

**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, **November 8, 2024** at 10:01 a.m. in 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
Thomas Santos

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 no comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Administration of Oath of Office to Newly Elected Supervisor**
- B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners Election**

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Resolution 2025-01 indicating that there were no nominations, and no ballots cast at the landowners' election was approved.

C. Consideration of Resolution 2025-02 Electing Officers

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor Resolution 2025-02 reflecting the same slate of officers was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the August 9, 2024 Meeting

On MOTION by Mr. Franklin seconded by Mr. Owen with all in favor the Minutes of August 9, 2024 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-03 Amending the Fiscal Year 2024 Budget

Mr. Showe stated as noted through the budget process the water costs were a little higher than anticipated and we used carry forward to cover that. This resolution amends the budget to balance the revenues and expenses.

On MOTION by Mr. Mercer seconded by Mr. Stewart with all in favor Resolution 2025-03 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

There being no comments, 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.

D. Field Manager's Report

Mr. Santos stated we changed irrigation vendors from Brightview to Insight.

Mr. Showe stated we had some challenges with the HOA with our water usage, we had a budget hearing and some residents expressed concern. We felt that it was not in the district's best interest to have Brightview that does the landscape and irrigation for inside the HOA and the CDD. We separated just the irrigation function to another company. They installed some equipment and will start monitoring to make sure our water is for our property and the HOA's water is for their property. Money-wise it is about break even.

SEVENTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournemnt

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the meeting adjourned at 10:07 a.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman