\$89,240.00
320120					\$0.00
320120					\$0.00
320120					\$0.00
320120					\$0.00
SUBTOTAL LIFT STATION AND FORCE MAIN					\$640,090.40

320140 - STORM SEWER						
				TOTAL 10442	\$2,766,862.75	
LDA CODE	Item	Unit	Qty	Price/Unit	Ext. Price	
320140	15" RCP	LF	3,198.00	\$65.50	\$209,469.00	
320140	18" RCP	LF	2,662.00	\$79.25	\$210,963.50	
320140	24" RCP	LF	2,978.00	\$102.00	\$303,756.00	
320140	30" RCP	LF	1,656.00	\$155.00	\$256,680.00	
320140	36" RCP	LF			\$0.00	
320140	42" RCP	LF			\$0.00	
320140	48" RCP	LF			\$0.00	
320140	15" MES	Each	5.00	\$2,540.00	\$12,700.00	
320140	18" MES	Each	9.00	\$2,780.00	\$25,020.00	
320140	24" MES	Each	14.00	\$3,165.00	\$44,310.00	
320140	30" MES	Each	7.00	\$5,550.00	\$38,850.00	
320140	36" MES	Each			\$0.00	
320140	42" MES	Each			\$0.00	
320140	48" MES	Each			\$0.00	
320140	18" U-Wall w/Baffles	Each			\$0.00	
320140	24" U-Wall w/Baffles	Each			\$0.00	
320140	Headwall <insert size>	Each			\$0.00	
320140	Curb Inlet - Type 1	Each			\$0.00	
320140	Curb Inlet - Type 2	Each	4.00	\$9,050.00	\$36,200.00	
320140	Curb Inlet - Type 3	Each	31.00	\$7,542.00	\$233,802.00	
320140	Curb Inlet - Type 4	Each	58.00	\$8,377.00	\$485,866.00	
320140	Curb Inlet - Type 5	Each			\$0.00	
320140	Curb Inlet - Type 6	Each			\$0.00	
320140	Structure Bottom - Type J	Each			\$0.00	
320140	Structure Bottom - Type P	Each			\$0.00	
320140	Type C Inlet	Each			\$0.00	
320140	Type D Inlet	Each			\$0.00	
320140	Type E Inlet	Each			\$0.00	
320140	Type H Inlet	Each			\$0.00	
320140	Type V Inlet	Each			\$0.00	
320140	Type J Manhole	Each	5.00	\$11,250.00	\$56,250.00	

320140	Type P Manhole	Each	13.00	\$4,953.00	\$64,389.00
320140	8" HDPE	LF	2,244.00	\$24.55	\$55,090.20
320140	10" HDPE	LF	3,793.00	\$29.85	\$113,221.05
320140	12" HDPE	LF	680.00	\$38.70	\$26,316.00
320140	15" HDPE	LF			\$0.00
320140	18" HDPE	LF			\$0.00
320140	24" HDPE	LF			\$0.00
320140	36" HDPE	LF			\$0.00
320140	42" HDPE	LF			\$0.00
320140	48" HDPE	LF			\$0.00
320140	Dewatering	LS	1.00	\$260,150.00	\$260,150.00
320140	Yard drains	Each	66.00	\$2,547.00	\$168,102.00
320140	Control Structure	Each	2.00	\$29,584.00	\$59,168.00
320140	Splash Pads (Rip Rap)	Each			\$0.00
320140	Clean, Flush, & TV	LS	1.00	\$88,650.00	\$88,650.00
320140	Spreader Swales	Each			\$0.00
320140	Underdrains	LF			\$0.00
320140	Clean outs	Each			\$0.00
320140	Type 3 Top Only	Each	2.00	\$4,365.00	\$8,730.00
320140	Type 4 Top Only	Each	2.00	\$4,590.00	\$9,180.00
320140					\$0.00
320140					\$0.00
320140					\$0.00
320140					\$0.00

