

**MINUTES OF MEETING
WESTSIDE HAINES CITY
COMMUNITY DEVELOPMENT DISTRICT**

The continued meeting of the Board of Supervisors of the Westside Haines City Community Development District was held Wednesday, **February 14, 2024** at 3:00 p.m. at 346 E. Central, Ave., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk
Bobbie Henley
Eric Lavoie

Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Lauren Gentry *by Zoom*
Ashton Bligh *by Zoom*
Rey Malave *by Zoom*
Chace Arrington *by Zoom*
Joel Blanco

District Manager, GMS
District Counsel, KVW Law
Bond Counsel, Greenberg Traurig
District Engineer, Dewberry
District Engineer, Dewberry
Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Three Board members were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted that there were no members of the public present and no members of the public joining via Zoom.

THIRD ORDER OF BUSINESS

Presentation and Approval of Second Amended and Restated Engineer's Report dated February 6, 2024

Ms. Malave stated the amended report provides updates of the CDD and its boundaries per the ordinances submitted for approval through the City of Haines City. It provides details of all of the capital improvement plan and delineates the number of units per each phase as well as describing each part of the CIP for the development. The last part shows the total cost of those

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proposed improvements within the CDD and they can attest based on the current shown on their table that these costs are adequate for the development in paying and constructing of the infrastructure. He asked for any questions or comments.

On MOTION by Mr. Lavoie, seconded by Ms. Henley, with all in favor, the Second Amended and Restated Engineer’s Report dated February 6, 2024, was approved.

FOURTH ORDER OF BUSINESS

Presentation and Approval of Preliminary Supplemental Assessment Methodology Report for Assessment Area Two dated February 6, 2024

Ms. Burns stated this report has been updated to take into account the new acreage and parcels that were listed in the Engineer’s Report. Table 1 shows the development program for all of the phases, total of 1,394 total units and all the different product types in the community. Table 2 shows total cost estimate \$64,232,924. Table 3 shows an estimated bond sizing which is based on the most current bond sizing from FMS, a total of \$28,140,000. Table 4 shows the improvement cost per unit for all of the product types listed. Table 5 breaks down the par debt per unit. There are two different phases of townhomes listed. One of those product types has a par debt of \$12,019 and the other is \$16,261 and the developer contribution to get those down to the desired levels. Similar with the 40 ft lots, it’s \$19,089 on one of the single product type listings and then the second one is \$27,574. The same with the 50’s the \$19,089 and then \$27,573. Table 6 breaks down to net and gross annual debt assessments that are listed and takes into account the early payment fees and collection costs when collected on the Polk Count Tax Bill. Table 7 the parcels are shown in assessment area two listed here as well. There is also a legal description included.

On MOTION by Ms. Schwenk, seconded by Mr. Lavoie, with all in favor, the Preliminary Supplemental Assessment Methodology report for Assessment Area Two dated February 6, 2024, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-05 Amending and Supplementing Delegation Resolution 2024-03

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Ms. Bligh noted this Board previously adopted a Delegation Resolution on November 7, 2023. In the meantime, there has been expansion of the project scope that the engineer just described so what we are calling the Assessment Area 2 project. To reflect the expansion of the projects scope this resolution is amending sections one and five of the original Delegation Resolution to increase the not to exceed amount of Assessment Area 2 bonds. The District is authorizing the issuance from \$10M to \$31M. It is also amending section nine of the original Delegation Resolution to clarify the scope of further action the Chair or designated member may take in connection with the issuance of the Assessment Area 2 bonds.

On MOTION by Ms. Henley, seconded by Ms. Schwenk, with all in favor, Resolution 2024-05 Amending and Supplementing Delegation Resolution 2024-03, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Updated Ancillary Documents for Series 2023 Assessment Area Two Bonds

Mr. Gentry noted she will go through all of these and take one motion to approve in substantial form. She noted some agreements have a duplicate with KL LB Buy 1 LLC and the Lennar Land Bank that will own Brentwood Phases 4 & 5.

A. True-Up Agreement

Ms. Gentry stated there is one with GLK Real Estate and one with the Land Bank pertaining to the property that they respectively will own. This agreement provides that if fewer than the anticipated ERU's are developed on that property, a true-up payment will be due to square up the assessments on the property.

B. Collateral Assignment Agreement

Ms. Gentry stated there is one with GLK Real Estate and one with the Land Bank. This provides that to the extent the parties have development rights relating to the property. If there is a default on the assessments, they agree to assign those rights to the District so the project can be completed.

C. Completion Agreement

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Ms. Gentry stated this is only with GLK Real Estate. It provides that GLK Real Estate agrees to complete the improvements that constitute the Assessment Area 2 project.

D. Acquisition Agreement

Ms. Gentry stated there is one with GLK Real Estate and one with KL LB BUY 1 LLC. This provides the terms under which the District can acquire any infrastructure that is constructed by either entity before the bonds are issued and that applies to improvement, work product, and real estate.

E. Declaration of Consent

Ms. Gentry stated there is one for GLK and one for the Land Bank consenting to jurisdiction of the District and validity of all of the proceedings for the land that they own respectively.

F. Notice of Special Assessments

Ms. Gentry stated this would be recorded after the bonds are issued to provide notice in the public records of the Special Assessments that have been levied on the property.

On MOTION by Ms. Schwenk, seconded by Mr. Lavoie, with all in favor, the Updated Ancillary Documents for Series 2023 Assessment Area Two Bonds and Authorizing the Chair to Sign Off on any Changes, was approved in substantial form.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry had nothing further to report.

B. Engineer

Mr. Malave had nothing further to report.

C. Field Manager's Report

i. Consideration of Proposal for Iron Filtration Systems at Irrigation Wells

Mr. Blanco noted the monthly maintenance for the iron filtration system that would be added to the well is a break down of \$264.50 per well so that is a total of \$529 per month. He noted

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that includes service to both filtration systems with inspection making sure it is functional. Adding 2.5 gallons of chemical that breaks down the iron within the well system is \$122 for the chemicals used per well and \$142.50 which is for them to go out and do the service on the wells filtration systems. That would be a total \$264.50 per well and for the two wells in Cascades would be \$529 per month. Ms. Burns noted it would be \$6,348 per year plus the \$3,900 for installation of the filtration system for both wells. The annual cost would be \$6,348. Ms. Burns stated it is not specifically budgeted but there are contingency line items where it could be allocated. Ms. Burns noted there is iron on the walls and sidewalks at the entrance. Mr. Blanco noted in the concrete beside the mailboxes, the water valve had a slow drip causing a large seam of rust on that slab of concrete.

On MOTION by Ms. Schwenk, seconded by Ms. Henley, with all in favor, the Proposal for Iron Filtration Systems at Irrigation Wells, was approved.

D. District Manager’s Report

Ms. Burns stated nothing to report today.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Ms. Henley, seconded by Mr. Lavoie, with all in favor, the meeting was adjourned.

Jill Burns

Secretary/Assistant Secretary

DocuSigned by:

Rennie Heath

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Chairman/Vice Chairman