

MINUTES OF MEETING
WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT

A meeting of the Board of Supervisors of the Windsor at Westside Community Development District was held Friday, September 21, 2021 at 9:00 a.m. in the Club at Windsor at Westside, 2100 Tripoli Court, Kissimmee, Florida.

Present and constituting a quorum were:

Eric Baker	Vice Chairman
Cliff Torres	Assistant Secretary
Mary Burns	Assistant Secretary

Also present were:

Jason Showe	Manager
Tucker Mackie	District Counsel by telephone
Corey Kramer	District Engineer by telephone
William Viasalyers	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Individual to Fill the Board Vacancy in Seat 1 with a Term Ending November 2022**
- B. Administration of Oath of Office to Newly Elected Board Member**
- C. Consideration of Resolution 2021-04 Electing Officers**

This item was tabled.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the May 28, 2021 Meeting

On MOTION by Mr. Baker seconded by Ms. Burns with all in favor the minutes of May 28, 2021 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Public Hearing

On MOTION by Mr. Baker seconded by Ms. Burns with all in favor the public hearing was opened.

A. Consideration of Resolution 2021-05 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations

Mr. Showe stated the budget is in similar form as to what you saw as the proposed budget, there are no increases in assessments and we believe the budget is sufficient to cover all the expenses of the district for the upcoming year.

There are no members of the public here so we will bring it back to the board for discussion and consideration.

On MOTION by Mr. Torres seconded by Mr. Baker with all in favor Resolution 2021-05 was approved.

B. Consideration of Resolution 2021-06 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe stated there will be two exhibits attached to this resolution; the budget you just adopted and the assessment roll.

There were no members of the public present to provide comment.

On MOTION by Mr. Baker seconded by Ms. Burns with all in favor Resolution 2021-06 was approved.

On MOTION by Mr. Baker seconded by Ms. Burns with all in favor the public hearing was closed.

SIXTH ORDER OF BUSINESS

Consideration of Amendment to Landscape Maintenance Agreement with Exclusive Landscape Group, Inc.

Mr. Showe stated next is consideration of an amendment to the landscape maintenance agreement with Exclusive. They have agreed to keep their rates the same for the upcoming year and this amendment extends their contract through September 30, 2022.

On MOTION by Mr. Baker seconded by Ms. Burns with all in favor the first amendment to the agreement with Exclusive Landscape Group, Inc. to extend the agreement one year was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Torres seconded by Mr. Baker with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

iii. Approval of Fiscal Year 2022 Meeting Schedule

Mr. Showe stated we propose four meeting dates for fiscal year 2022, November 12, February 25, May 27, and August 26th.

On MOTION by Mr. Baker seconded by Ms. Burns with all in favor the notice indicating the board will meet on the following dates in fiscal year 2022 was approved: November 12, 2021, February 25, 2022, May 27, 2022 and August 26, 2022.

iv. Field Manager’s Report

Mr. Viasalyers stated on Westside Boulevard we are working with the landscape company to get those end caps cleaned up and replaced with new plant material and that should be completed within the next couple of weeks.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

On MOTION by Mr. Baker seconded by Ms. Burns with all in favor the meeting adjourned at 9:06 a.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman