



Rizzetta & Company

Westridge Community Development District

**Board of Supervisors'
Special Meeting
October 26, 2023**

**District Office:
8529 South Park Circle, Suite 330
Orlando, Florida 32819
407.472.2471**

www.westridgecdd.org

WESTRIDGE
COMMUNITY DEVELOPMENT DISTRICT
www.westridgecdd.org

Tom Fellows Community Center, 207 North Blvd W, Davenport, FL 33837

Board of Supervisors

Nora Schuster	Chairperson
James Jones	Vice Chairman
Susan Kane	Assistant Secretary
Janice Stradley	Assistant Secretary
Chris Brown	Assistant Secretary

District Manager

Brian Mendes	Rizzetta & Company, Inc.
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District Counsel

Scott Clark	Clark & Albaugh
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District Engineer

Mark E. Wilson	Kimley-Horn
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All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (407) 472-2471. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, Florida · (904) 436-6270
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.westridgecdd.org

Board of Supervisors
Westridge Community
Development District

October 19, 2023

FINAL AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of the Westridge Community Development District will be held on **October 26, 2023, at 2:00 p.m. at Tom Fellows Community Center at 207 North Blvd W, Davenport, FL 33837.**

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on September 28, 2023.....Tab 1
4. **STAFF REPORTS (Part 1 of 2)**
 - A. Landscape Manager
5. **BUSINESS ITEMS**
 - A. Ratification of the Floralawn Disaster Relief Proposal.....Tab 2
 - B. Discussion on Painting Fire Hydrants & No Parking Areas
 - C. Discussion of 4-Way Stop Sign
6. **STAFF REPORTS (Part 2 of 2)**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - 1.) Discussion of Install of Traffic Signs
 - 2.) Towing Updates
7. **SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
8. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (407) 472-2471.

Yours kindly,

Brian Mendes

District Manager

TAB 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the **Westridge Community Development District** was held on **September 28, 2023, at 2:00 p.m.** at the Polk County Sheriff's Office Northeast District at 1100 Dunson Road, Davenport, FL 33896.

Present and constituting a quorum:

Nora Schuster	Board Supervisor, Chairperson
James Jones	Board Supervisor, Vice Chairman
Susan Kane	Board Supervisor, Assistant Secretary
Chris Brown	Board Supervisor, Assistant Secretary (<i>speakerphone</i>)

Also present were:

Brian Mendes	District Manager, Rizzetta & Company
Scott Clark	District Counsel, Clark & Albaugh, LLC

Audience members present.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Mendes called the meeting to order and read the roll at 2:00 p.m.

SECOND ORDER OF BUSINESS

Audience Comments on the Agenda Items

Audience commented about parking and towing expectations.

District Counsel responded to residents' concerns.

The Board instructed Staff to reach out to the police department to clarify expectations.

The Vice President of the HOA commented on parking.

Audience also commented on Duke Energy issues. Mr. Mendes noted to follow up with District Engineer about school signs on Terra Del Sol.

District Counsel stated that the Staff needs to work with the school to get signs. Ms. Schuster offered contact information.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Meeting held on
August 24, 2023**

On a motion by Ms. Schuster, seconded by Ms. Kane, with all in favor, the Board of Supervisors approved the minutes of meeting held on August 24, 2023, for Westridge Community Development District.

FOURTH ORDER OF BUSINESS

**Ratification of the Operation & Maintenance
Expenditures for August 2023**

On a motion by Ms. Schuster, seconded by Mr. Jones, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for August 2023, for Westridge Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-14;
Redesignating Certain Officers**

On a motion by Ms. Kane, seconded by Mr. Schuster, with all in favor, the Board of Supervisors adopted Resolution 2023-14, redesignating certain officers, for Westridge Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports (Part 1 of 2)

A. Landscape Manager

Mr. Harbin, Mr. Wilson and Mr. Mendes are to work together to handle irrigation issues as soon as possible.

SEVENTH ORDER OF BUSINESS

**Discussion of Floralawn Disaster Relief
Proposal**

Mr. Harbin presented proposal to the Board. Ms. Schuster stated this was approved and to get it ratified at the next meeting.

On a motion by Ms. Kane, seconded by Mr. Jones, with all in favor, the Board of Supervisors approved the Floralawn Disaster Relief proposal, for Westridge Community Development District.

EIGHTH ORDER OF BUSINESS

**Ratification of Egis Fiscal Year 2023-2024
Insurance Renewal Policy**

Mr. Mendes presented the Insurance Renewal Policy for Fiscal Year 2023-2024 to the Board of Supervisors.

On a motion by Ms. Schuster, seconded by Ms. Kane, with all in favor, the Board of Supervisors ratified Egis Fiscal Year 2023-2024 Insurance Renewal Policy, for Westridge Community Development District.

Ms. Kane requested additional proposals for the new Fiscal Year.

NINTH ORDER OF BUSINESS

**Public Hearing on Amended Restated Rules
of Procedures**

Ms. Kane stated to revise this in further discussion.

Mr. Jones proposes to block out time.

On a motion by Ms. Schuster, seconded by Ms. Kane, with all in favor, the Board of Supervisors opened the public hearing, for Westridge Community Development District.

Mr. Clark made an opening comment on the history of the parking rules situation and presented new proposed parking rules.

Public commented and commended Mr. Clark for his work and inquired on some concerns with rules.

Mr. Clark responded to his questions.

The Vice President of the HOA commented that 95% of residents' issues are in relation to parking and stated it is time to enforce these parking rules.

Additional comments included inquiries about Tuscan Meadow residents not having space to park.

Mr. Clark responded to the questions.

