

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

The Board of Supervisors of the Westview South Community Development District held a Regular Meeting on March 12, 2025 at 2:00 p.m., at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746.

Present:

Patrick "Rob" Bonin
Susan Kane
Logan Lantrip

Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Andrew Kantarzhi
Antonio Shaw
Bennett Davenport (via telephone)
Steve Sanford (via telephone)
Andrea Fidler
Nora Schuster

District Manager
Wrathell, Hunt and Associates LLC (WHA)
District Counsel
Bond Counsel
Supervisor-Appointee
Supervisor-Appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 2:06 p.m. The Oath of Office was administered to Mr. Lantrip prior to the meeting to ensure a quorum. Supervisors Bonin, Kane and Lantrip were present. Supervisors Kalin and Barcom were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisor (Logan Lantrip - Seat 4) (the following to be provided in a separate package)

This item was addressed during the First Order of Business. As a returning Board Member, Mr. Lantrip is familiar with the following:

- A. **Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. **Membership, Obligations and Responsibilities**
- C. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. **Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, 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

Mr. Kantarzhi presented Resolution 2025-01. The results of the Landowners' Election were as follows:

Seat 3	Josh Kalin	430 votes	4-Year Term
Seat 4	Logan Lantrip	430 votes	4-Year Term
Seat 5	Gaylon Barcom	400 votes	2-Year Term

On MOTION by Mr. Bonin and seconded by Ms. Kane, with all in favor, Resolution 2025-01, 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

Acceptance of Resignation of Josh Kalin [Seat 3]

On MOTION by Ms. Kane and seconded by Mr. Bonin, with all in favor, the resignation of Mr. Josh Kalin from Seat 3, was accepted.

SIXTH ORDER OF BUSINESS

Consider Appointment of Nora Schuster to Fill Unexpired Term of Seat 3; Term Expires November 2028

On MOTION by Ms. Kane and seconded by Mr. Bonin, with all in favor, the appointment of Ms. Nora Schuster to Seat 3, was approved.

- **Administration of Oath of Office**

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

SEVENTH ORDER OF BUSINESS

Acceptance of Resignation of Gaylon Barcom [Seat 5]

On MOTION by Ms. Kane and seconded by Mr. Bonin, with all in favor, the resignation of Mr. Gaylon Barcom from Seat 5, was accepted.

EIGHTH ORDER OF BUSINESS

Consider Appointment of Andrea Fidler to Fill Unexpired Term of Seat 5; Term Expires November 2026

On MOTION by Ms. Kane and seconded by Mr. Bonin, with all in favor, the appointment of Ms. Andrea Fidler to Seat 5, was approved.

- **Administration of Oath of Office**

Mr. Kantarzhi, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Nora Schuster and Ms. Andrea Fidler. As experienced Board Members, both are familiar with the items listed in the Third Order of Business.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Electing and Removing Officers of the District, and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2025-02. Ms. Kane nominated the following:

Nora Schuster

Chair

Patrick "Rob" Bonin

Vice Chair

Susan Kane	Assistant Secretary
Logan Lantrip	Assistant Secretary
Andrea Fidler	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Josh Kalin	Chair
Gaylon Barcom	Assistant Secretary
Cindy Cerbone	Assistant Secretary

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Andrew Kantarzhi	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Ms. Kane and seconded by Mr. Bonin, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Presentation of Second Supplemental Engineer's Report

Mr. Kantarzhi presented the Second Supplemental Engineer's Report dated March 2025.

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, the Second Supplemental Engineer's Report, in substantial form, was approved.

ELEVENTH ORDER OF BUSINESS

Presentation of Second Supplemental Special Assessment Methodology Report

Mr. Kantarzhi presented the Second Supplemental Special Assessment Methodology Report dated March 12, 2025. He reviewed the pertinent information and discussed the Development Program, Capital Improvement Plan (CIP), Financing Program, Assessment

Methodology, lienability tests, special and peculiar benefits to the units, True-up Mechanism and the Appendix Tables. He noted the following:

- The Assessment Area One 2025 Project Area consists of 762 residential units out of the anticipated total of 2,491 residential units.
- The total CIP costs are estimated at \$154,334,705, with the actual costs of the Assessment Area One 2025 Project estimated at \$41,227,238.07.
- The total par amount of bonds, including the costs of financing, capitalized interest and debt service reserve, is \$26,640,000 to finance a portion of the Assessment Area One 2025 Project costs in the amount of \$22,679,242.05. The balance of the Assessment Area One 2025 Project costs are anticipated to be contributed by the Developer.