320100 - POTABLE WATER						TOTAL 10444	\$1,586,598.10
LDA CODE	Item	Unit	Qty	Price/Unit	Ext. Price		
320100	4" Watermain - PVC	LF			\$0.00		
320100	6" Watermain - PVC	LF			\$0.00		
320100	8" Watermain - PVC	LF	10,150.00	\$44.95	\$456,242.50		
320100	10" Watermain - PVC	LF	3,504.00	\$63.25	\$221,628.00		
320100	12" Watermain - PVC	LF			\$0.00		
320100	16" Watermain - PVC	LF			\$0.00		
320100	4" Gate Valves w/Box	EA			\$0.00		
320100	6" Gate Valves w/Box	EA			\$0.00		
320100	8" Gate Valves w/Box	EA	41.00	\$2,825.00	\$115,825.00		
320100	10" Gate Valves w/Box	EA	20.00	\$4,050.00	\$81,000.00		
320100	12" Gate Valve w/Box	EA			\$0.00		
320100	16" Gate Valve w/Box	EA			\$0.00		
320100	4" Fittings	LS			\$0.00		
320100	6" Fittings	LS			\$0.00		
320100	8" Fittings	LS	1.00	\$71,225.00	\$71,225.00		
320100	10" Fittings	LS	1.00	\$66,925.00	\$66,925.00		
320100	12" Fittings	LS			\$0.00		
320100	16" Fittings	LS			\$0.00		
320100	Dewatering	LS			\$0.00		
320100	Fire Hydrant	AS	15.00	\$7,405.00	\$111,075.00		
320100	Single Service	EA	85.00	\$1,175.00	\$99,875.00		
320100	Double Service	EA	151.00	\$1,675.00	\$252,925.00		
320100	Tie into Existing	EA	6.00	\$2,540.00	\$15,240.00		
320100	Wet Tap <insert size>	EA			\$0.00		
320100	Temp Jumper	EA	6.00	\$2,400.00	\$14,400.00		
320100	Blow Off	EA	2.00	\$1,850.00	\$3,700.00		
320100	Fire Service	EA			\$0.00		
320100	Meter	EA			\$0.00		
320100	2" CPVC	LF			\$0.00		
320100	2" Gate Valve w/ box	EA	2.00	\$1,508.00	\$3,016.00		
320100	2" Fittings	EA			\$0.00		
320100	FDC	EA			\$0.00		
320100	Double detector backflow <insert size>	EA			\$0.00		
320100	pressure testing	LS			\$0.00		
320100	Testing & Chlorinate	LS	1.00	\$39,370.00	\$39,370.00		
320100	2" Poly Watermain	LF	318.00	\$16.20	\$5,151.60		
320100	Automatic Flushing Device WM	EA	4.00	\$7,250.00	\$29,000.00		

320100					\$0.00
320100					\$0.00
320100					\$0.00
320100					\$0.00
320100					\$0.00
320100					\$0.00
320100					\$0.00

320150 - RECLAIMED WATER						TOTAL 10448	\$992,035.00
LDA CODE	Item	Unit	Qty	Price/Unit	Ext. Price		
320150	2" Reclaim Main - PVC	LF	284.00	\$16.75	\$4,757.00		
320150	4" Reclaim Main - PVC	LF	9,270.00	\$21.90	\$203,013.00		
320150	6" Reclaim Main - PVC	LF	4,956.00	\$31.25	\$154,875.00		
320150	8" Reclaim Main - PVC	LF			\$0.00		
320150	10" Reclaim Main - PVC	LF			\$0.00		
320150	12" Reclaim Main - PVC	LF			\$0.00		
320150	16" Reclaim Main - PVC	LF			\$0.00		
320150	2" Gate Valves w/Box	EA			\$0.00		
320150	4" Gate Valves w/Box	EA	42.00	\$1,870.00	\$78,540.00		
320150	6" Gate Valves w/Box	EA	24.00	\$2,100.00	\$50,400.00		
320150	8" Gate Valves w/Box	EA			\$0.00		
320150	10" Gate Valve w/Box	EA			\$0.00		
320150	12" Gate Valve w/Box	EA			\$0.00		
320150	16" Gate Valve w/Box	EA			\$0.00		
320150	2" Fittings	LS			\$0.00		
320150	4" Fittings	LS	1.00	\$56,620.00	\$56,620.00		
320150	6" Fittings	LS	1.00	\$59,185.00	\$59,185.00		
320150	8" Fittings	LS			\$0.00		
320150	10" Fittings	LS			\$0.00		
320150	12" Fittings	LS			\$0.00		
320150	16" Fittings	LS			\$0.00		
320150	Dewatering	LS			\$0.00		
320150	Single Service	EA	59.00	\$1,018.00	\$60,062.00		
320150	Double Service	EA	164.00	\$1,588.00	\$260,432.00		
320150	2" Service	EA			\$0.00		
320150	Pressure Testing	LS	1.00	\$37,265.00	\$37,265.00		
320150	Tie into Existing	EA	6.00	\$2,856.00	\$17,136.00		
320150	Wet Tap <insert size>	EA			\$0.00		
320150	Blow Off	EA	5.00	\$1,950.00	\$9,750.00		
320150	Meter	EA			\$0.00		
320150	Temporary Jumper	EA			\$0.00		
320150	Double detector backflow <insert size>	AS			\$0.00		
320150					\$0.00		
320150					\$0.00		
320150					\$0.00		
320150					\$0.00		
320150					\$0.00		
320150					\$0.00		
320150					\$0.00		

029230 - RETAINING WALLS						TOTAL 10452	\$0.00
LDA CODE	Item	Unit	Qty	Price/Unit	Ext. Price		
029230	Retaining Wall Fine Grade	SY			\$0.00		
029230	Retaining Wall Backfill	CY			\$0.00		
029230	Retaining Wall	SF			\$0.00		
029230	Handrail for Retaining Wall over 30"	LF			\$0.00		
029230					\$0.00		
029230					\$0.00		
029230					\$0.00		
029230					\$0.00		