On a motion by Ms. Kane, seconded by Ms. Schuster, with all in favor, the Board of Supervisors closed the public hearing, for Westridge Community Development District.

WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT
September 28, 2023 Minutes of Meeting
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On a motion by Ms. Schuster, seconded by Mr. Jones, with all in favor, the Board of Supervisors approved Traffic Logic proposal as the 2nd option, not-to-exceed \$11,000.00, for Westridge Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports (Part 2 of 2)

A. District Counsel

Mr. Clark reported to the Board.

Ms. Stradley inquired about \$50,000.00 overage on trust accounts.

Mr. Clark commented on history.

Mr. Mendes commented on information received from accounting.

On a motion by Ms. Kane, seconded by Ms. Stradley, with all in favor, the Board of Supervisors approved to issue \$50,000.00 excess to payback bonds of residents, for Westridge Community Development District.

Mr. Jones inquired about painting areas such as fire hydrants no parking areas, etcetera.

Tabled.

Ms. Schuster: Terra del Sol lift station lot cleared. Can we use for excess parking.

B. District Engineer

1.) Update on Reclaimed Irrigation Meter Installation

2.) Update on Duke Energy Streetlight Installation Proposal Request

Mr. Mendes is to work with Mr. Wilson on these items.

C. District Manager

THIRTEENTH ORDER OF BUSINESS

Audience Comments & Supervisor Requests

AUDIENCE COMMENTS

No audience comments.

SUPERVISOR REQUESTS

Gary – Mr. Mendes is to work with HOA to tag vehicles.

SIXTEENTH ORDER OF BUSINESS

Adjournment

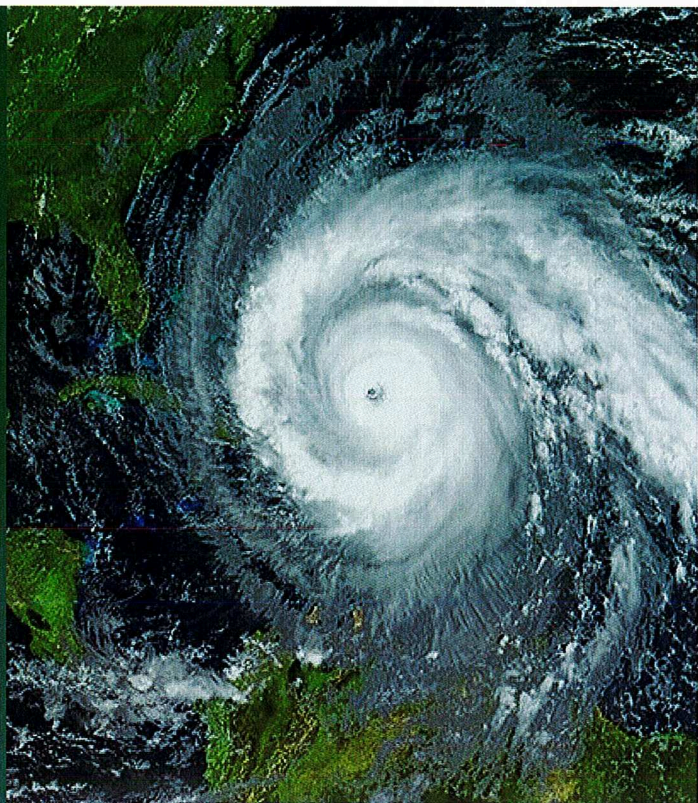
On a motion by Ms. Schuster, seconded by Ms. Kane, with all in favor, the Board of Supervisors adjourned the meeting, for Westridge Community Development District.

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Assistant Secretary

Chairman/Vice Chairman

TAB 2



In Florida, weather is never predictable. Allow Floralawn to partner with you to ensure that even after the biggest disaster, your property is back to normal as soon as possible.

- All maintenance activities will be suspended so we can service your property in other ways. There will be no credits given for services that are unable to be delivered.
- Top priority will be road access. When the Floralawn team can safely travel to your property, our managers will begin assessing your property.
- After assessing your property, managers will direct all resources to safely begin disaster clean up protocol.
- Following the storm, please reach out to your Account Manager to notify us of any urgent, specific needs.
- **Debris will be staged, but not yet removed. Staged debris will be scheduled for future removal.**

- Clear access for all vehicles.
- Debris posing immediate risk is relocated for future removal.
 - Floralawn will not touch trees on structures or near power lines.

- To expedite clean up efforts, we leverage our resources to bring in additional teams from outside the area. Normal maintenance operations are paused and typically resume the following week except those with severe debris-impact.

DISASTER PRICE LIST

General Labor	\$70/per hour/per man
Tree Trimming Crew W Lift or Bucket Truck	\$175/per hour/per 2 men
Skid Loader or Small Backhoe & Operator	\$175/per hour/per man
Dump Fees (If Necessary)	TBD: Quote
Stumps	Varies By Size
Tree Men/Climbers	\$175/per hour/per man
Chipper & Operator	\$175/per hour/per man
Bucket Truck and Operator	\$100 /per hour/per man
	AND \$250 Per Dump

<i>Nora Schuster</i>	Westridge CDD
Sign	Property Name
Nora Schuster	Westridge CDD
Print Name/Title	Date

Carol Brown	904-436-6270 ext. 4631
Name	Phone
Name	Phone

Westridge CDD - Floralawn Disaster Relief 2023

Final Audit Report

2023-08-29

Created:	2023-08-29
By:	Carol Brown (clbrown@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAXVPitVOZPI2mcH3YGVczQgSbPy1PbbH9

"Westridge CDD - Floralawn Disaster Relief 2023" History



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Document e-signed by Nora Schuster - ORL (nschuster@taylormorrison.com)

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