Mr. Sanford noted that the Reports are preliminary and subject to change.

On MOTION by Mr. Bonin and seconded by Mr. Lantrip, with all in favor, the Second Supplemental Special Assessment Methodology Report dated March 12, 2025, in substantial form, was approved.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Authorizing the Issuance of Not Exceeding in Total Aggregate Principal Amount of \$30,000,000 its Westview South Community Development District Special Assessment Bonds, Series 2025 (Assessment Area One - 2025 Project Area) (the "Bonds"), to Finance the Acquisition and Improvement of Certain Public Infrastructure Within a Portion of the District; Determining the Need for a Negotiated Limited Offering of the Bonds and Providing for a Delegated Award of Such Bonds; Appointing the Underwriter for the Offering of the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Bonds; Approving the Use of the Previously Executed Master Trust Indenture Dated as Of July 1, 2023 and Approving the Form of and

Authorizing the Execution and Delivery of a Third Supplemental Trust Indenture; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer's Report; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts and an Effective Date

Mr. Sanford presented Resolution 2025-03, also known as the Delegation Resolution, which accomplishes the following:

- Authorizes the Chair or Vice Chair to execute the Bond Purchase Contract, eliminating the need for a special meeting.
- Authorizes modifications to the Engineer's and the Methodology Reports.
- Sets forth the parameters within which the Chair can enter into the Bond Purchase Contract, as follows:

Maximum Principal Amount: Not to Exceed \$30,000,000

Maximum Coupon Rate: Maximum Statutory Rate

Not to Exceed Maturity Date: Maximum Allowed by Law

Underwriting Discount: 98.00% of the principal amount of the Bonds issued (exclusive of any original issuance discount)

- Requires Board approval of the Bond Purchase Contract, Preliminary Limited Offering Memorandum, Continuing Disclosure Agreement and Third Supplemental Trust Indenture.

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, Resolution 2025-03, Authorizing the Issuance of Not Exceeding in Total Aggregate Principal Amount of \$30,000,000 its Westview South Community Development District Special Assessment Bonds, Series 2025 (Assessment Area One - 2025 Project Area) (the "Bonds"), to Finance the Acquisition and Improvement of Certain Public Infrastructure Within a Portion of the District; Determining the Need for a Negotiated Limited Offering of the Bonds and Providing for a Delegated Award of Such Bonds; Appointing the Underwriter for the Offering of the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Bonds; Approving the Use of the Previously Executed Master Trust Indenture Dated as Of July 1, 2023 and Approving the Form of and Authorizing the Execution and Delivery of a Third Supplemental Trust Indenture; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer's Report; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts and an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Setting Forth the Specific Terms of the District's Special Assessment Bonds, Series 2025 (Assessment Area Three); Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien

**Book; and Providing for Conflicts,
Severability and an Effective Date**

Mr. Davenport presented Resolution 2025-04.

Mr. Kantarzhi noted that the Resolution refers to Exhibits A, B and C, which is the legal description of the Assessment Area, which can be pulled from the Engineer's Report. The Engineer's Report does not reflect Assessment Area Three. The Engineer's Report Legend will be updated to include the acreage and the updated legal description. He is unsure if all of Pod C is included in Assessment Area Three; once the Report is final, the final version will be transmitted to the Board and Staff.

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, Resolution 2025-04, Setting Forth the Specific Terms of the District's Special Assessment Bonds, Series 2025 (Assessment Area Three); Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Issuer's Counsel
Documents**

Mr. Davenport presented the following:

- A. Collateral Assignment Agreement**
- B. Completion Agreement**
- C. Declaration of Consent**
- D. Disclosure of Public Finance**
- E. Notice of Special Assessments**
- F. True-Up Agreement**

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, the Collateral Assignment Agreement, Completion Agreement, Declaration of Consent, Disclosure of Public Finance, Notice of Special Assessments and True-Up Agreement, all in substantial form, were approved.

Discussion ensued regarding the map and Exhibits to Resolution 2024-04.

Mr. Kantarzhi stated that the areas in pink on the map in the Engineer's Report are included in the Assessment Area One 2025 Project. When the Reports are finalized, the Resolution, Exhibits, map, legal description, acreage and Legend will be updated accordingly.

FIFTEENTH ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines & Frank

Mr. Kantarzhi presented the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023. The Management Letter, on Page 31, reflected a finding, because the actual General Fund expenditures exceeded the approved budgeted amounts. Although the CDD amended the budget as necessary, the expenditures ended up being even greater than anticipated. The recommendation was for the CDD to monitor expenditures in future years to ensure that actual expenditures do not exceed budget. Management's response was that Management will continue monitoring expenditures to ensure that budget amendments are sufficient to cover any overages.

A. Consideration of Resolution 2025-05, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023

On MOTION by Ms. Fidler and seconded by Ms. Kane, with all in favor, Resolution 2025-05, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023, was adopted.

SIXTEENTH ORDER OF BUSINESS

Ratification Items

Mr. Kantarzhi presented the following:

A. Quit Claim Deed (CDD to LT Westview)

- B. Jr. Davis Construction Company, Inc. Change Orders [Pod B]**
 - I. No. 14: Changes Related to Fill**
 - II. No. 20: Rear Yard Drain Rev Grading**
 - III. No. 21: Curb Extension, Bond Premium**
 - IV. No. 22: Additional Berms**
 - V. No. 23: Light Poles/Electrical Crossings**
 - VI. No. 24: RFI 70 & 72 Mod Drainage Structures**
 - VII. No. 25: Add FM ARV**
 - VIII. No. 26: Signage**
 - IX. No. 27: Proposal Based on Revised Plan Sheets o4.04 and o4.06**
 - X. No. 28: Modified Drainage Structure**
 - XI. No. 29: Removal and Reinstallation of Fence**
 - XII. No. 30: Sidewalk Installation**
 - XIII. No. 31: Relocation of STR#2B140**
 - XIV. No. 32: Spine Road Rev Striping at KOA per Osc Co**
 - XV. No. 33: Direct Purchase Order Reconciliation**
 - XVI. No. 34: Relocation of the Reclaim and Forcemain Valves**
- C. Ferguson Waterworks Change Order No. 9: Add Valve Can Risers & Gate Valve**
- D. Mack Concrete Industries, Inc. Change Orders**
 - I. No. 9: RFI Response and Future Plan Revision**
 - II. No. 10: RFI 75 Storm Manhole 4A110-C, USF 170-E "Storm"**
- E. Fortiline Waterworks Purchase Order [Westview South Project – Pod B Spine Road \$1,697,872.70]**
- F. Hydra Service, Inc. Purchase Order [Westview South Project – Pod B Spine Road]**
- G. Hydro Conduit, LLC d/b/a Rinker Materials Purchase Order [Westview South Project – Pod B Spine Road \$857,637.20]**
- H. Ferguson Enterprises, LLC dba Ferguson Waterworks Purchase Order [Westview South Project – Pod B Spine Road \$2,789,100.40]**
- I. Mack Concrete Industries, Inc. Purchase Order [Westview South Project \$735,645]**

- J. Avatar Properties, Inc. Amended and Restated Agreement Regarding True Up
- K. Avatar Properties, Inc. Release of Agreement Regarding True-Up
- L. Assignment of Contractor Agreement [Westview South Project – Construction Site Work]
- M. Pod B, Neighborhood 2A and 2B Phase 1 Special Warranty Deeds
 - I. Avatar Properties, Inc.
 - II. LT Westview, LLC
- N. Easement Agreement [Westview Pod A Phase 1B and 2]
- O. Conveyance of Pod B - Neighborhood 2A and 2B Phase 1 Lift Station
- P. Fortiline Waterworks Changed Orders
 - I. No. 14: Adjust Fire Hydrant to Grade
 - II. No. 15: Manhole Drops
 - III. No. 16: Plans REV - RFI 49 - Added ARV

On MOTION by Mr. Bonin and seconded by Ms. Kane, with all in favor, Items 16 A through P, as listed, were ratified.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Jr. Davis Construction
2177 RFCO48-1 [2177 Westview Pod B RFI
75 Modify Drainage Structure 4A110-C]

Mr. Kantarzhi presented Jr. Davis Construction 2177 RFCO48-1.

On MOTION by Mr. Bonin and seconded by Mr. Lantrip, with all in favor, Jr. Davis Construction 2177 RFCO48-1 for 2177 Westview Pod B RFI 75 Modify Drainage Structure 4A110-C, was approved.

EIGHTEENTH ORDER OF BUSINESS

Consideration of FMSbonds, Inc., Rule G-17
Disclosure Letter

Mr. Kantarzhi presented the FMSbonds, Inc., Rule G-17 Disclosure Letter.

On MOTION by Ms. Schuster and seconded by Mr. Kane, with all in favor, the FMSbonds, Inc., Rule G-17 Disclosure Letter, was approved.

NINETEENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of January 31, 2025**

On MOTION by Ms. Fidler and seconded by Ms. Kane, with all in favor, the Unaudited Financial Statements as of January 31, 2025, were accepted.

TWENTIETH ORDER OF BUSINESS**Approval of Minutes**

- A. August 14, 2024 Public Hearings and Regular Meeting**
- B. November 5, 2024 Landowners' Meeting**

On MOTION by Ms. Fidler and seconded by Mr. Bonin, with all in favor, the August 14, 2024 Public Hearings and Regular Meeting Minutes and the November 5, 2024 Landowners' Meeting Minutes, both as presented, were approved.

TWENTY-FIRST ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: Kutak Rock, LLP**
- B. District Engineer: Atwell, LLC**

There were no District Counsel or District Engineer reports.

- C. District Manager: Wrathell, Hunt and Associates, LLC**
 - Status Report – Field Operations**

Mr. Shaw asked for clarification regarding the ponds. The previous count was 37 ponds across Pods A and B; however, the vendor servicing water quality counted 42 ponds. Floralawn currently services the six ponds in Pod A for \$600 monthly. Enviraquatic proposed to service 37 ponds at a cost of \$3,275, but 42 ponds were counted.

Discussion ensued regarding the map, locations of ponds being serviced, ponds needing service, the need to determine who installed trees and what warranty was provided.

Mr. Shaw stated that he documented the deterioration of trees with timestamped photos; he does not have the contracts for the installations or warranty information. In his

opinion, trees on Watermark and Mossad look very bad. Floralawn stated that area was not turned over to them for that tract and they did not install those.

Mr. Shaw will obtain proposals when he receives a pond count.

Mr. Kantarzhi stated that, when more landscaping comes online, it might be necessary to advertise a Request for Proposals (RFP). He will work with Taylor Morrison and a map and scope of work will be provided.

Mr. Shaw stated that the submerged wildlife warning signs discussed at the last meeting were removed at no cost to the CDD and are in Staff's possession. Currently, no signs are posted. He asked if signs should be added in Pod B. Ms. Schuster replied affirmatively and suggested that flashing speed signs are needed on Watermark and Lassiter, due to the presence of the amenity. Ms. Schuster will provide a sign count and give further direction.

Mr. Shaw discussed washouts and erosion issues observed and asked for direction on the proposals submitted. The consensus was that Ms. Schuster will inspect the area and advise; repairs can be authorized between meetings and presented for ratification if necessary.

- **NEXT MEETING DATE: April 9, 2025 at 2:00 PM**
 - **QUORUM CHECK**

The next meeting will be on April 9, 2025, unless cancelled.

TWENTY-SECOND ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWENTY-THIRD ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWENTY-FOURTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Schuster and seconded by Mr. Lantrip, with all in favor, the meeting adjourned at 3:12 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

A stylized, handwritten signature in blue ink, consisting of several loops and a long horizontal stroke at the bottom.

Secretary/Assistant Secretary

A handwritten signature in blue ink that reads "Lynora Schuster" in a cursive script.

Chair/Vice Chair