310100 - ROADWORK, CONCRETE, CURB, SIDEWALKS, ADA RAMPS, SLEEVES						TOTAL 10458	\$2,356,371.74
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LDA CODE	Unit	Qty	Qty	Price/Unit	Ext. Price
310100	12" Stabilized Subgrade - LBR40, FBV 75psi	SY			\$0.00
310100	10" Stabilized Subgrade - FBV 50, FBV 75psi	SY			\$0.00
310100	Stabilized Subgrade Under Curb	SY	9,032.00	\$10.25	\$92,578.00
310100	6" Limerock Base	SY	35,000.00	\$16.65	\$582,750.00
310100	8" Limerock Base	SY			\$0.00
310100	6" Crushed Concrete Base	SY			\$0.00
310100	8" Crushed Concrete Base	SY			\$0.00
310100	6" Soil Cement Base	SY			\$0.00
310100	8" Soil Cement Base	SY			\$0.00
310100	1.5" SP 9.5 Asphalt (First Lift)	SY			\$0.00
310100	1" SP 9.5 Asphalt (Second Lift)	SY			\$0.00
310100	Striping & Signage	LS	1.00	\$52,285.00	\$52,285.00
310100	6" Portland Cement Concrete Pavement	SY			\$0.00
310100	Ribbon Curb	LF	252.00	\$46.50	\$11,718.00
310100	3' Valley Gutter	LF			\$0.00
310100	Type A curb	LF			\$0.00
310100	Type D curb	LF			\$0.00
310100	Type F Curb	LF	4,218.00	\$26.40	\$111,355.20
310100	Miami Curb	LF	22,626.00	\$21.75	\$492,115.50
310100	Curb utility stamping	LS			\$0.00
310100	5' x 4" Sidewalk (Common Areas Only) provide	SY	1,975.00	\$50.00	\$98,750.00
310100	Pond Access / Drive Apron	EA			\$0.00
310100	ADA Curb Ramp	EA	30.00	\$1,775.00	\$53,250.00
310100	Sleeve for Utility Crossings	LF			\$0.00
310100	5' x 4" Sidewalk Trail	SY	564.00	\$55.95	\$31,555.80
310100	9" Stabilized Subgrade - FBV 50, FBV 75psi	SY	35,000.00	\$7.75	\$271,250.00
310100	1.5" SP 12.5 Asphalt	SY	35,000.00	\$12.95	\$453,250.00
310100	6' x 4" Sidewalk (Common Areas Only) provide	SY	1,768.00	\$59.68	\$105,514.24
310100					\$0.00
310100					\$0.00
310100					\$0.00

550150 - OFFSITES (INCLUDE ALL OFFSITE WORK)					
TOTAL 10494					\$0.00
LDA CODE	Item	Unit	Qty	Price/Unit	Ext. Price
550150					\$0.00
550151					\$0.00
550152					\$0.00
550153					\$0.00
550154					\$0.00
550155					\$0.00

The parties agree that the above-described contract is hereby further modified as follows:

Description of services performed: Incorporating drawing titled Westview Pod B – Neighborhood IIA & IIB Phase 1, through Revision Date 6/14/2023, sheets (see below).

Schedule: Completion Date for scope of this Change Order: September 5, 2024

Modifications to Description of Work: See attached additional contract documents. Additional Contract Documents Authorization Addendum Pod B Mass Grade (Private).

Sheet List Table	
Sheet Number	Sheet Title
C0.00	COVER
C1.00	GENERAL NOTES
C1.01	GENERAL NOTES
C1.02	EXISTING CONDITIONS
C1.03	SWPPP EROSION CONTROL PLAN & NOTES
C1.04	SWPPP EROSION & SEDIMENTATION CONTROL DETAILS
C2.00	OVERALL SITE RECREATION MATRIX
C2.00A	OVERALL GEOMETRY, STRIPING & SIGNAGE PLAN
C2.01	GEOMETRY, STRIPING & SIGNAGE PLAN
C2.02	GEOMETRY, STRIPING & SIGNAGE PLAN
C2.03	GEOMETRY, STRIPING & SIGNAGE PLAN
C2.04	GEOMETRY, STRIPING & SIGNAGE PLAN
C2.05	GEOMETRY, STRIPING & SIGNAGE PLAN
C2.06	GEOMETRY, STRIPING & SIGNAGE PLAN
C3.00	OVERALL UTILITY PLAN
C3.01	UTILITY PLAN
C3.02	UTILITY PLAN
C3.03	UTILITY PLAN
C3.04	UTILITY PLAN
C3.05	UTILITY PLAN
C3.06	UTILITY PLAN
C4.00	OVERALL GRADING & DRAINAGE PLAN
C4.00A	CONSERVATION AREA SIGNAGE PLAN
C4.01	GRADING & DRAINAGE PLAN
C4.02	GRADING & DRAINAGE PLAN
C4.03	GRADING & DRAINAGE PLAN
C4.04	GRADING & DRAINAGE PLAN
C4.05	GRADING & DRAINAGE PLAN
C4.06	GRADING & DRAINAGE PLAN
C4.06A	STORM STRUCTURE TABLES
C4.07	PLAN & PROFILE - GINGHAM DRIVE
C4.08	PLAN & PROFILE - GINGHAM DRIVE
C4.09	PLAN & PROFILE - GINGHAM DRIVE
C4.10	PLAN & PROFILE - GAZE WAY
C4.11	PLAN & PROFILE - GAZE WAY
C4.12	PLAN & PROFILE - LANAI STREET
C4.13	PLAN & PROFILE - CLOISTER STREET
C4.14	PLAN & PROFILE - SCENIC OVERLOOK DRIVE
C4.15	PLAN & PROFILE - SCENIC OVERLOOK DRIVE
C4.16	PLAN & PROFILE - ARCADE PLACE
C4.17	PLAN & PROFILE - LOGGIA LANE
C4.18	PLAN & PROFILE - AMARO LOOP
C4.19	PLAN & PROFILE - TERRACE ROAD
C4.20	PLAN & PROFILE - PORTICO PLACE
C4.21	PLAN & PROFILE - GALLERY PLACE
C4.22	TYPICAL SECTIONS
C4.23	CONTROL STRUCTURE DETAILS
C4.23A	CONTROL STRUCTURE DETAILS
C4.24	CROSS SECTIONS
C5.00	SITE & STORMWATER DETAILS
C5.01	WATER & SEWER DETAILS
C5.02	WATER & SEWER DETAILS
C5.02A	WATER & SEWER DETAILS
C5.03	WATER & SEWER DETAILS
C5.04	LIFT STATION PLAN
C5.05	LIFT STATION DETAILS - 1
C5.06	LIFT STATION DETAILS - 2
C5.07	LIFT STATION DETAILS - 3
C5.08	LIFT STATION DETAILS - 4

Westview Pod B - N2A 2B-1 - Base Contract		Classic Schedule Layout_1		10-Nov-23 12:52	
#	Activity Name	Original Duration	Start	Finish	
1	Westview Pod B - N2A & 2B-1 - Base Contr	266	11-Aug-23 A	05-Sep-24	
2	Neighborhood 2A & 2B-1	266	11-Aug-23 A	05-Sep-24	
3	Overall Project Milestones	266	11-Aug-23 A	05-Sep-24	
4	TWA Pre-Construction Meeting	0	11-Aug-23 A		
5	Unlimited Notice to Proceed (LOI)	0	13-Sep-23 A		
6	Osceola Pre-Construction Meeting	0	04-Oct-23 A		
7	Contract Start Date	0	23-Oct-23 A		
8	Remaining N2 Embanked & Graded (Per MG Schedule)	0		23-Oct-23	
9	Contract Fully Executed	0	10-Nov-23*		
10	Punch Work Complete	0		05-Sep-24	
11	Contract Finish Date	0		05-Sep-24	
12	Construction	191	23-Oct-23 A	31-Jul-24	
13	Administrative	5	26-Dec-23 A	30-Dec-23 A	
14	JDC Christmas Break 2023	5	26-Dec-23 A	30-Dec-23 A	
15	2A Early Model Center Release	77	23-Oct-23	16-Feb-24	
16	Milestones	77	23-Oct-23	16-Feb-24	
17	2A Early Lots & Utility Corridor Embanked & Graded (Per MG Schedule)	0		23-Oct-23	
18	2A Early Lots Base Installed	0		06-Feb-24	
19	2A WM DEP Partial Clearance Submittal to EOR	0		16-Feb-24	
20	2B-1 Early Model Center Release	77	23-Oct-23	16-Feb-24	
21	Milestones	77	23-Oct-23	16-Feb-24	
22	N2B-1 Early Lots (Utility Corridor Embanked & Graded (Per MG Schedule)	0		23-Oct-23	
23	2B Early Lots Base Installed	0		06-Feb-24	
24	2B WM DEP Partial Clearance Submittal to EOR	0		16-Feb-24	
25	Remaining 2A Infrastructure	32	13-Jun-24	31-Jul-24	
26	Milestones	32	13-Jun-24	31-Jul-24	
27	Limerock Base Installation Complete	0		13-Jun-24	
28	Utilities Installation Pressure Tested	0		20-Jun-24	
29	2A WM DEP Partial Clearance Submittal to EOR	0		15-Jul-24	
30	Asphalt Paving Complete	0		22-Jul-24	
31	Lift Station #2 Final Start-Up	0		31-Jul-24	
32	Remaining 2B-1 Infrastructure	27	20-Jun-24	31-Jul-24	
33	Milestones	27	20-Jun-24	31-Jul-24	
34	Limerock Base Installation Complete	0		20-Jun-24	
35	Utilities Installation Pressure Tested	0		27-Jun-24	
36	2B-1 WM DEP Clearance Submittal to EOR	0		22-Jul-24	
37	Asphalt Paving Complete	0		29-Jul-24	
38	Lift Station #2 Final Start-Up	0		31-Jul-24	

WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2023**

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 30, 2023**

	General Fund	Debt Service Fund (2023 A1)	Debt Service Fund (2023 A2)	Capital Projects Fund (2023 A1)	Capital Projects Fund (2023 A2)	Total Governmental Funds
ASSETS						
Cash	\$ 1,451	\$ -	\$ -	\$ -	\$ -	\$ 1,451
Investments						
Revenue	-	15,565	-	-	-	15,565
Reserve	-	3,300,794	606,277	-	-	3,907,071
Prepayment	-	841,062	-	-	-	841,062
Capitalized interest	-	8,824	1,608	-	-	10,432
Construction A1	-	-	-	27,510,353	-	27,510,353
Construction A2	-	-	-	-	7,744,372	7,744,372
Cost of issuance	-	35,534	25,404	-	-	60,938
Undeposited funds	166,323	-	-	-	-	166,323
Due from Landowner	52,168	-	-	-	-	52,168
Total assets	<u>\$219,942</u>	<u>\$ 4,201,779</u>	<u>\$ 633,289</u>	<u>\$27,510,353</u>	<u>\$ 7,744,372</u>	<u>\$40,309,735</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	40,714	-	-	-	-	40,714
Contracts payable	-	-	-	4,110,723	-	4,110,723
Due to other	180,576	-	-	-	-	180,576
Due to Landowner	-	4,799	-	23	-	4,822
Retainage payable	-	-	-	147,307	-	147,307
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	<u>227,290</u>	<u>4,799</u>	<u>-</u>	<u>4,258,053</u>	<u>-</u>	<u>4,490,142</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	52,168	-	-	-	-	52,168
Total deferred inflows of resources	<u>52,168</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>52,168</u>
Fund balances:						
Restricted for:						
Debt service	-	4,196,980	633,289	-	-	4,830,269
Capital projects	-	-	-	23,252,300	7,744,372	30,996,672
Unassigned	(59,516)	-	-	-	-	(59,516)
Total fund balances	<u>(59,516)</u>	<u>4,196,980</u>	<u>633,289</u>	<u>23,252,300</u>	<u>7,744,372</u>	<u>35,767,425</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$219,942</u>	<u>\$ 4,201,779</u>	<u>\$ 633,289</u>	<u>\$27,510,353</u>	<u>\$ 7,744,372</u>	<u>\$40,309,735</u>

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED NOVEMBER 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ -	\$ 274,204	0%
Total revenues	<u>-</u>	<u>-</u>	<u>274,204</u>	0%
EXPENDITURES				
Professional & administrative				
Supervisors	-	-	3,014	0%
Management/accounting/recording	4,000	8,000	48,000	17%
Legal	3,355	3,355	25,000	13%
Engineering	-	-	2,000	0%
Audit	-	-	6,000	0%
Arbitrage rebate calculation*	-	-	3,000	0%
Dissemination agent	167	333	4,000	8%
Trustee*	-	-	11,000	0%
DSF accounting	-	-	11,000	0%
Telephone	17	33	200	17%
Postage	10	11	500	2%
Printing & binding	42	83	500	17%
Legal advertising	948	948	6,500	15%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies	-	-	500	0%
Meeting Room Rental	-	-	1,400	0%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>8,539</u>	<u>17,938</u>	<u>129,204</u>	14%
Field operations				
Environmental services	-	-	145,000	0%
Total field operations	<u>-</u>	<u>-</u>	<u>145,000</u>	0%
Total expenditures	<u>8,539</u>	<u>17,938</u>	<u>274,204</u>	7%
Excess/(deficiency) of revenues over/(under) expenditures	(8,539)	(17,938)	-	
Fund balances - beginning	<u>(50,977)</u>	<u>(41,578)</u>	-	
Fund balances - ending	<u>\$ (59,516)</u>	<u>\$ (59,516)</u>	<u>\$ -</u>	

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND (2023 A1)
FOR THE PERIOD ENDED NOVEMBER 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 3,167,739	0%
Assessment prepayments		719,521	-	N/A
Interest	24,463	47,044	-	N/A
Total revenues	<u>24,463</u>	<u>766,565</u>	<u>3,167,739</u>	24%
EXPENDITURES				
Debt service				
Principal	-	-	600,000	0%
Principal prepayment	1,450,000	1,450,000	1,550,000	94%
Cost of issuance	5,925	5,925	-	N/A
Interest	676,275	676,275	1,943,702	35%
Total expenditures	<u>2,132,200</u>	<u>2,132,200</u>	<u>4,093,702</u>	52%
Excess/(deficiency) of revenues over/(under) expenditures	(2,107,737)	(1,365,635)	(925,963)	
Fund balances - beginning	<u>6,304,717</u>	<u>5,562,615</u>	<u>5,502,796</u>	
Fund balances - ending	<u>\$ 4,196,980</u>	<u>\$ 4,196,980</u>	<u>\$ 4,576,833</u>	

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND (2023 A2)
FOR THE PERIOD ENDED NOVEMBER 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 598,469	0%
Interest	3,195	6,262	-	N/A
Total revenues	<u>3,195</u>	<u>6,262</u>	<u>598,469</u>	1%
EXPENDITURES				
Debt service				
Principal	-	-	120,000	0%
Cost of issuance	5,925	5,925	-	N/A
Interest	123,217	123,217	361,701	34%
Total expenditures	<u>129,142</u>	<u>129,142</u>	<u>481,701</u>	27%
Excess/(deficiency) of revenues over/(under) expenditures	(125,947)	(122,880)	116,768	
Fund balances - beginning	759,236	756,169	721,685	
Fund balances - ending	<u>\$ 633,289</u>	<u>\$ 633,289</u>	<u>\$ 838,453</u>	

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND (2023 A1)
FOR THE PERIOD ENDED NOVEMBER 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 138,493	\$ 273,947
Total revenues	<u>138,493</u>	<u>273,947</u>
EXPENDITURES		
Construction costs	<u>5,199,819</u>	<u>8,716,756</u>
Total expenditures	<u>5,199,819</u>	<u>8,716,756</u>
Excess/(deficiency) of revenues over/(under) expenditures	(5,061,326)	(8,442,809)
Fund balances - beginning	<u>28,313,626</u>	<u>31,695,109</u>
Fund balances - ending	<u><u>\$ 23,252,300</u></u>	<u><u>\$ 23,252,300</u></u>

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND (2023 A2)
FOR THE PERIOD ENDED NOVEMBER 30, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ 32,449	\$ 63,605
Total revenues	32,449	63,605
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	32,449	63,605
Fund balances - beginning	7,711,923	7,680,767
Fund balances - ending	\$ 7,744,372	\$ 7,744,372

WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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

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The Board of Supervisors of the Westview South Community Development District held a Regular Meeting and Audit Committee Meeting on December 13, 2023 at 2:00 p.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
Patrick “Rob” Bonin	Vice Chair
Logan Lantrip	Assistant Secretary
Nora Schuster	Assistant Secretary

Also present:

Andrew Kantarzhi	District Manager
Katie Ibarra (via telephone)	District Counsel
Bennett Davenport (via telephone)	Kutak Rock, LLP
Larry Thomas Ray	Interim District Engineer
Antonio Shaw	Operations Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 2:01 p.m. Supervisors Kalin, Bonin, Lantrip and Schuster were present. Supervisor Isaacs was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public were present.

THIRD ORDER OF BUSINESS

Consideration of Osceola Property Appraiser Agreement

On MOTION by Mr. Kalin and seconded by Mr. Lantrip, with all in favor, the Osceola Property Appraiser Agreement, was approved.

FOURTH ORDER OF BUSINESS

Ratification Items

- **Polk County Uniform Collection Agreement**

This item was an addition to the agenda.

43 Mr. Kantarzhi presented the Polk County Uniform Collection Agreement.

44

45 **On MOTION by Mr. Kalin and seconded by Mr. Lantrip, with all in favor, the**
46 **Polk County Uniform Collection Agreement, was ratified.**

47

48

49 **▪ Acquisition of Pod A, Phase 1A Improvements, Cypress Parkway Improvements and**
50 **Work Product**

51 **This item, previously Item 4B, was presented out of order.**

52 Mr. Kantarzhi presented the Letter Agreement for Acquisition of Pod A, Phase 1A
53 Improvements, Cypress Parkway Improvements and Work Product.

54

55 **On MOTION by Mr. Kalin and seconded by Mr. Bonin, with all in favor,**
56 **Acquisition of Pod A, Phase 1A Improvements, Cypress Parkway Improvements**
57 **and Work Product, was ratified.**

58

59

60 **A. Acceptance of Supplemental Corporate Declaration and Supplemental District**
61 **Engineer’s Certificate Related to the Acquisition of Pod A, Phase 1A Improvements,**
62 **Cypress Parkway Improvements and Work Product**

63 Mr. Kantarzhi presented the Supplemental Corporate Declaration and Supplemental
64 District Engineer’s Certificate related to the Acquisition of Pod A, Phase 1A Improvements,
65 Cypress Parkway Improvements and Work Product.

66 Ms. Ibarra and Mr. Davenport discussed supporting documentation for payments made
67 to the contractor by the Developer for the improvements acquired.

68

69 **On MOTION by Mr. Kalin and seconded by Ms. Schuster, with all in favor,**
70 **acceptance of the Supplemental Corporate Declaration and Supplemental**
71 **District Engineer’s Certificate Related to the Acquisition of Pod A, Phase 1A**
72 **Improvements, Cypress Parkway Improvements and Work Product, was**
73 **ratified.**

74

75

76 **B. Acquisition of Pod A, Phase 1A Improvements, Cypress Parkway Improvements and**
77 **Work Product**

78 This item was presented before Item 4A.

79 **C. Enviraquatic, LLC Aquatic Maintenance Services Agreement**

80 Mr. Kantarzhi presented the Enviraquatic, LLC Aquatic Maintenance Services
81 Agreement. It was noted that Enviraquatic treats the water; Floralawn maintains pond banks.

82

83 **On MOTION by Ms. Schuster and seconded by Mr. Kalin, with all in favor, the**
84 **Enviraquatic, LLC Aquatic Maintenance Services Agreement, at a cost of \$625**
85 **per month, was ratified.**

86

87

88 **D. Floralawn Inc., Agreement for Pond Maintenance Services**

89 Mr. Kantarzhi presented the Floralawn Inc., Agreement for Pond Maintenance Services.
90 He noted that the scope of work includes mowing, trimming and cleanup of Ponds 1 through 6.

91

92 **On MOTION by Mr. Kalin and seconded by Mr. Lantrip, with all in favor, the**
93 **Floralawn Inc., Agreement for Pond Maintenance Services, at a cost of \$1,200**
94 **per month, was ratified.**

95

96

97 **E. Jr. Davis Construction Company, Inc., Change Order #2 [Pod B Project]**

98 Mr. Kantarzhi presented Jr. Davis Construction Company, Inc., Change Order #2 for the
99 Pod B Project. Backup documentation was discussed.

100 Mr. Kantarzhi stated he will circulate Change Order #1, which was previously executed.

101

102 **On MOTION by Mr. Kalin and seconded by Mr. Lantrip, with all in favor, Jr.**
103 **Davis Construction Company, Inc., Change Order #2 for the Pod B Project, was**
104 **ratified.**

105

106

107 **F. Jr. Davis Construction Company, Inc., Change Order #3 [Pod B Project]**

108 Mr. Kantarzhi presented Jr. Davis Construction Company, Inc., Change Order #3 for the
109 Pod B Project.

110 Discussion ensued regarding performance bonds, Change Order #1 and the backup
111 documentation.

112 Mr. Kalin asked if the CDD is the beneficiary of the performance bond. Ms. Ibarra replied
113 affirmatively.

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On MOTION by Mr. Kalin and seconded by Mr. Bonin, with all in favor, Jr. Davis Construction Company, Inc., Change Order #3 for the Pod B Project, was ratified.

FIFTH ORDER OF BUSINESS

Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services

A. Affidavit of Publication

B. RFQ Package

These items were provided for informational purposes.

C. Respondent(s): Atwell, LLC

D. Competitive Selection Criteria/Ranking

E. Award of Contract

Mr. Kantarzhi stated that Atwell, LLC, (Atwell), who already serves as the Interim District Engineer was the only respondent to the RFQ. If the Board finds that Atwell meets all the requirements of the RFQ and Selection Criteria, awarding the contract to Atwell can proceed.

On MOTION by Mr. Kalin and seconded by Mr. Lantrip, with all in favor, accepting the response from Atwell, LLC, the sole respondent to the RFQ for Engineering Services, as a qualified response, awarding the contract for District Engineering Services to Atwell, LLC, and authorizing Staff to negotiate and prepare the Contract/Agreement and for the Chair to execute, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-01, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2024-01.

On MOTION by Mr. Bonin and seconded by Mr. Kalin, with all in favor, Resolution 2024-01, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date, was adopted.

156 SEVENTH ORDER OF BUSINESS

Recess Regular Meeting/Commencement
of Audit Selection Committee Meeting

157
158
159 The Regular Meeting recessed at 2:21 p.m., and the Audit Selection Committee Meeting
160 convened.

161
162 EIGHTH ORDER OF BUSINESS

Review of Response to Request for
Proposals (RFP) for Annual Audit Services

163
164
165 A. Affidavit of Publication

166 B. RFP Package

167 The above items were provided for informational purposes.

168 C. Respondents

169 I. Grau & Associates

170 II. Berger, Toombs, Elam, Gaines & Frank

171 Mr. Kantarzhi stated that, as the District Manager of many CDDs, his firm has worked
172 with both respondents and, in his opinion, both are qualified to perform the audit.

173 Discussion ensued regarding the scope of services and the requirement for a third-party
174 audit, once bonds have been issued.

175 Mr. Kantarzhi presented his scores and rankings and stated the Auditor Selection
176 Committee can accept his rankings or perform its own. He noted that cost is the factor that set
177 the firms apart. Berger, Toombs, Elam, Gaines & Frank (BTEGF) bid \$4,300 for the first year with
178 bond issuance. Grau & Associates (Grau) bid \$6,000 for the first year with bond issuance.

