

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

The Board of Supervisors of the Westview South Community Development District held a Regular Meeting on October 8, 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	Chair
Patrick "Rob" Bonin	Vice Chair
Susan Kane	Assistant Secretary
Logan Lantrip (via telephone)	Assistant Secretary

Also present:

Andrew Kantarzhi	District Manager
Antonio Shaw	Wrathell, Hunt and Associates LLC (WHA)
Jere Earlywine (via telephone)	District Counsel
Lindsay Thigpen	Castle

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 2:13 p.m. Supervisors Schuster, Bonin, and Kane were present. Supervisor Lantrip attended via telephone. Supervisor Fidler was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2026-01, Designate Date, Time and Place of a Public Hearing to Consider a Lake and Trespass Rule; Providing for Interim Use and Enforcement; Authorizing Publication; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2026-01.

On MOTION by Ms. Schuster and seconded by Mr. Bonin, with all in favor, Resolution 2026-01, Designate November 12, 2026 or December 10, 2026, subject to availability, at 2:00 p.m., at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746, as the Date, Time and Place of a Public Hearing to Consider a Lake and Trespass Rule; Providing for Interim Use and Enforcement; Authorizing Publication; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Ratifying, Confirming, and Approving the Sale of the Westview South Community Development District Special Assessment Bonds, Series 2025 (Assessment Area One – 2025 Project Area); Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being In Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2026-02 and read the title.

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, Resolution 2026-02, Ratifying, Confirming, and Approving the Sale of the Westview South Community Development District Special Assessment Bonds, Series 2025 (Assessment Area One – 2025 Project Area); Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being In Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Proposals in Response to RFP for Landscape and Irrigation Maintenance Services

A. Respondents

I. United Land Services

Bid: \$233,973.00

II. Floralawn

Bid: \$282,285.84

III. Yellowstone Landscape

Bid: \$453,540.00

IV. Duval Landscape Management, LLC

Bid: \$545,000.00

B. Board Discussion and Evaluation/Ranking

Mr. Kantarzhi discussed the respondents, pricing, and how the score for the pricing category is calculated.

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, jointly, as a Board, completing the Evaluation Matrix scoring and ranking of the respondents, was approved.

Mr. Kantarzhi reported the scores and ranking, as follows:

#1	Floralawn	97.28 points
#2	United Land Services	85.00 points
#3	Yellowstone Landscape	55.15 points
#4	Duval Landscape Management, LLC	54.29 points

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, ranking Floralawn as the #1 ranked respondent to the RFQ for Landscape and Irrigation Maintenance Services, with 97.28 points; ranking United Land Services #2, with 85.00 points; ranking Yellowstone #3, with 55.15 points; and ranking Duval Landscape Management, LLC #4, with 54.29 points; was approved.

C. Authorization to Issue Notice of Intent to Award and Enter into Landscape Contract

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, ranking Floralawn as the #1 ranked respondent to the RFQ for Landscape and Irrigation Maintenance Services, awarding the Landscape and Irrigation Maintenance Services Contract to Floralawn, and authorizing Staff issue a Notice of Intent to Award the contract and to enter into a Landscape and Irrigation Maintenance Services Contract with Floralawn, was approved.

SIXTH ORDER OF BUSINESS

Ratification Items

- A. **LT Westview, LLC Requisition Number 2 Assessment Area 1 – 2025 Project Area [\$1,828,584.18]**
- B. **Castle Management, LLC Field Operations Agreement**

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, LT Westview, LLC Requisition Number 2 Assessment Area 1 – 2025 Project Area, in the amount of \$1,828,584.18; and the Castle Management, LLC Field Operations Agreement, were ratified.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2025

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

EIGHTH ORDER OF BUSINESS

Approval of August 13, 2025 Public Hearings and Regular Meeting Minutes

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, the August 13, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.

NINTH 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. **Field Operations: Castle Group**

Discussion ensued regarding the process for turning the light poles over to the CDD, resident complaints about a lack of warning signage at some lakes, a bid for flashing light signs on Lassiter, installing crosswalks near both amenity facilities, having a traffic study performed,

potential speed enforcement limitations, whether the CDD can install speed limit and/or crosswalk signage, and whether approval or a permit is necessary.

It was noted that the HOA received trash violations. Work is underway to address the trash bin and dumpster area to alleviate the issues.

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

• **Status Report – Field Operations**

Mr. Shaw reported on tree replacements/installations and stated he is withholding payment of an invoice because a few trees need to be re-replaced. The consensus was to release the payment since the trees were installed and only a few need to be addressed. Mr. Shaw stated a large section of sidewalk was removed in Pod B; he is concerned about pedestrians having difficulty navigating around the missing section of sidewalk. Mr. Shaw asked if the area with the trailer is being maintained. Ms. Schuster replied affirmatively.

• **Lake Pros Field Service Report**

The Lake Pros Field Service Report was included for informational purposes.

• **NEXT MEETING DATE: November 12, 2025 at 2:00 PM**

○ **QUORUM CHECK**

The next meeting will be on November 12, 2025, unless canceled. Board Members were reminded to complete the required four hours of ethics training by December 31, 2025.

TENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members comments or requests.

ELEVENTH ORDER OF BUSINESS

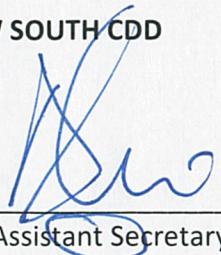
Public Comments

No members of the public spoke.


TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, the meeting adjourned at 2:47 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair