

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

The Board of Supervisors of the Westview South Community Development District held a Regular Meeting on June 11, 2025 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.

Present:

Nora Schuster
Patrick "Rob" Bonin
Susan Kane
Logan Lantrip
Andrea Fidler

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Andrew Kantarzhi
Antonio Shaw
Jere Earlywine (via telephone)

District Manager
Wrathell, Hunt and Associates LLC (WHA)
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 2:02 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-06, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2025-06. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. Assessments will be on and off-roll in

Fiscal Year 2026; updated information from the Property Appraiser is pending. As assessments are anticipated to increase, Mailed Notices will be sent to the property owners.

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, Resolution 2025-06, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 13, 2025 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.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

This item was deferred.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-08, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2025-08. He discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid.

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, Resolution 2025-08, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Lake Maintenance Proposals

- A. Proposal Comparison**
- B. Respondents**
 - I. Enviraquatic, LLC**

Mr. Kantarzhi stated, as the number of lakes increased from six to 44, Enviraquatic, LLC, the current vendor, indicated that the scope is greater than they can serve and agreed to terminating the contract, and not holding the CDD to the 30-day termination provision.

II. Lake Pros, LLC

III. Premier Lakes, Inc.

IV. The Lake Doctors, Inc.

Mr. Kantarzhi stated that, of the three above, Lake Pros, LLC had the second-best proposal and provides a few extra services. With that in mind, a Notice of Termination was sent to Enviraquatic, LLC and Lake Pros, LLC was engaged for Lake Maintenance Services.

SEVENTH ORDER OF BUSINESS**Consideration of Floralawn, Inc. Landscape Maintenance Addenda**

Mr. Kantarzhi presented the following, which will be added into the contract:

A. Esplanade

B. NBHD 2A

C. NBHD 2B

D. NBHD 3

This item is not needed at this time.

E. NBHD 4

This item is not needed at this time.

F. Spine Road

On MOTION by Mr. Bonin and seconded by Ms. Kane, with all in favor, the Floralawn, Inc. Landscape Maintenance Addenda Items for the Esplanade, NBHD 2A, NBHD 2B, and Spine Road, were approved.

EIGHTH ORDER OF BUSINESS**Consideration of Bio-Tech Consulting Pod E Mitigation Tract - First Annual Monitoring Report – 2024**

This item was included for informational purposes.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2025-09, Authorizing Certain Actions in Connection**

with the Implementation of the District's Capital Improvement Plan, Granting the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, and 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

On MOTION by Ms. Kane and seconded by Ms. Fidler, with all in favor, Resolution 2025-09, Authorizing Certain Actions in Connection with the Implementation of the District's Capital Improvement Plan, Granting the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, and 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.

TENTH ORDER OF BUSINESS

Ratification Items

Mr. Kantarzhi presented the following:

- A. **Certification of Financial Capability for Perpetual Operations and Maintenance Entities Pods C & D Ponds and Mitigation Sites**
- B. **Quit Claim Deed Pod A, Tract A-10 (CDD to LT Westview)**
- C. **Joinder and Consent**
 - I. **Pod A Phase 1B & 2**
 - II. **Pod A Phase 3 Plat**
- D. **Enviraquatic, LLC Termination of Agreement for Aquatic Maintenance Services**
- E. **Lake Pros, LLC Agreement for Aquatic Maintenance Services**

On MOTION by Ms. Fidler and seconded by Ms. Kane, with all in favor, the Certification of Financial Capability for Perpetual Operations and Maintenance Entities Pods C & D Ponds and Mitigation Site; Quit Claim Deed Pod A, Tract A-10 (CDD to LT Westview); Joinder and Consent for Pod A Phase 1B & 2 and Pod A Phase 3 Plat; Enviraquatic, LLC Termination of Agreement for Aquatic Maintenance Services; and Lake Pros, LLC Agreement for Aquatic Maintenance Services, were ratified.

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of March 12, 2025 Regular
Meeting Minutes

On MOTION by Ms. Fidler and seconded by Mr. Lantrip, with all in favor, the March 12, 2025 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock, LLP

Mr. Earlywine stated that bond issuance is getting close.

B. District Engineer: Atwell, LLC

There was no report.

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

- Status Report – Field Operations

Mr. Shaw discussed a washout. Ms. Schuster will inspect the area and advise.

- NEXT MEETING DATE: July 9, 2025 at 2:00 PM

- QUORUM CHECK

The July 9, 2025 meeting will likely be canceled.

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.


SIXTEENTH ORDER OF BUSINESS

Adjournment


On MOTION by Ms. Schuster and seconded by Mr. Lantrip, with all in favor, the meeting adjourned at 2:27 p.m.

WESTVIEW SOUTH CDD

June 11, 2025



Secretary/Assistant Secretary



Chair/Vice Chair