179 D. Auditor Evaluation Matrix/Ranking

180 Mr. Kantarzhi stated BTEGF is the lowest priced respondent. He presented jointly agreed
181 upon scores and ranking of the Audit Selection Committee, as follows:

- 182 1. Berger, Toombs, Elam, Gaines & Frank 100
- 183 2. Grau & Associates 99

184 Discussion ensued regarding the scope of service, annual renewals, etc.

185
186 **On MOTION by Mr. Kalin and seconded by Mr. Bonin, with all in favor, the**
187 **Audit Selection Committee joint scores and rankings, ranking Berger, Toombs,**
188 **Elam, Gaines & Frank as the #1 ranked respondent to the RFP for Annual Audit**
189 **Services, were approved.**

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NINTH ORDER OF BUSINESS

Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting

The Audit Selection Committee Meeting terminated at 2:29 p.m., and the Regular Meeting reconvened.

TENTH ORDER OF BUSINESS

Consider Recommendation of Audit Selection Committee

- **Award of Contract**

On MOTION by Mr. Bonin and seconded by Mr. Kalin, with all in favor, accepting the scores, ranking and recommendation of the Audit Committee, ranking Berger, Toombs, Elam, Gaines & Frank as the #1 ranked respondent to the RFP for Annual Audit Services, and authorizing District Staff to negotiate an agreement with Berger, Toombs, Elam, Gaines & Frank, was approved.

ELEVENTH ORDER OF BUSINESS

Consider Assignment of Pod B and the Lift Station

Mr. Kantarzhi stated that this matter was raised toward the end of the last meeting.

Mr. Davenport stated this assignment no longer needs to be considered, as Change Order #2 incorporated Pod B and the lift station into the existing construction contract.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2023

On MOTION by Mr. Kalin and seconded by Mr. Bonin, with all in favor, Unaudited Financial Statements as of October 31, 2023, were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of August 9, 2023 Public Hearing and Regular Meeting Minutes

On MOTION by Ms. Schuster and seconded by Mr. Kalin, with all in favor, the August 9, 2023 Public Hearing and Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

233 A. District Counsel: Kutak Rock, LLP

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

235 There were no District Counsel or District Engineer reports.

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

237 Mr. Shaw stated the first service by the pond maintenance contractor Enviraquatic was
238 on December 5, 2023 and the report was provided to Mr. Kalin and Ms. Schuster. Going
239 forward, the reports will be emailed to all Board Members. All six ponds will be serviced bi-
240 weekly in the winter and weekly during growing season.

- 241 • NEXT MEETING DATE: January 10, 2024 at 2:00 PM

- 242 ○ QUORUM CHECK

243 The next meeting will be on January 10, 2024, unless cancelled.

244

245 **FIFTEENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

246

247 Mr. Shaw stated he will wait for Board direction regarding when to incorporate the front
248 entry into the landscaping scope of service.

249 Discussion ensued regarding the need to define the scope of service.

250 It was noted that not all areas are CDD property; portions of the right-of-way (ROW) are
251 HOA property.

252 Discussion ensued about irrigation meters belonging to the CDD and the HOA, planning
253 for inaccessible areas, the location of swales adjacent to the wetlands, water management
254 features and the need to review maps and plats.

255 Mr. Shaw will walk the property with landscaping contractors to determine if any areas
256 are inaccessible or if there are concerns about equipment accessing lake banks.

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258 **SIXTEENTH ORDER OF BUSINESS**

Public Comments

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260 No members of the public were present.

261

262 **SEVENTEENTH ORDER OF BUSINESS**

Adjournment

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265 **On MOTION by Mr. Bonin and seconded by Mr. Kalin, with all in favor, the**
266 **meeting adjourned at 2:44 p.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

*Hampton Inn & Suites Orlando South Lake Buena Vista
4971 Calypso Cay Way, Kissimmee, Florida 34746*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2023 CANCELED	Regular Meeting	2:00 PM*
November 8, 2023 CANCELED NO QUORUM	Regular Meeting	2:00 PM*
December 13, 2023	Regular Meeting	2:00 PM*
January 10, 2024	Regular Meeting	2:00 PM*
February 14, 2024	Regular Meeting	2:00 PM*
March 13, 2024	Regular Meeting	2:00 PM*
April 10, 2024	Regular Meeting	2:00 PM*
May 8, 2024	Regular Meeting	2:00 PM*
June 12, 2024	Regular Meeting	2:00 PM*
July 10, 2024	Regular Meeting	2:00 PM*
August 14, 2024	Regular Meeting	2:00 PM*
September 11, 2024	Regular Meeting	2:00 PM*

**Meetings will commence at the later of 2:00 PM, or conclusion of Center Lake Ranch West CDD Meetings, scheduled to commence at 1:30 PM*