

MINUTES OF MEETING
WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Windsor at Westside Community Development District was held Friday, May 30, 2025 at 10:00 a.m. at the Hart Memorial Library, 211 E. Dakin Avenue, Kissimmee, Florida.

Present and constituting a quorum were:

Duane (Rocky) Owen
Tom Franklin
Atlee Mercer
Scott Stewart

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jason Showe
Sarah Sandy
Broc Althafer
Jarett Wright

Manager
Attorney by telephone
Engineer by telephone
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 5

B. Administration of Oath of Office to Newly Elected Supervisor

C. Consideration of Resolution 2025-02 Electing Officers

This item tabled.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the November 8, 2024 Landowner and Board of Supervisors Meeting

On MOTION by Mr. Owen seconded by Mr. Mercer with all in favor the minutes of November 8, board of supervisors meeting were approved as presented and the landowner meeting minutes were accepted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-04 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing to Adopt

Mr. Showe stated Resolution 2025-04 approves the proposed fiscal year 2026 budget and sets the public hearing for August 8, 2025. The proposed budget will be transmitted to the local governments and posted on the district's website. We were able to keep assessments level this year and there will be no increase in assessments.

Last year we increased the water fees for irrigation and with a lot of the work we have done out there we have been able to reduce some of those fees and we will allocate some funding to the capital reserve. We still have some ongoing issues that are being worked on.

On MOTION by Mr. Franklin seconded by Mr. Owen with all in favor Resolution 2025-04 approving the fiscal year 2026 budget and setting the public hearing for August 8, 2025 was approved.

SIXTH ORDER OF BUSINESS

Presentation of the Fiscal Year 2024 Audit Report

Mr. Showe stated you have been provided a copy of the audit report and in the letter to management there were no current year findings, no prior year findings and it is a clean audit.

On MOTION by Mr. Mercer seconded by Mr. Owen with all in favor the fiscal year 2024 audit report was accepted.

SEVENTH ORDER OF BUSINESS

Ratification of Data Sharing & Usage Agreement with Osceola County Property Appraiser

On MOTION by Mr. Mercer seconded by Mr. Stewart with all in favor the data sharing and usage agreement with Osceola County Property Appraiser was ratified.

EIGHTH 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. Franklin seconded by Mr. Owen 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. Presentation of Registered Voters - 60

A copy of the letter from the supervisor of elections indicating there are 60 registered voters residing within the district was provided in the agenda package.

iv. Reminder of Form 1 Filing Deadline – July 1st

Mr. Showe stated the form 1 needs to be filed by July 1st.

D. Field Manager's Report

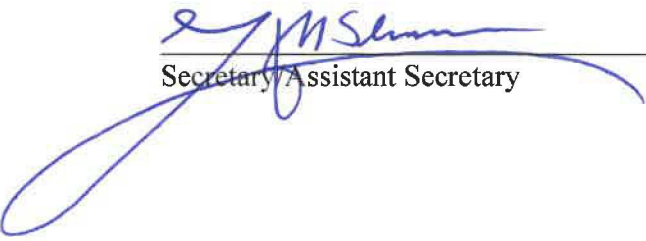
Mr. Wright reviewed the field manager's report, copy of which was included in the agenda package and the board agreed with the plant replacement.

NINTH ORDER OF BUSINESS

Supervisors Requests

There being none,

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the meeting adjourned at 10:10 a.m.



Secretary Assistant Secretary



Chairman/Vice Chairman